

Appendix 1 Table 2: Mixed Housing Urban

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
H5 Mixed Housing Urban					
138.	H5	H5.2.(A1)-(B1), H5.2.2, H5.3.(A1)-(E1), H5.3.(1)-(6), H5.4.1.(A33), H5.5.(1).(a), (c)-(e), H5.5.(4), H5.6.3A.(1), H5.6.4.(1), H5.6.5, H5.6.6, H5.6.7, H5.6.8.1, H5.6.10.(1), H5.6.11.(1)-(4), H5.6.12.(A1), H5.6.14.(A1), H5.6.18.(1), H5.8.1.(5) and H5.8.2.(5), (7)-(8) // Chapter Wide	Support	Kāinga Ora supports the inclusion of the prescribed Medium Density Residential Standard (MDRS) as required by the Housing Supply Act into the District Plan.	Retain, as notified, where the provisions are consistent with the prescribed MDRS (including the consequential amendments and deletions to ensure the correct references within the framework).
139.	H5	H5.1 Zone description	Support in part	Kainga Ora supports the provisions as notified, with amendments consistent with its submission. In particular, Kainga Ora seeks the introduction of a Height Variation Control to land zoned MHU where it adjoins land zoned for 10 storey THAB (sought via Height Variation Control through Kainga Ora's submission), to allow for an appropriate transition and 'stepping down' of building heights.	<p>Amend Zone description as follows.</p> <p>H5.1 Zone description</p> <p>The Residential – Mixed Housing Urban Zone is <u>the most widespread residential zone covering most of urban Auckland. It is a reasonably high-intensity zone. enabling a greater intensity of development than previously provided for.</u></p> <p><u>The zone incorporates Medium Density Residential Standards (MDRS). It is a relevant residential zone. The development outcomes anticipated under the RMA and enabled in the zone are restricted where one or more qualifying matters apply.</u></p> <p>Over time, the appearance of neighbourhoods within this zone will change, with development of typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. <u>Further heights of up to 5 storeys are also provided for in identified locations, within proximity to the City Centre and Metropolitan Centres.</u> This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.</p> <p>Up to three dwellings are permitted as of right subject to compliance with the <u>development standards</u>. This is to ensures a quality outcome for adjoining sites and the neighbourhood, as well as <u>for residents living within the development site.</u></p> <p>Resource consent is required for four or more dwellings and for other specified buildings in order to:</p> <ul style="list-style-type: none"> • achieve the planned urban built character of the zone; • achieve attractive and safe streets and public open spaces;

					<ul style="list-style-type: none"> manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and achieve high quality on-site living environments. <p>The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.</p>
140.	H5	H5.2 Objectives	New Objective sought	Kāinga Ora requests the addition of a new Objective to enable five storeys in appropriate locations. In particular, Kainga Ora seeks the introduction of a Height Variation Control to land zoned MHU where it adjoins land zoned for 10 storey THAB (sought via Height Variation Control through Kainga Ora's submission), to allow for an appropriate transition and 'stepping down' of building heights.	<p>Kāinga Ora requests the insertion of a new Objective as follows:</p> <p><u>Development of up to five-storeys in a variety of forms is enabled in identified locations, where adjacent to land zoned for ten-storey Terrace Housing and Apartment Buildings, and provides for a 'stepping down' of building heights to appropriately manage building scale and related effects.</u></p>
141.	H5	H5.2(8) Objectives	Oppose in part	Kāinga Ora opposes, in part, Objective H5.2(8) insofar as requiring the "enablement" of safe street environments for pedestrians through the development of the Mixed Housing Urban Zone. Rather, Kāinga Ora supports the "contribution" that development within the Mixed Housing Urban Zone can have on increasing the safety of street environments for pedestrians. This is considered a more appropriate threshold for developments to meet within the Mixed Housing Urban Zone.	<p>Amend Objective H5.2(8), as follows:</p> <p>(8) <u>EnableContribute to a safe street environment for pedestrians.</u></p>
142.	H5	H5.2(9) Objectives	Oppose	Kāinga Ora opposes proposed Objective H5.2(9) and considers Significant Ecological Areas are already appropriately dealt with via the D9 overlay provisions.	<p>Delete Objective H5.2(9) from the Mixed Housing Urban Zone chapter, as follows:</p> <p>(9) <u>Development is enabled on sites within significant ecological areas where it provides for the protection and management of the significant ecological values</u></p>
143.	H5	H5.2(10) Objectives	Oppose	Kāinga Ora opposes proposed Objective H5.2.10 as consequential relief to its wider submission that any overlay constraint / control should be removed from the zone provisions	<p>Delete Objective H5.2(10) from the Mixed Housing Urban Zone chapter, as follows:</p> <p>(10) <u>Intensification is avoided in areas with significant transport infrastructure constraints.</u></p>

				<p>and relocated into the appropriate overlay (if appropriate as a Qualifying Matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.</p> <p>In addition, Kāinga Ora opposes the absolute language of the policy through the use of “avoid”.</p>	
144.	H5	H5.3(6A) Policies	Oppose	<p>Kāinga Ora considers that operative policies H5.3(2), (3), (4), (5), (6), and (7) sufficiently address the matters raised in Policy H5.3(6A). In relation to those items in Policy H5.3(6A) not explicitly covered by operative policies:</p> <ul style="list-style-type: none"> • Clause (e) – there are no relevant standards and / or assessment criteria relating to “garages” within the Mixed Housing Urban Zone chapter that would warrant a policy framework specific to the control of garages. Carparking is addressed within Chapter E27. • Clause (g) - forms part of the policy framework supporting the deep soil area standard. This standard is sought to be deleted as part of this submission and, therefore, the deletion of this clause is sought as consequential relief. • Clause (i) – it is not considered appropriate to control the internal layout / configuration of a residential dwelling through the resource consent process – particularly given the subjective nature on what constitutes “practical” and / or “sufficient” or how the landowner wishes to configure the internal space of 	<p>Reinstate and amend Polices 2, 3, 4, 5, 6, and 7, and delete Policy 6A as follows:</p> <p>(2) Require the height and bulk, form and appearance of development and the provision of have sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys and up to five storeys where enabled by the Height Variation Control, in a variety of forms. [Deleted]</p> <p>(3) Encourage development to achieve attractive and safe streets and public open spaces including by:</p> <ol style="list-style-type: none"> providing for passive surveillance optimising front yard landscaping minimising visual dominance of garage doors. [Deleted] <p>(4) [Deleted] Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.</p> <p>(5) [Deleted] Require accommodation to be designed to meet day to day needs of residents by:</p> <ol style="list-style-type: none"> providing privacy and outlook; and providing access to daylight and sunlight and providing the amenities necessary for those residents. <p>(6) [Deleted] Encourage accommodation to have useable and accessible outdoor living space.</p> <p>(6A) Require development to achieve a built form that contributes to high quality built environment outcomes by:</p> <p>(a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;</p> <p>(b) providing for residents’ safety and privacy while enabling passive surveillance on the street;</p> <p>(c) minimising visual dominance effects to adjoining sites;</p> <p>(d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;</p> <p>(e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;</p> <p>(f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;</p> <p>(g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;</p> <p>(h) designing practical, sufficient space for residential waste management; and</p> <p>(i) designing practical, sufficient space for internal storage and living areas.</p>

				<p>their property to meet their individual needs.</p> <p>Based on the above, Kāinga Ora seeks deletion of proposed Policy H5.3(6A) and reinstatement of operative Policies H5.3(2), (3), (4), (5), (6), and (7) with amendments to provide for five storey development where located within the Height Variation Control (as per Kāinga Ora submission maps).</p>	
145.	H5	H5.3(12) Policies	Oppose	<p>Kāinga Ora considers that Policy H5.3(12) is already addressed via other legislation (i.e. the Building Act) such that a policy is not required within the MHU Zone.</p>	<p>Delete Policy H5.3(12) from the Mixed Housing Urban Zone Chapter, as follows:</p> <p>(12)Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services.</p>
146.	H5	H5.3(13)-(17) Policies	Oppose	<p>Kāinga Ora opposes newly proposed Policies H5.3(13)-(17) as consequential relief to its wider submission that any overlay constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.</p> <p>Of note, proposed Policy 14 is already addressed in Chapter E27, Policy 15 is addressed within the suite of Significant Ecological Overlay provisions and Policy 17 should be addressed within Chapter D21. Consistent with its submission, Kāinga Ora seeks that these matters be addressed through the overlay rather than the zone.</p>	<p>Delete Policies H5.3(13)-(17) from the Mixed Housing Urban Zone chapter and address policy 17 in Chapter D21, as follows:</p> <p>(13)Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure.</p> <p>(14)Require development of four or more dwellings per site to contribute to a safe urban road environment for pedestrians through improvements to the adjacent road network.</p> <p>(15)Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas.</p> <p>(16)Avoid developments of more than one dwelling per site in areas identified on the planning maps as subject to significant transport infrastructure constraints</p> <p>(17)Building height is restricted to respond to the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga, where located adjacent to Pukekiwiriki Pā Historic Reserve, Red Hill.</p>

147. H5.4 Activity table Oppose

Kāinga Ora opposes the inclusion of rules regarding Significant Ecological Areas within zones in the first instance but also considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. If the amended provisions are required, they should be located within the overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards. Moreover, Kāinga Ora opposes the proposed approach to split the activity standards into a “up to 3 dwellings” and “4 or more dwellings” framework, particularly where relating to standards addressing on-site amenity. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the Mixed Housing Urban Zone. Moreover, this approach creates additional complexity for plan users.

Delete activities that should more appropriately be located in the relevant overlay chapter. Delete references to standards that are sought to be deleted within this submission. In addition, delete the approach to splitting “up to 3 dwellings” and “4 or more dwellings”, as follows:

Table H5.4.1 Activity table

Activity	Activity status	Standards to be complied with
Residential		
(A2A)	One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5	C
(A2B)	Two or more dwellings per site subject to a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5)	D

~~H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; Standard Error! No text of specified style in document..6.4 Building height; Standard Error! No text of specified style in document..6.5 Height in relation to boundary; Standard Error! No text of specified style in document..6.8 Yards; Standard Error! No text of specified style in document..6.9 Maximum impervious areas; Standard Error! No text of specified style in document..6.10(2) Building coverage; Standard Error! No text of specified style in document..6.11(3) and (4) Landscaped area; Standard Error! No text of specified style in document..6.12(A1) Outlook space; Standard Error! No text of specified style in document..6.14 Outdoor living space(A1) and (B1); Standard Error! No text of specified style in document..6.15 Front, side and rear fences and walls; Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways.~~

~~H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; Standard Error! No text of specified style in document..6.4 Building height; Standard Error! No text of specified style in document..6.5 Height in relation to boundary; Standard Error! No text of specified style in document..6.8 Yards; Standard Error! No text of specified style in document..6.9 Maximum impervious areas; Standard Error! No text of specified style in document..6.10(2) Building coverage; Standard Error! No text~~

					<p>of specified style in document.6.11(3) and (4) Landscaped area; Standard Error! No text of specified style in document.6.12(A1) Outlook space; Standard Error! No text of specified style in document.6.14 Outdoor living space(A1) and (B1); Standard Error! No text of specified style in document.6.15 Front, side and rear fences and walls; Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management.</p>
	(A3)	Up to three dwellings per site	P		<p>Standard H5.6.3A Number of dwellings per site; H5.6.3B Dwellings within the Infrastructure — Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure — Stormwater Disposal Constraints Control as identified on the planning maps; Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(3) and (4) Landscaped area; Standard H5.6.12(A1) Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space(A1) and (B1); Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management.</p>
	(A4)	Four or more dwellings per site	RD		<p>H5.6.3B Dwellings within the Infrastructure — Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure — Stormwater Disposal Constraints Control as identified on the planning maps; Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10(1) Building coverage; Standard H5.6.11(5), (6) and (7) Landscaped Area; H5.6.12(1) — (9) Outlook space; Standard H5.6.13 Daylight; H5.6.14(1) — (4) Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum Dwelling Size; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management.</p>

				(A5)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H5.6.3 The conversion of a principal dwelling into a maximum of two dwellings.
				(A6)	Home occupations	P	Standard H5.6.2 Home occupations
				(A7)	Home occupations that do not meet Standard H5.6.2	D	
				(A8)	Integrated residential development	RD	Standard Error! No text of specified style in document. .6.4 Building height; Standard Error! No text of specified style in document. .6.5 Height in relation to boundary; Standard Error! No text of specified style in document. .6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones Standard Error! No text of specified style in document. .6.8 Yards; Standard H5.6.9 Maximum impervious area; Standard Error! No text of specified style in document. .6.10(1) Building coverage; Standard Error! No text of specified style in document. .6.11(5), (6) and (7) Landscaped area; H5.6.12(1)–(9) Outlook space; Standard Error! No text of specified style in document. .6.13 Daylight; H5.6.14(1) and (4) Outdoor living space; Standard Error! No text of specified style in document. .6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.
				(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard Error! No text of specified style in document. .6.4 Building height; Standard Error! No text of specified style in document. .6.5 Height in relation to boundary; Standard Error! No text of specified style in document. .6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document. .6.8 Yards; Standard Error! No text of specified style in document. .6.9 Maximum impervious areas; Standard Error! No text of specified style in document. .6.10(1) Building coverage; Standard Error! No text of specified style in document. .6.11(5), (6) and (7) Landscaped area; Standard Error! No text of specified style in document. .6.12(1)–(9) Outlook space; Standard Error! No text of specified style in document. .6.13 Daylight; Standard Error! No text of specified style in document. .6.14 (1)–(3) Outdoor living space; Standard Error! No text of specified style in

					document..6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways.
	(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD		Standard Error! No text of specified style in document. ..6.4 Building height; Standard Error! No text of specified style in document. ..6.5 Height in relation to boundary; Standard Error! No text of specified style in document. ..6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document. ..6.8 Yards; Standard Error! No text of specified style in document. ..6.11 (5), (6) and (7) Landscaped area; Standard Error! No text of specified style in document. ..6.12 (1)–(9) Outlook space; Standard Error! No text of specified style in document. ..6.13 Daylight; Standard Error! No text of specified style in document. ..6.14 (1)–(4) Outdoor living space; Standard Error! No text of specified style in document. ..6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways.
	(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P		Standard Error! No text of specified style in document. ..6.4 Building height; Standard Error! No text of specified style in document. ..6.5 Height in relation to boundary; Standard Error! No text of specified style in document. ..6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document. ..6.8 Yards; Standard Error! No text of specified style in document. ..6.9 Maximum impervious areas ; Standard Error! No text of specified style in document. ..6.10 (1) Building coverage; Standard Error! No text of specified style in document. ..6.11 (5), (6) and (7) Landscaped area; Standard Error! No text of specified style in document. ..6.12 (1)–(9) Outlook space; Standard Error! No text of specified style in document. ..6.13 Daylight; Standard Error! No text of specified style in document. ..6.14 (1)–(3) Outdoor living space; Standard Error! No text of specified style in document. ..6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and

					canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways.	
			(A12)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard Error! No text of specified style in document..6.4 Building height; Standard Error! No text of specified style in document..6.5 Height in relation to boundary; Standard Error! No text of specified style in document..6.6 Alternative height in relation to boundary; Standard Error! No text of specified style in document..6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document..6.8 Yards; Standard Error! No text of specified style in document..6.11 (5), (6) and (7) Landscaped area; Standard Error! No text of specified style in document..6.12 (1)–(9) Outlook space; Standard Error! No text of specified style in document..6.13 Daylight; Standard Error! No text of specified style in document..6.14 (1)–(4) Outdoor living space; Standard Error! No text of specified style in document..6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways.
			(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard Error! No text of specified style in document..6.4 Building height; Standard Error! No text of specified style in document..6.5 Height in relation to boundary; Standard Error! No text of specified style in document..6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document..6.8 Yards; Standard Error! No text of specified style in document..6.9 Maximum impervious areas; Standard Error! No text of specified style in document..6.10 (1) Building coverage; Standard Error! No text of specified style in document..6.11 (5), (6) and (7) Landscaped area; and Standard Error! No text of specified style in document..6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.
			(A14)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	Standard Error! No text of specified style in document..6.4 Building height; Standard Error! No text of specified style in document..6.5 Height in relation to boundary; Standard Error! No text of specified style in document..6.6 Alternative height in relation to boundary; Standard Error! No text of specified style in document..6.7 Height in relation to boundary adjoining lower

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			intensity zones; Standard Error! No text of specified style in document. .6.8 Yards; Standard Error! No text of specified style in document. .6.15 Front, side and rear fences and walls; <u>Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways.</u>
(A14A)	Two or more per site Dwellings within the Infrastructure — Beachlands Transport Constraints Control;	NC	
(A14B)	One dwelling per site in the Infrastructure — Water and Wastewater Constraints Control	P	
(A14C)	Two or more dwellings per site in the Infrastructure — Water and Wastewater Constraints Control	RD	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard Error! No text of specified style in document. .6.4 Building height; Standard Error! No text of specified style in document. .6.5 Height in relation to boundary; Standard Error! No text of specified style in document. .6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document. .6.8 Yards; Standard Error! No text of specified style in document. .6.9 Maximum impervious areas; Standard Error! No text of specified style in document. .6.10 (1) Building coverage; Standard Error! No text of specified style in document. .6.11 (5), (6) and (7) Landscaped area; and Standard Error! No text of specified style in document. .6.15 Front, side and rear fences and walls; <u>Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.</u>
(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard Error! No text of specified style in document. .6.4 Building height; Standard Error! No text of specified style in document. .6.5 Height in relation to boundary; Standard Error! No text of specified style in document. .6.6 Alternative height in relation to boundary; Standard Error! No text of specified style in document. .6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document. .6.8 Yards; Standard Error! No text of specified style

			<p>in document..6.9 Maximum impervious areas; Standard Error! No text of specified style in document..6.10(1) Building coverage; Standard Error! No text of specified style in document..6.11(5), (6) and (7) Landscaped area; and Standard Error! No text of specified style in document..6.15 Front, side and rear fences and walls; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.</p>
(A20)	Community facilities	RD	<p>Standard Error! No text of specified style in document..6.4 Building height; Standard Error! No text of specified style in document..6.5 Height in relation to boundary; Standard Error! No text of specified style in document..6.6 Alternative height in relation to boundary; Standard Error! No text of specified style in document..6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document..6.8 Yards; Standard Error! No text of specified style in document..6.9 Maximum impervious areas; Standard Error! No text of specified style in document..6.10(1) Building coverage; Standard Error! No text of specified style in document..6.11(5), (6) and (7) Landscaped area; and Standard Error! No text of specified style in document..6.15 Front, side and rear fences and walls; Standard H5.6.19 Deep soil area and canopy tree.</p>
(A24)	Healthcare facilities up to 200m ² gross floor area per site	RD	<p>Standard Error! No text of specified style in document..6.4 Building height; Standard Error! No text of specified style in document..6.5 Height in relation to boundary; Standard Error! No text of specified style in document..6.6 Alternative height in relation to boundary; Standard Error! No text of specified style in document..6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document..6.8 Yards; Standard Error! No text of specified style in document..6.9 Maximum impervious areas; Standard Error! No text of specified style in document..6.10(1) Building coverage; Standard Error! No text of specified style in document..6.11(5), (6) and (7) Landscaped area; and Standard Error! No text of specified style in document..6.15 Front, side and rear fences and walls; Standard H5.6.19 Deep soil area and canopy tree.</p>
Development			

				(A30)	Internal and external alterations to buildings for a development of up to three dwellings	P	<p>Standard Error! No text of specified style in document..6.4 Building height; Standard Error! No text of specified style in document..6.5 Height in relation to boundary; Standard Error! No text of specified style in document..6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document..6.8 Yards; Standard Error! No text of specified style in document..6.9 Maximum impervious areas; Standard Error! No text of specified style in document..6.10 Building coverage; Standard Error! No text of specified style in document..6.11 (3) and (4) Landscaped area; Standard Error! No text of specified style in document..6.12 (A1) Outlook space; Standard Error! No text of specified style in document..6.13 Daylight; Standard Error! No text of specified style in document..6.14 (A1) and (B1) Outdoor living space; Standard Error! No text of specified style in document..6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size; Standard H5.6.18 (1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways;</p>
				(A30A)	Internal and external alterations to buildings for a development of four or more dwellings	P	<p>Standard Error! No text of specified style in document..6.4 Building height; Standard Error! No text of specified style in document..6.5 Height in relation to boundary; Standard Error! No text of specified style in document..6.8 Yards; Standard Error! No text of specified style in document..6.9 Maximum impervious areas; Standard Error! No text of specified style in document..6.10 Building coverage; Standard Error! No text of specified style in document..6.11(5), (6) and (7) Landscaped area; Standard Error! No text of specified style in document..6.12(1) — (9) Outlook space; Standard Error! No text of specified style in document..6.13 Daylight; Standard Error! No text of specified style in document..6.14(1) — (4) Outdoor living space; Standard Error! No text of specified style in document..6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard</p>

						<u>H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.</u>
			(A31)	Accessory buildings <u>associated with developments of up to three dwellings</u>	P	Standard Error! No text of specified style in document. .6.4 Building height; Standard Error! No text of specified style in document. .6.5 Height in relation to boundary; Standard Error! No text of specified style in document. .6.8 Yards; Standard Error! No text of specified style in document. .6.9 Maximum impervious areas; Standard Error! No text of specified style in document. .6.10 Building coverage; Standard Error! No text of specified style in document. .6.11 <u>(3) and (4)</u> Landscaped area; <u>Standard H5.6.19 Deep soil area and canopy tree.</u>
			<u>(A31A)</u>	<u>Accessory buildings associated with developments of four or more dwellings</u>	<u>P</u>	<u>Standard Error! No text of specified style in document.</u> .6.4 Building height; Standard Error! No text of specified style in document. .6.5 Height in relation to boundary; Standard Error! No text of specified style in document. .6.8 Yards; Standard Error! No text of specified style in document. .6.9 Maximum impervious areas; Standard Error! No text of specified style in document. .6.10 Building coverage; Standard Error! No text of specified style in document. .6.11 <u>(5), (6) and (7)</u> Landscaped area; <u>Standard H5.6.19 Deep soil area and canopy tree.</u>
			(A32)	Additions to an existing dwelling <u>for a development of up to three dwellings</u>	P	Standard H5.6.3A Number of dwellings per site; Standard Error! No text of specified style in document. .6.4 Building height; Standard Error! No text of specified style in document. .6.5 Height in relation to boundary; Standard Error! No text of specified style in document. .6.7 Height in relation to boundary adjoining lower intensity zones; Standard Error! No text of specified style in document. .6.8 Yards; Standard Error! No text of specified style in document. .6.9 Maximum impervious areas; Standard Error! No text of specified style in document. .6.10 Building coverage; Standard Error! No text of specified style in document. .6.11 <u>(3) and (4)</u> Landscaped area; Standard Error! No text of specified style in document. .6.12 <u>(A1)</u> Outlook space; Standard Error! No text of specified style in document. .6.13 Daylight; Standard Error! No text of specified style in document. .6.14 <u>(A1) and (B1)</u> Outdoor living space; Standard Error! No text of specified style in document. .6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size; <u>Standard H5.6.18 (1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area</u>

					<p>(2) <u>Any application for resource consent pursuant to Rule (A3) Up to three dwellings per site in Table H5.4.1 Activity table will be considered without public notification unless the Council determines that special circumstances exist under section 95A(9) of the Resource Management Act 1991.</u></p> <p>(3) <u>Any application for resource consent pursuant to Rules (A4) Four or more dwellings per site or (A8) Integrated residential development in Table H5.4.1 Activity Table which comply with all of the following standards:</u></p> <p>a) <u>Standard H5.6.4 Building Height;</u></p> <p>b) <u>Standard H5.6.8(1) Yards (front) and H5.6.8(2); and</u></p> <p>c) <u>Standard H5.6.10 Building Coverage;</u></p> <p><u>Will be considered without public notification unless it is determined that special circumstances exist under section 95A(9) of the Resource Management Act 1991.</u></p> <p>(4) <u>Any application for resource consent for an activity listed in Table H5.4.1 Activity table and which is not listed in H5.5(1), H5.5(2) or H5.5(3) above will be subject to the normal tests for notification under sections 95A and 95B of the Resource Management Act 1991.</u></p> <p>(5) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).</p>
149.	H5	H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps	Oppose	Kāinga Ora opposes Standard H5.6.3B and seek it be deleted from the Mixed Housing Urban Zone chapter and be relocated into the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.	<p>Delete Standard H5.6.3B from the Mixed Housing Urban Zone chapter, as follows</p> <p>H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps</p> <p>Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network</p> <p>(1) A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network.</p>
150.		H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control	Oppose	Kāinga Ora opposes Standard H5.6.3C and seek it be deleted from the Mixed Housing Urban Zone chapter and be relocated into the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.	<p>Delete standard H5.6.3C from the Mixed Housing Urban Zone chapter, as follows:</p> <p>H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control</p> <p>Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to ensure adequate provision for stormwater disposal from the site.</p> <p>(2) A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage capacity must either be able to connect to the public stormwater network or provide sufficient stormwater disposal capacity on-site.</p>

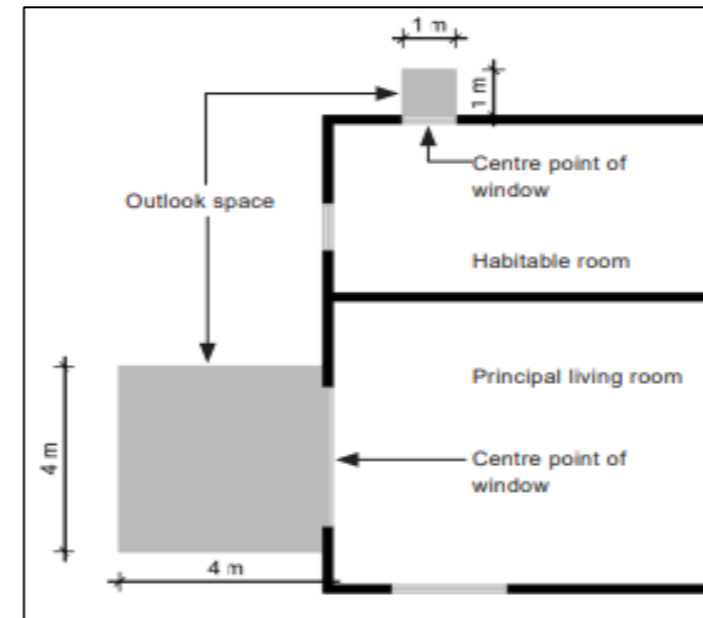
151.	H5	H5.6.4. Building height	Oppose in part	<p>Kāinga Ora opposes, in part, the amendments to Standard H5.6.4 to introduce the control for buildings located adjacent to Pukekiwiriki Pā Historic Reserve in Red Hill. Kāinga Ora seeks that these controls be deleted from the Mixed Housing Urban Zone chapter and be relocated into the appropriate Overlay. This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.</p>	<p>Amend standard H5.6.4 to delete reference / controls pertaining to buildings located adjacent to Pukekiwiriki Pā Historic Reserve in Red Hill from the Mixed Housing Urban Zone chapter, as follows:</p> <p>H5.6.4. Building height</p> <p>Purpose: to manage the height of buildings to:</p> <ul style="list-style-type: none"> • achieve the planned urban built character of predominantly three storeys; • minimise visual dominance effects; • maintain a reasonable standard of residential amenity for adjoining sites; and • provide some flexibility to enable variety in roof forms; <u>and</u> • provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga, where located adjacent to Pukekiwiriki Pā Historic Reserve, Red Hill <p>(1) Buildings must not exceed 11m in height <u>or as specified by Height Variation Control</u>, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H5.6.4.1 Building height in the Residential – Mixed Housing Urban Zone below.</p> <p>(2) Buildings located adjacent to Pukekiwiriki Pā Historic Reserve in Red Hill must not be higher than the height in metres as shown by the Height Variation Control on the planning maps, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.</p> <p>As per its submission to rule H5.6.4 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H10.6.1 are deleted in full from the plan.</p>
152.	H5	H5.6.9 Maximum impervious area	Oppose	<p>Kāinga Ora considers that mitigation of stormwater runoff is achievable in cases where impervious surfaces are high, such that this standard is not required.</p> <p>Delete standard.</p>	<p>Delete standard H5.6.9 as follows:</p> <p>H5.6.9. Maximum impervious area</p> <p>Purpose:</p> <ul style="list-style-type: none"> • to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks; • to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology; • to reinforce the building coverage and landscaped area standards; • to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood. <p>(1) The maximum impervious area must not exceed 60 per cent of site area.</p>

					(2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.
153.	H5	H5.6.10. Building coverage	Oppose	<p>Kāinga Ora opposes the proposed amendments to Standard H5.6.10 to include Significant Ecological Area provisions in the Mixed Housing Urban Zone chapter. Kāinga Ora opposes the inclusion of rules regarding Significant Ecological Areas within zones in the first instance but also considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. If the amended provisions are required, they should be located within the overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.</p>	<p>Amend standard H5.6.10 to delete reference / controls pertaining to buildings located adjacent to Significant Ecological Areas from the Mixed Housing Urban Zone chapter, as follows</p> <p>H5.6.10. Building Coverage</p> <p>Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and to provide for the protection and management of significant ecological areas.</p> <p>(1) The maximum building coverage must not exceed 45 <u>50</u> per cent of the net site area.</p> <p>(2) On a site subject to a Significant Ecological Areas Overlay:</p> <p>(a) the maximum building coverage must not exceed 50 per cent of the net site area; and</p> <p>(b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m² of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and</p> <p>(c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.</p>
154.	H5	H5.6.11. Landscaped area	Oppose in part	<p>Kāinga Ora opposes the proposed approach to split the activity standards into a “up to 3 dwellings” and “4 or more dwellings” framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the Mixed Housing Urban Zone. Moreover, this approach creates additional complexity for plan users. For clarity, and as addressed in previous submission points, Kāinga Ora supports the amendments to</p>	<p>Delete the approach to splitting “up to 3 dwellings” and “4 or more dwellings” within the permitted standard framework, as follows:</p> <p>H5.6.11. Landscaped Area</p> <p>Purpose:</p> <ul style="list-style-type: none"> to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space vegetation; and to create a landscaped vegetated urban streetscape character within the zone. <p>(1) [Deleted] The minimum landscaped area must be at least 35 per cent of the net site area.</p> <p>(2) [Deleted] At least 50 per cent of the area of the front yard must comprise landscaped area.</p> <p>Developments containing up to three dwellings must comply with the following:</p> <p>(3) <u>A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></p>

				Standard H5.6.11 to incorporate the MDRS standards.	<p>The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.</p> <p><u>Development containing four or more dwellings and any other developments must comply with the following:</u></p> <p>(5) The minimum landscaped area must be at least 20 per cent of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch.</p> <p>(6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m² as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.</p> <p>(7) A minimum 50 per cent of the front yard must be a landscaped area.</p>
155.	H5	H5.6.12. Outlook space	Oppose in part	<p>Kāinga Ora opposes the proposed approach to split the activity standards into a “up to 3 dwellings” and “4 or more dwellings” framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the Mixed Housing Urban Zone. Moreover, this approach creates additional complexity for plan users. For clarity, and as addressed in previous submission points, Kāinga Ora supports the amendments to Standard H5.6.12 to incorporate the MDRS standards.</p>	<p>Delete the approach to splitting “up to 3 dwellings” and “4 or more dwellings” within the permitted standard framework, as follows:</p> <p>H5.6.12. Outlook space</p> <p>Purpose:</p> <ul style="list-style-type: none"> to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space. <p><u>Development containing up to three dwellings must comply with the following:</u></p> <p><u>(A1)An outlook space must be provided for each dwelling as specified in this clause.</u></p> <ol style="list-style-type: none"> <u>An outlook space must be provided from habitable room windows as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below.</u> <u>The minimum dimensions for a required outlook space are as follows and as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below:</u> <ol style="list-style-type: none"> <u>a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</u> <u>all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u> <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u> <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u> <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u> <u>Outlook spaces may be under or over a balcony.</u> <u>Outlook spaces required from different rooms within the same building may overlap.</u>

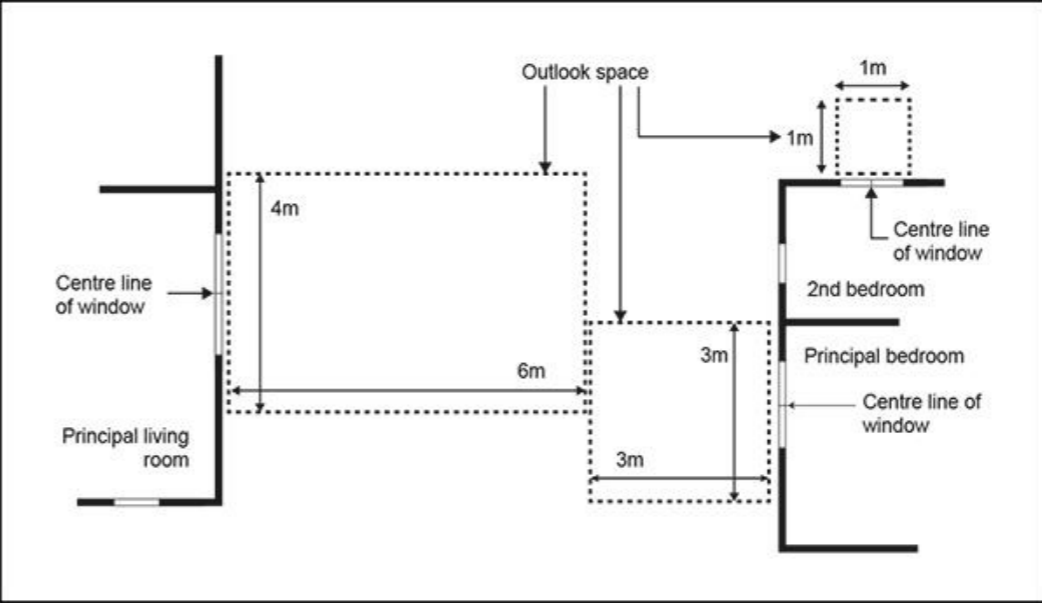
- (h) Outlook spaces must—
- i. be clear and unobstructed by buildings; and
 - ii. not extend over an outlook space or outdoor living space required by another dwelling

Figure H5.6.12.A1 Outlook space requirements for development containing up to three dwellings



Development containing four or more dwellings and any other development must comply with the following:

- (1) An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or area of glazing.
- (2) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of:
 - i. 6m in depth and 4m in width as shown below in Figure H5.6.12.1 Outlook space from habitable room windows for four or more dwellings and any other development; and or
 - ii. Where the principal living room outlook is on the ground floor and is defined by a boundary fence, outlook depth may be reduced to 5m.
 - (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
 - (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.
- (3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- (4) The width of the outlook space is measured from:
 - (a) the centre point of the largest window on the building face to which it applies where outlook depth is reduced to 5m as provided for under H5.6.12A(2)(ii) above; or

					<p>(b) the centre line of the facade of the largest window or balcony edge whichever is closer to the boundary or opposing building.</p> <p>(5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.</p> <p>(6) Outlook spaces may be within the site, over a public street, or other public open space.</p> <p>(7) Outlook spaces required from different rooms within the same building may overlap.</p> <p>(8) Outlook spaces may overlap where they are on the same wall plane.</p> <p>(9) Outlook spaces must:</p> <p>(d) be clear and unobstructed by buildings and servicing area; and</p> <p>(e) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in Error! No text of specified style in document.6.12(15) above; and</p> <p>(f) not extend over an outlook spaces or outdoor living space required by another dwelling; and</p> <p>(g) must align with private outdoor living space, except for where the outlook space is over a public street or public open space as outlined in H6.6.12(15) above.</p> <p>Figure Error! No text of specified style in document.6.12.1 Required outlook space for four or more dwellings and any other development</p> 
156.	H5	H5.6.14. Outdoor living space	Oppose in part	<p>Kāinga Ora opposes the proposed approach to split the activity standards into a “up to 3 dwellings” and “4 or more dwellings” framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the</p>	<p>Delete the approach to splitting “up to 3 dwellings” and “4 or more dwellings” within the permitted standard framework, as follows:</p> <p>H5.6.14. Outdoor living space</p> <p>Purpose: to provide dwellings, <u>integrated residential development</u>, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, <u>is separated from vehicle access and manoeuvring areas, and ensure: is accessible from the dwelling.</u></p>

permitted standards framework of the Mixed Housing Urban Zone.

Moreover, this approach creates additional complexity for plan users.

Kāinga Ora opposes the proposed communal outdoor living space standard, and considers this needs to be more nuanced depending on the typologies proposed, amount of exclusive outdoor living space being proposed per dwelling, and proximity to public open space.

For clarity, and as addressed in previous submission points, Kāinga Ora supports the amendments to Standard H5.6.14 to incorporate the MDRS standards.

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
- communal outdoor living spaces are conveniently accessible for all occupants.

Development containing up to three dwellings must comply with the following:

(A1) A dwelling, integrated residential development, supported residential care facility and boarding house at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that,—

- (a) where located at ground level, has no dimension less than 3 metres for three or more dwellings; and
- (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8 metres; and
- (c) is accessible from the dwelling; and
- (d) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the unit; and
- (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

(B1) A dwelling, integrated residential development, supported residential care facility and boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—

- (a) is at least 8m² and has a minimum dimension of 1.8 metres for three or more dwellings; and
- (b) is accessible from the dwelling; and
- (c) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the unit.

Development containing four or more dwellings and any other development must comply with the following:

(1) A dwelling, integrated residential development, supported residential care or boarding house at ground floor level, must have an private outdoor living space that is at least 20m² that comprises ground floor, patio and/or balcony/roof terrace space that:

- (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
- (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
- (c) is accessible from the dwelling, supported residential care unit or boarding house; and
- (d) is free of buildings, parking spaces, servicing and manoeuvring areas.

(2) A dwelling, integrated residential development, supported residential care or boarding house located above ground floor level must have an private outdoor living space in the form of a balcony, patio or roof terrace that:

- (e) is at least 5m² for studio and one bedroom dwellings and has a minimum dimension of 1.8m; or
- (f) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
- (g) is accessible from the dwelling, supported residential care unit or boarding house.

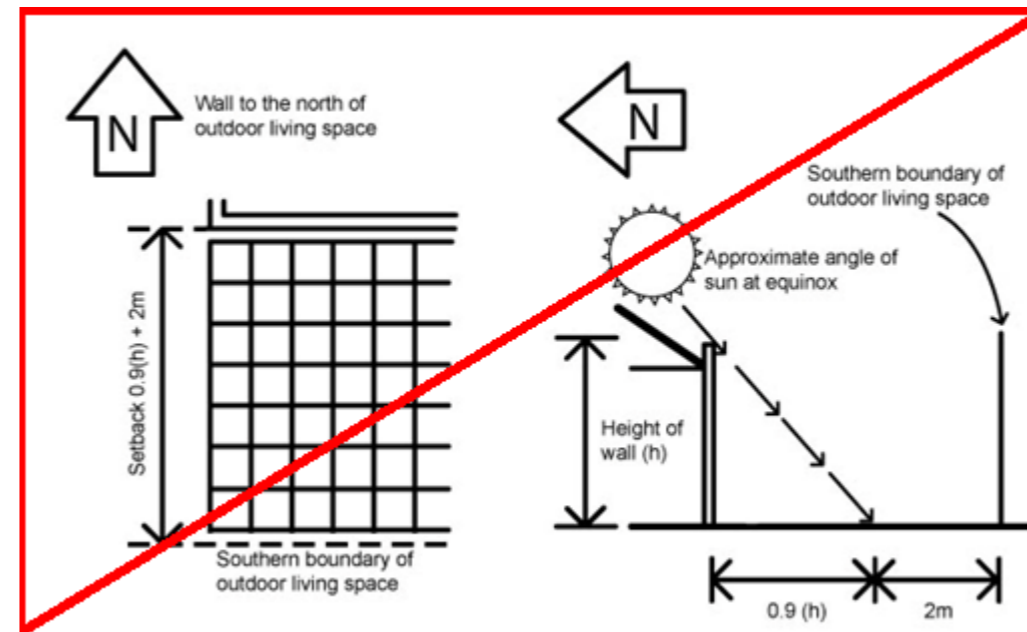
(h) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.

(3) Where private outdoor living space required by Standard ~~Error! No text of specified style in document.~~ 6.14(1) or Standard ~~Error! No text of specified style in document.~~ 6.14(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure ~~Error! No text of specified style in document.~~ 6.14.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

(4) In addition to H5.6.14(1) and H5.6.14(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more dwellings, must provide a communal outdoor living space that:

- (a) is located in a communally accessible location;
- (b) is at least 10m² for every five dwellings it serves;
- (c) is a minimum dimension of 4m;
- (d) free of buildings, parking spaces and servicing and manoeuvring areas;
- (e) for at least 20m² of the communal living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am—4pm on 21 June;
- (f) has a gradient not exceeding 1 in 20; and
- (g) may be split into no more than two outdoor communal living spaces per development.

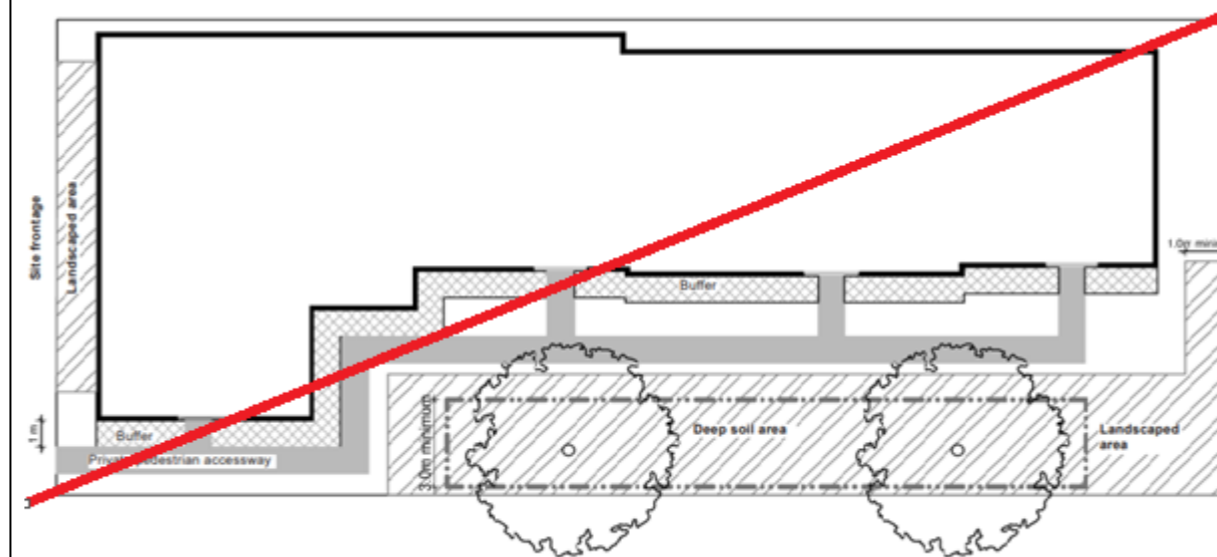
Figure ~~Error! No text of specified style in document.~~ 6.14.1 Location of private outdoor living space



157.	H5	H5.6.18 Windows to street and private vehicle and pedestrian accessways	Oppose in part	<p>Kāinga Ora supports amendments incorporating the MDRS standards. However, Kāinga Ora considers that in the case of 4+ dwellings and Integrated Residential Development, passive surveillance can be assessed through the resource consenting process via associated matters of discretion and assessment criteria. As such, Kāinga Ora seeks deletion of the standard for 4+ dwellings and integrated residential development.</p>	<p>Delete the standard for “4 or more dwellings”, as follows:</p> <p>H5.6.18 Windows to street and private vehicle and pedestrian accessways</p> <p><u>Purpose: To provide for passive surveillance while maintaining privacy for residents and users.</u></p> <p><u>Development containing up to three dwellings must comply with the following:</u></p> <p><u>Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.</u> Development containing four or more dwellings and any other development must comply with the following:</p> <p>(3) Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.</p>				
158.	H5	H5.6.19 Deep soil area and canopy tree	Oppose	<p>Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.</p>	<p>Delete standard H5.6.19 from the Mixed Housing Urban Zone chapter, as follows:</p> <p>H5.6.19 Deep soil area and canopy tree</p> <p><u>Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.</u></p> <p>(1) Any site greater than 200m² must provide a deep soil area that must comply with the following:</p> <p>(a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions;</p> <p>(b) Except that sites 1,200m² or greater may have more than 1 deep soil area provided that:</p> <p>(i) each deep soil area is a minimum of 60m² with 3m dimensions; and</p> <p>(ii) the combined total deep soil area is a minimum 10 per cent of the site area;</p> <p>(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided as part of communal outdoor living spaces and landscaped areas as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer; and</p> <p>(d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H5.6.19.1 Minimum requirements for canopy trees; and</p> <p>(2) Trees required by H5.6.19(1) can be existing canopy trees or new canopy trees in accordance with Table H5.9(3).</p> <p><u>Table H5.6.19.1 Minimum requirements for canopy trees</u></p> <table border="1" data-bbox="1427 1675 2086 1780"> <thead> <tr> <th data-bbox="1427 1675 1709 1780"><u>Site Area (prior to development or re-development)</u></th> <th data-bbox="1718 1675 2086 1780"><u>Minimum canopy tree requirements</u></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	<u>Site Area (prior to development or re-development)</u>	<u>Minimum canopy tree requirements</u>		
<u>Site Area (prior to development or re-development)</u>	<u>Minimum canopy tree requirements</u>								

<u>200m²—600m²</u>	<u>1 small canopy tree per 200m² of site</u>
<u>601m²—1,500m²</u>	<u>1 medium canopy tree per 300m² of site</u>
<u>1,501m² or more</u>	<u>1 large canopy tree or 2 medium canopy trees per 500m² of site</u>

Figure H5.6.19.1 Example of the Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer



159. H5 H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways

Oppose

Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.

Delete standard H5.6.19 from the Mixed Housing Urban Zone chapter, as follows:

H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways

Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways:

- (1) A minimum 1m buffer area must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer above:
- (2) The buffer area must be:
 - (a) free of buildings, parking spaces, servicing and manoeuvring areas;
 - (b) planted with shrubs or ground cover plants;

160.	H5	H5.6.21 Residential waste management	Oppose	<p>Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.</p>	<p>Delete standard H5.6.19 from the Mixed Housing Urban Zone chapter, as follows:</p> <p><u>H5.6.21 Residential waste management</u></p> <p><u>Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings.</u></p> <p>(3) <u>On-site waste storage using individual or communal waste bins must be provided as follows:</u></p> <p>(a) <u>Where individual bins are used, a total storage space of 1.4m² per dwelling.</u></p> <p>(b) <u>Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.</u></p> <p>(c) <u>The location of bins must:</u></p> <p>(i) <u>be visually screened from within the site, from the street and/or adjacent sites.</u></p> <p>(ii) <u>not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)</u></p> <p>(iii) <u>be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and</u></p> <p>(v) <u>provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.</u></p> <p>(4) <u>Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H5.6.21(3) and either H5.6.21(4) or (5).</u></p> <p>(5) <u>Four or more dwellings using a private collection service must provide a waste management and minimisation plan.</u></p> <p>(6) <u>Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.</u></p> <p>(7) <u>Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.</u></p> <p>(8) <u>A waste management and minimisation plan must be provided and implemented for 10 or more dwellings.</u></p>
161.	H5	H5.7. Assessment – Controlled Activities	Oppose	<p>Kāinga Ora opposes proposed Assessment Matter H5.7 as consequential relief to its wider submission that any overlay or constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). In the first instance, Kāinga Ora considers that these are already appropriately</p>	<p>Retain the operative text and delete Assessment Matter H5.7.1 and H5.7.2 from the Mixed Housing Urban Zone chapter, as follows:</p> <p>H5.7 Assessment – controlled activities</p> <p><u>There are no controlled activities in this zone.</u></p> <p><u>H5.7.1. Matters of control</u></p> <p><u>The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:</u></p> <p>(1) <u>For one dwelling per site subject to a Significant Ecological Area Overlay:</u></p> <p>(a) <u>The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;</u></p>

				<p>managed via the D9 overlay so the newly introduced provisions are not required. This approach -sought by Kāinga Ora would ensure consistency with the National Planning Standards.</p>	<p>(b) The location, bulk and scale of built development relative to the surrounding ecological values.</p> <p>H5.7.2 Assessment criteria</p> <p>The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:</p> <p>(1) For one or more dwellings per site subject to a Significant Ecological Area Overlay:</p> <p>(a) refer to Policy H5.3(15)</p>
162.	H5	H5.8. Assessment – Restricted Discretionary Activities	Oppose in part	<p>Kāinga Ora opposes, in part, aspects of the matters of discretion that are proposed to be amended and / or inserted through PC78. In particular, the relief sought seeking amendments and deletions are, in some instances, consequential to the relief sought throughout this submission and those submission on both PC79 and PC80. Relief sought that is not consequential to other submission points is primarily to ensure the matters of discretion are appropriately framed and targeted to the key effects to be considered / assessed, as considered appropriate by Kāinga Ora.</p> <p>Consistent with previous submission points, and its approach to qualifying matters, Kāinga Ora seeks deletion of matters of discretion and assessment criteria associated with Pukekiwiriki Pā Historic Reserve and requests that these matters be addressed in the relevant overlay.</p>	<p>Amend the matters of discretion contained in H5.8 to both respond to other submission points and to appropriately frame and target these matters to the key effects to be considered / assessed, as follows:</p> <p>H5.8 Assessment – restricted discretionary activities</p> <p>H5.8.1. Matters of discretion</p> <p>The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:</p> <p>(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m2 gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m2 gross floor area per site:</p> <p>a. infrastructure and servicing</p> <p>b. the effects on the neighbourhood character, residential amenity, safety, of adjacent sites and the surrounding residential area from all of the following:</p> <p>(ii) building intensity, scale, location, form and appearance;</p> <p>(iii) traffic;</p> <p>(iv) location and design of parking and access; and</p> <p>(v) noise, lighting and hours of operation.</p> <p>c. the effects of the development on the safe access for pedestrians on the adjacent road network.</p> <p>(2) for four or more dwellings per site:</p> <p>a. the effects on the neighbourhood character, residential amenity, safety, of adjacent sites and the surrounding residential area from all of the following:</p> <p>(vi) building intensity, scale <u>and</u> location, <u>including:</u></p> <p>A. <u>the way in which buildings are orientated to the street and adjoining sites,</u> and</p> <p>B. <u>the extent to which the height, roof form and design of buildings respond to the local streetscape and the planned urban built character within the zone of the surrounding area,</u></p>

(ia) building form and appearance including:

~~A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;~~

~~B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;~~

C. whether the design provides for the balance between resident's privacy and opportunities for passive surveillance;

D. whether the design provides for a degree of privacy, and sunlight and daylight access for adjoining sites;

~~E. the interface with an identified special character area or a scheduled historic heritage place;~~

(ib) the extent to which the functional, day to day needs of residents are provided for in terms of:

~~A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;~~

~~B. internal storage;~~

C. residential waste management, including the kerbside and/or on-site capacity for residential waste management

(vii) ~~traffic; and~~

(viii) location and design of parking and access (including pedestrian access) and parking (if provided).

b. ~~[deleted]~~ all of the following standards:

~~(i) Standard **Error! No text of specified style in document.** 6.9 Maximum impervious areas;~~

~~(ii) Standard **Error! No text of specified style in document.** 6.10 Building coverage;~~

~~(iii) Standard **Error! No text of specified style in document.** 6.11 Landscaped area;~~

~~(iv) Standard **Error! No text of specified style in document.** 6.12 Outlook space;~~

~~(v) Standard **Error! No text of specified style in document.** 6.13 Daylight;~~

~~(vi) Standard **Error! No text of specified style in document.** 6.14 Outdoor living space;~~

~~(vii) Standard **Error! No text of specified style in document.** 6.15 Front, side and rear fences and walls; and~~

~~(viii) Standard H5.6.16 Minimum dwelling size~~

c. ~~the effects on three waters infrastructure and servicing including:~~

a. Existing infrastructure capacity.

d. the effects of the development on the safe access for pedestrians on the adjacent road network.

(3) for integrated residential development:

e. the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

(ix) building intensity, scale, location, form and appearance including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account:

- a. the planned urban built character of the zone;
- b. the location, orientation and design of development; and

~~c. the effect of the proposed height on the surrounding and neighbouring development.~~

~~b. traffic;~~

- c. location and design of parking and access (including pedestrian access) and parking (if provided); and
- d. noise, lighting and hours of operation.

f. ~~[deleted]~~ all of the following standards:

~~(i) Standard **Error! No text of specified style in document.** 6.9 Maximum impervious areas;~~

~~(ii) Standard **Error! No text of specified style in document.** 6.10 Building coverage;~~

~~(iii) Standard **Error! No text of specified style in document.** 6.11 Landscaped area;~~

~~(iv) Standard **Error! No text of specified style in document.** 6.12 Outlook space;~~

~~(v) Standard **Error! No text of specified style in document.** 6.13 Daylight;~~

~~(vi) Standard **Error! No text of specified style in document.** 6.14 Outdoor living space;~~

~~(vii) Standard **Error! No text of specified style in document.** 6.15 Front, side and rear fences and walls; and~~

~~(viii) Standard H5.6.16 Minimum dwelling size.~~

g. Infrastructure and servicing

h. the effects of the development on the safe access for pedestrians onto the adjacent road network.

(4) for buildings that do not comply with the relevant Standard(s) specified in Table H5.4.1 **Error! No text of specified style in document.** 6.4 Building height; Standard **Error! No text of specified style in document.** 6.5 Height in relation to boundary; Standard **Error! No text of specified style in document.** 6.6 Alternative height in relation to boundary; Standard **Error! No text of specified style in document.** 6.7 Height in relation to boundary adjoining lower intensity zones; Standard **Error! No text of specified style in document.** 6.8 Yards; Standard **Error! No text of specified style in document.** 6.9 Maximum impervious areas; Standard **Error! No text of specified style in document.** 6.10 Building coverage; Standard **Error! No text of specified style in document.** 6.11 Landscaped area; Standard **Error! No text of specified style in document.** 6.12 Outlook space; Standard **Error! No text of specified style in document.** 6.13 Daylight; Standard **Error! No text of specified style in document.** 6.14 Outdoor living space; Standard **Error! No text of specified style in document.** 6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum dwelling size:

(a) any policy which is relevant to the standard;

(b) the purpose of the standard;

- (c) the effects of the infringement of the standard;
- (d) the effects on the planned urban built character of the zone;
- (e) the effects on the amenity of neighbouring sites;
- (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (g) the characteristics of the development;
- (h) any other matters specifically listed for the standard; and
- (i) where more than one standard will be infringed, the effects of all infringements.

(5) ~~For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary but comply with H5.6.6 Alternative height in relation to boundary:~~

- ~~(j) Sunlight access;~~
- ~~(k) Attractiveness and safety of the street; and~~
- ~~(l) Overlooking and Privacy.~~

~~(6) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure—Combined Wastewater Network Control or the Infrastructure—Water and Wastewater Constraints Control.~~

~~(m) Infrastructure and servicing.~~

~~(7) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure—Stormwater Disposal Constraints Control.~~

~~(n) Stormwater disposal.~~

H5.8.2. Assessment Criteria

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

(o) infrastructure and servicing:

- (x) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(xi) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(p) building intensity, scale, location, form and appearance:

(xii) whether the intensity and scale of the activity, the building location, form and appearance ~~is of a high quality and~~ compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(q) traffic:

(xiii) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(r) location and design of parking and access (including pedestrian access) and parking (if provided):

(xiv) whether adequate parking and access is provided or required.

(xv) whether car parking and accessways are integrated into the overall design of the development

(xvi) whether parking is located away from street frontages and screened from the street by buildings or landscaping

(xvii) Whether safe, well-lit pedestrian access is provided and integrated into the design of the development.

(s) noise, lighting and hours of operation:

(xviii) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries;
- screening or other design features; and
- controlling the hours of operation and operational measures

(t) The extent to which the adjacent road network provides safe pedestrian movements.

(2) for four or more dwellings on a site:

(u) the extent to which ~~or whether~~ the development achieves the purpose outlined in the following relevant standards identified in Table 5.4.1 or what alternatives are provided that result in the same or a better outcome.:

(xix) [deleted]Standard ~~Error! No text of specified style in document.~~ 6.9 Maximum impervious areas;

(xx) [deleted]Standard ~~Error! No text of specified style in document.~~ 6.10 Building coverage;

(xxi) [deleted]Standard ~~Error! No text of specified style in document.~~ 6.11 Landscaped area;

(xxii) [deleted]Standard ~~Error! No text of specified style in document.~~ 6.12 Outlook space;

(xxiii) [deleted]Standard ~~Error! No text of specified style in document.~~ 6.13 Daylight;

(xxiv) [deleted]Standard ~~Error! No text of specified style in document.~~ 6.14 Outdoor living space;

(xxv) [deleted]Standard ~~Error! No text of specified style in document.~~ 6.15 Front, side and rear fences and walls; and

(xxvi) [deleted]Standard H5.6.16 Minimum dwelling size.

(aa) ~~the extent to which the scale of the activity, the building location, form and appearance is of a high quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone.~~

(ab) ~~the extent to which buildings are designed to manage building length and bulk and visual dominance by:~~

- ~~(i) placing taller larger buildings on towards the street front~~
- ~~(ii) varying roof form and building height~~
- ~~(iii) using modulation and/or architectural features to break up the mass of buildings into visually distinct elements~~
- ~~(iv) using the proportions and arrangement of windows and doors to provide relief to building length and bulk~~
- ~~(v) using other building elements including materials, surface detailing, architectural detail and roof design to provide visual interest along building facades including blank side/party walls~~
- ~~(vi) providing adequate breaks in long continuous buildings to minimise the appearance of length~~
- ~~(vii) locating deep soil areas and/or communal outdoor spaces around and between buildings to provide space and soften the built form~~
- ~~(viii) designing balconies as an integral part of the building~~

~~(ac) the extent to which buildings use quality, durable and easily maintainable materials.~~

~~(ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.~~

~~(ae) the extent to which building frontage contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:~~

- ~~(i) having clearly defined fronts that provide passive surveillance from windows and balconies.~~
- ~~(ii) maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.~~
- ~~(iii) maximising the number of dwellings on the site that directly front, align and orientate to public streets.~~
- ~~(iv) ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.~~
- ~~(v) where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space.~~

~~(af) the extent to which site layout creates legible, visible attractive, and safe and well-lit between dwellings and the street.~~

~~(v) [deleted]The extent to which the development contributes to a variety of housing types at higher densities in the zone and is in keeping with the neighbourhood's planned urban built character of predominantly three storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.~~

(w) [deleted]The extent to which development achieves attractive and safe streets and public open space by:

(xxvii) providing doors, windows and/or balconies facing the street and public open spaces

(xxviii) minimising tall, visually impermeable fences

(xxix) designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.

(xxx) optimising front yard landscaping

(xxxi) providing safe pedestrian access to buildings from the street

(xxxii) minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings as viewed from streets or public open spaces

(x) [deleted]The extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites;

(y) [deleted]The extent to which dwellings:

(xxxiii) Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling

(xxxiv) Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space

(xxxv) Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.

(xxxvi) Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.

(z) [deleted]The extent to which outdoor living space:

(xxxvii) Provides for access to sunlight

(xxxviii) Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.

(xxxix) When provided at ground level, is located on generally flat land or otherwise functional

(fa) refer to Policy H5.3(A1);

(fb) refer to Policy H5.3(C1);

(fc) refer to Policy H5.3(D1);

(fd) refer to Policy H5.3(E1);

(fe) refer to Policy H5.3(6A)

(aa) [deleted]refer to Policy H5.3(7); and

(ga) refer to Policy H5.3(10);

(gb) refer to Policy H5.3(11);

~~(gc) refer to Policy H5.3(12);~~

(gd) refer to Policy H5.3(14); and

(bb) infrastructure and servicing:

(xl) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(xli) Where adequate network capacity is not available, whether adequate mitigation is proposed.

~~(cc) The extent to which the adjacent road network enables safe pedestrian movements.~~

(3) for integrated residential development:

(dd) the extent to which or whether the development achieves the purpose outlined in the following relevant standards and identified in Table H5.4.1 or what alternatives are provided that result in the same or a better outcome:

(xlii) [deleted] Standard ~~Error! No text of specified style in document.~~ 6.9 Maximum impervious areas;

(xliii) [deleted] Standard ~~Error! No text of specified style in document.~~ 6.10 Building coverage;

(xliv) [deleted] Standard ~~Error! No text of specified style in document.~~ 6.11 Landscaped area;

(xlv) [deleted] Standard ~~Error! No text of specified style in document.~~ 6.12 Outlook space;

(xlvi) [deleted] Standard ~~Error! No text of specified style in document.~~ 6.13 Daylight;

(xlvii) [deleted] Standard ~~Error! No text of specified style in document.~~ 6.14 Outdoor living space;

(xlviii) [deleted] Standard ~~Error! No text of specified style in document.~~ 6.15 Front, side and rear fences and walls; and

(xlix) [deleted] Standard H5.6.16 Minimum dwelling size (excluding retirement villages).

(aa) refer to Policy ~~Error! No text of specified style in document.~~ 3(C1)

(ab) refer to Policy ~~Error! No text of specified style in document.~~ 3(D1)

(ac) refer to Policy ~~Error! No text of specified style in document.~~ 3(E1)

(ee) [deleted] refer to Policy ~~Error! No text of specified style in document.~~ 3(1);

(ff) [deleted] refer to Policy ~~Error! No text of specified style in document.~~ 3(2);

(gg) [deleted] refer to Policy ~~Error! No text of specified style in document.~~ 3(3);

(hh) [deleted] refer to Policy ~~Error! No text of specified style in document.~~ 3(4);

(ii) [deleted] refer to Policy ~~Error! No text of specified style in document.~~ 3(5);

(jj) refer to Policy ~~Error! No text of specified style in document.~~ 3(6A);

(kk) [deleted] refer to Policy ~~Error! No text of specified style in document..3(7)~~;

(ll) refer to Policy ~~Error! No text of specified style in document..3(8)~~;

(mm) refer to Policy H5.3(9); and

(ja) refer to Policy ~~Error! No text of specified style in document..3(11)~~;

(jb) refer to Policy H5.3(12);

(ic) refer to Policy H5.3(14); and

(nn) infrastructure and servicing:

(l) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(li) Where adequate network capacity is not available, whether adequate mitigation is proposed.

~~(oo) The extent to which the adjacent road network enable safe pedestrian movements, including:~~

~~i.—Footpaths of at least 1.8m in width~~

~~ii.—Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;~~

~~iii.—Narrowed pedestrian crossing distances of vehicle carriageways~~

~~iv.—Front berms to separate pedestrians from traffic.~~

(4) for building height:

(aa) refer to Policy ~~Error! No text of specified style in document..3(A1)~~;

(ba) refer to Policy ~~Error! No text of specified style in document..3(B1)~~;

(ca) refer to Policy ~~Error! No text of specified style in document..3(E1)~~;

(da) refer to Policy H5.3(6A);

(pp) refer to Policy ~~Error! No text of specified style in document..3(2)~~;

(qq) refer to Policy ~~Error! No text of specified style in document..3(4)~~; and

Visual dominance

(rr) The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:

(i) the planned urban built character of the zone; and

(ii) the location, orientation and design of development.

~~(iii) —the effect of the proposed height on the surrounding and neighbouring development.~~

Character and Visual Amenity

- (d) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast
- (e) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:
 - (i) whether roof plant, services and equipment are hidden from views; and
 - (ii) whether the expression of the top of the building provides visual interest and variation.

Relationship of Maori and their culture and traditions

(f) The extent to which proposed building heights as viewed both from and to Pukekiwiriki Pā Historic Reserve maintain the culture and traditions of Māori on this site, taking into account:

(i) The site's historic function as an observation and defensive site.

(ii) The site's contemporary function as an educational site and site of cultural importance.

- (5) [deleted] For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary:

Sunlight access

- (a) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am — 4pm during the Equinox (22 September):

- (i) — over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4; or
- (ii) — over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.

- (b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):

- (i) — The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and
- (ii) — The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Attractiveness and safety of the street

~~(c) The extent to which those parts of the buildings located closest to the front boundary achieve attractive and safe streets by:~~

- ~~(i) — providing doors, windows and balconies facing the street;~~
- ~~(ii) — optimising front yard landscaping;~~
- ~~(iii) — providing safe pedestrian access to buildings from the street; and~~
- ~~(iv) — minimising the visual dominance of garage doors as viewed from the street.~~

~~Overlooking and privacy~~

~~(d) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.~~

(6) for height in relation to boundary:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(E1);

(ba) refer to Policy H5.3(6A) and

(a) refer to Policy ~~Error! No text of specified style in document.~~3(2);

(b) refer to Policy ~~Error! No text of specified style in document.~~3(4); and

(c) refer to Policy ~~Error! No text of specified style in document.~~3(5).

Sunlight access

~~(d) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:~~

~~Four hours of sunlight is retained between the hours of 9am — 4pm during the Equinox (22 September):~~

- ~~(i) — over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4; or~~
- ~~(ii) — over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.~~

~~(e) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):~~

- (i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and
- (ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Visual dominance

- (f) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:
- (i) the planned urban built character of the zone;
 - (ii) the location, orientation and design of development; and
 - (iii) the physical characteristics of the site and the neighbouring site.
 - (iv) the design of side and rear walls, including appearance and dominance; and
 - (v) providing ~~adequate for the~~ visual and/or physical break up of long continuous building forms.

Overlooking and privacy

- (g) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(7) [deleted]for alternative height in relation to boundary infringements:

(8) refer to Policy ~~Error! No text of specified style in document.~~3(2);

(9) refer to Policy H5.3(3)

(10)refer to Policy ~~Error! No text of specified style in document.~~3(4); and

(11)refer to Policy ~~Error! No text of specified style in document.~~3(5).

(12)[deleted]for height in relation to boundary adjoining lower intensity zones:

(13)refer to Policy ~~Error! No text of specified style in document.~~3(2);

(14)refer to Policy ~~Error! No text of specified style in document.~~3(4); and

(15)refer to Policy ~~Error! No text of specified style in document.~~

(16)for yards:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(B1)

(ca) refer to Policy H5.3(C1);

(dc) refer to Policy H5.3(6A); and

(ec) refer to Policy H5.3(11).

(a) refer to Policy ~~Error! No text of specified style in document.~~3(2);

(b) refer to Policy ~~Error! No text of specified style in document.~~3(4); and

(c) refer to Policy ~~Error! No text of specified style in document.~~3(5).

(17)for maximum impervious areas:

~~(aa) refer to Policy H5.3.(6A);~~

(a) [deleted]refer to Policy ~~Error! No text of specified style in document.~~3(7);

(18)for building coverage:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(C1);

(ca) refer to Policy H5.3(6A); and

(a) refer to Policy ~~Error! No text of specified style in document.~~3(2); and

(b) refer to Policy ~~Error! No text of specified style in document.~~3(4);

(c) whether the non-compliance is appropriate to the context taking into account:

(i) Whether the balance of private open space and buildings is consistent with the ~~existing and~~ planned urban character anticipated for the zone;

(ii) The degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;

(iii) The proportion of the building scale in relation to the proportion of the site.

(19)for landscaped area:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(C1);

(ca) refer to Policy H5.3(6A);

(da) refer to Policy H5.3(10); and

(a) [deleted]-refer to Policy ~~Error! No text of specified style in document.~~3(2);

(b) [deleted]-refer to Policy ~~Error! No text of specified style in document.~~3(4); and

(c) [deleted]-refer to Policy ~~Error! No text of specified style in document.~~3(5).

(d) the extent to which existing trees are retained.

(20)for outlook space:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(C1);

(ca) refer to Policy H5.3(D1);

(da) refer to Policy H5.3(6A); and

(a) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(2);~~

(b) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(4);~~ and

(c) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(5).~~

(d) the extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening ~~which is integrated part of the overall building design.~~

(21)for daylight:

(aa) refer to Policy H5.3(D1);

(ab) refer to Policy ~~Error! No text of specified style in document..3(6A);~~ and

(a) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(2);~~

(b) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(4);~~ and

(c) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(5).~~

(22)for outdoor living space:

(aa) refer to Policy ~~Error! No text of specified style in document..3(A1);~~

(ba) refer to Policy ~~Error! No text of specified style in document..3(D1);~~ and

(a) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(2);~~

(b) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(4);~~

(c) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(5);~~ and

(d) [deleted]-refer to Policy ~~Error! No text of specified style in document..3(6).~~ and;

(e) The extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(15A) For windows to street ~~and private vehicle and pedestrian accessways~~

(a) refer to Policy H5.3(C1)

(b) refer to Policy H5.3(6A); and

(c) The extent to which the glazing:

- (i) allows views to the street and/or accessways to ensure passive surveillance; and
- (ii) provides a good standard of privacy for occupants.

(23)for front, side and rear fences and walls:

(aa) refer to Policy **Error! No text of specified style in document..3(C1)**;

(ba) refer to Policy **Error! No text of specified style in document..3(6A)**; and

(a) [deleted]-refer to Policy **Error! No text of specified style in document..3(2)**;

(b) [deleted]-refer to Policy **Error! No text of specified style in document..3(3)**; and

(c) [deleted]-refer to Policy H5.3(4).

(24)For minimum dwelling size:

(aa) refer to Policy **Error! No text of specified style in document..3(A1)**

(ba) refer to Policy **Error! No text of specified style in document..3(D1)**

(ca) refer to Policy **Error! No text of specified style in document..3(6A)**; and

~~(da) The extent to which each dwelling is designed to:~~

~~(i) Provide simple and convenient internal access and circulation~~

~~(ii) Include adequate storage; and~~

~~(iii) Be large enough to allow the use of typical furnishings that meet the needs of the intended occupants.~~

(a) Policy H5.3(5)

~~(25)for deep soil area and canopy tree~~

~~(a) refer to Policy H5.3(6A);~~

~~(b) The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and~~

~~(26)for safety and privacy buffer from private pedestrian and vehicle accessways:~~

~~(a) refer to Policy **Error! No text of specified style in document..3(6A)**; and~~

~~(b) the extent to which the buffer is:~~

~~(i) free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas;~~

~~(ii) planted with suitable and low level plants.~~

~~(27)For residential waste management:~~

					<ul style="list-style-type: none"> (a) <u>refer to Policy H5.3(D1)</u> (b) <u>refer to Policy H5.3(6A)</u> (c) <u>refer to Policy H5.3(10)</u> (d) <u>The extent to which sufficient space is provided for residential waste management that is suitably located for ease of movement to collection points;</u> (e) <u>The extent to which the waste management area is designed to minimise visibility;</u> (f) <u>How the development intends to ensure the on-going management and maintenance of any communal residential waste management area;</u> (g) <u>Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and</u> (h) <u>Whether waste management vehicle can safely undertake collection.</u> <p><u>(28) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure—Combined Wastewater Network Control or the Infrastructure—Water and Wastewater Constraints Control:</u></p> <ul style="list-style-type: none"> (a) <u>Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s);</u> (b) <u>Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available;</u> (c) <u>Whether there is the ability to connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future.</u> <p><u>(29) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure—Stormwater Disposal Constraints Control:</u></p> <ul style="list-style-type: none"> (a) <u>Whether stormwater can be disposed via a connection to the public stormwater network.</u> (b) <u>Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice.</u>
163.	H5.9. Special Information Requirements	Oppose	Kāinga Ora opposes the proposed special information requirements. The proposed requirements are considered to be unnecessarily onerous and do not relate to zone-specific matters as expected within the Mixed Housing Urban Zone framework.	<p>Delete the special information required proposed, as follows:</p> <p>H5.9. Special information requirements</p> <p><u>There are no special information requirements in this zone.</u></p> <p><u>Landscape Plans as required by H5.6.11. Landscape area</u></p> <p><u>(1) A scaled landscape plan must be provided that contains landscaped areas and includes:</u></p> <ul style="list-style-type: none"> (a) <u>Plant and tree species, number of each species to be planted and planting grades;</u> (b) <u>Canopy of existing trees to be retained;</u> 	

- (c) Any area of grass; and
- (d) Any paths included in landscaped area.

Deep Soil Area and Canopy Tree

(2) The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:

- (a) plant and tree species, number of each species to be planted and planting grades;
- (b) location of existing trees to be retained;
- (c) dimensions of individual mature tree canopy;
- (d) any areas of grass; and
- (e) Minimum tree canopy dimensions are specified in Table H5.9(3) below.

Table H5.9(3) Minimum tree canopy dimensions

	<u>Minimum mature tree height</u>	<u>Minimum mature canopy diameter</u>	<u>Minimum tree height above ground when planted</u>	<u>Indicative tree planting grade</u>
<u>Small</u>	<u>8m</u>	<u>6m</u>	<u>2m</u>	<u>120L</u>
<u>Medium</u>	<u>10m</u>	<u>8m</u>	<u>2.5m</u>	<u>160L</u>
<u>Large</u>	<u>15m</u>	<u>12m</u>	<u>3m</u>	<u>200L</u>

Residential waste management

- (3) Applications for where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council's Solid Waste Calculator (Standard H5.6.21(1)(b)).
- (4) When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided at a minimum:
 - a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of;
 - b) the frequency, location, access and on-site route of waste collection or transportation; and
 - c) the method of waste collection, transportation or disposal.