

**30 September 2022**

Attn: Upper Hutt City Council  
Private Bag 907  
Upper Hutt 5140  
*Submission by email via: [planning@uhcc.govt.nz](mailto:planning@uhcc.govt.nz)*

**KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON A NOTIFIED PROPOSAL FOR PROPOSED INTENSIFICATION PLANNING INSTRUMENT TO MAKE CHANGES TO THE UPPER HUTT CITY COUNCIL OPERATIVE CITY DISTRICT PLAN UNDER CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991**

**This is a submission on the Proposed Intensification Planning Instrument (“IPI”) from Upper Hutt City Council (“the Council” or “UHCC”) on the Upper Hutt Operative City District Plan (“the District Plan” or “the Plan”):**

Kāinga Ora does not consider it can gain an advantage in trade competition through this submission. In any event, Kāinga Ora is directly affected by an effect of the subject matter of the submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

**The specific provisions of the proposal that this submission relates to:**

The IPI to the District Plan in its entirety.

**This document and the Appendices attached is Kainga Ora submission on UHCC IPI.**

## The Kāinga Ora submission is:

1. Kāinga Ora Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
  - a) Provide people with good quality, affordable housing choices that meet diverse needs; and
  - b) Support good access to jobs, amenities and services; and
  - c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Wellington region.
3. Kāinga Ora therefore has an interest in the IPI and how it:
  - a) Gives effect to the National Policy Statement on Urban Development (“**NPS-UD**”) and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (“**the Housing Supply Act**”);
  - b) Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental, and market housing; and
  - c) Provides for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.
4. The Kāinga Ora submission seeks amendments to the IPI in the following areas:
  - a) **Across the IPI** - References to Design Guides are deleted across the plan and provisions are updated to reflect design outcomes sought, external design guides are referenced as a guidance note, or guidance is streamlined and simplified. Kāinga Ora seeks the design guides are guidance that is provided outside of the Plan and can be updated on best practice without the need to undertake a Schedule 1 of the RMA process every time it needs to be updated.

- b) **Definitions** – Minor amendments to proposed definitions.
- c) **Strategic Direction** – Amendments sought, including reference to areas where greater levels of intensification are to be enabled.
- d) **Subdivision** – Amendments sought to provide more design and density flexibility and addition of notification preclusion statements. Deletion of the SUB-HRZ chapter and including the relevant rules from the SUB-HRZ chapter in the SUB-RES chapter.
- e) **Financial Contributions** - Kāinga Ora opposes the inclusion of Development Contributions (DC) within the District Plan, as local authorities are required to make provision for DC through a comprehensive DC policy under the Local Government Act 2002 (LGA) which sits outside of the District Plan. Amendments sought:
  - i. It is noted that Financial Contributions (FC) have been proposed as part of the IPI to provide for contributions that are not currently provided for under the current DC scheme, but Kāinga Ora considers that DC are out of scope of the legislation to be included in the District Plan. Amendments are sought to remove reference to DC, and make the chapter specifically related to FC, as provided under the RMA.
  - ii. Specific amendments are sought, and further assessment by Council is sought to make FC provisions clearer and more transparent, to provide further clarity to developers on potential FC required as part of development and subdivision of land.
- f) **Papakāinga** – Kāinga Ora support the introduction of the papakāinga chapter but seek that non-compliance with the relevant zone standards for Papakāinga on land held under Te Ture Whenua Māori Act 1993 is better suited as a Restricted Discretionary Activity rather than a discretionary activity to provide for district plan consistency.
- g) **Residential Zones** – Kāinga Ora seeks the General Residential Zone (“**GRZ**”) is renamed as to the Medium Density Residential Zone (“**MRZ**”) for regional consistency and to better indicate the purpose and description of the zone. In addition, Kāinga Ora seeks the following amendments:

- i. **Proposed GRZ (Sought as MRZ in this submission)** – Provide greater design flexibility to recognise the planned urban built form. Refine and simplify provisions. This includes for more intensive medium density residential development in a 400m/10min walkable catchment of the Local Centre Zone (“**LCZ**”).
  - ii. Kāinga Ora also seeks the removal of the Indigenous Biodiversity Precinct from the GRZ and seek that it is replaced with an overlay in the ‘ECO’ chapter, noting that the indigenous biodiversity provisions are not specific to the GRZ and should apply as a District Wide matters. Changes outlined in **Appendix 3**.
  - iii. **High Density Residential Zone (“HRZ”)** – Remove reference to the GRZ rules and standards within the HRZ and replace with the standards sought by Kāinga Ora in **Appendix 2**. Refine and simplify provisions. Provide greater design flexibility to recognise the planned urban built form including expanding the threshold for permitted residential development to up to 6 dwellings. Revisions are also sought to expand the application of notification preclusion statements and inclusion of specific provisions for small-scale commercial activities at ground floor level in the HRZ.
- h) **Commercial and Mixed Use Zones:**
- i. **Centres hierarchy** – Amendments sought to the centre’s hierarchy and zoning framework to better align with regional application of centres hierarchy, local context and recognise the current and future role and function of the centres in Upper Hutt and across greater Wellington Region. Changes also sought to better reflect the need for well-functioning urban environments across Upper Hutt, including the change of Local Centre zoning at Trentham railway station to a Town Centre Zone.
  - ii. **Spatial Extent of Centres** – Amendments sought to the spatial extent of specific centres, listed below and as shown in **Appendix 4**, to enable and provide for a greater level of commercial services and amenity to support the residential intensification enabled through the IPI and recognise the future need, role and function of these centres within the Upper Hutt urban environment. These centres are:
    - a. City Centre Zone;

- b. Silverstream Town Centre;
    - c. Trentham Town Centre (as sought within this submission);
    - d. Trentham North Local Centre; and
    - e. Wallaceville Local Centre.
  - iii. **Height variation in centres** – If the relief sought in this submission regarding expansion of the spatial extent to centres is not granted, Kāinga Ora seeks that alternative outcomes and relief sought in this submission (e.g., height variation control in the HRZ) are applied. The alternative relief sought is captured in **Appendix 1**.
  - iv. **Height** – Changes to enable intensification to achieve the planned urban built form, including increasing height in the Town Centre Zone (“**TCZ**”) to 36m.
- i) **Changes to the Planning maps** – Kāinga Ora seeks amendments to the planning maps to reflect the amendments sought to the commercial centres, centres, hierarchy, and increased intensification of the HRZ to better achieve well-functioning urban environments and regional consistency. The key changes sought are outlined in **Appendix 4** and as follows:
- i. Expand the HRZ to apply to areas that are generally:
    - a. 15min/1200m walkable catchment from the edge of the City Centre Zone (“**CCZ**”) – with increased heights within 800m/10min walkable catchment of the CCZ, demonstrated with a Height Variation Control overlay;
    - b. 10min/800m walkable catchment from the edge of TCZ – with increased heights within 400m of the centre, demonstrated with a Height Variation Control overlay; and
    - c. 10min/800m walkable catchment from existing and planned rapid transit stops.
  - ii. Rezone Blue Mountain Campus to Mixed Use Zone.
  - iii. Increase the spatial extent of the LCZ to the northwest in Wallaceville.

- iv. Expand Trentham North LCZ.
  - v. Expand the Silverstream Town Centre to the west of the train station.
  - vi. Rezone land adjacent to Trentham Train Station to TCZ.
  - vii. Expansion of the CCZ at fringe sites to the west, north and east.
  - viii. Increased permitted building height in NCZ and LCZ where these fall within the 1200m walkable catchment of the CCZ, 800m of the TCZ or 400m of the LCZ.
- j) Any consequential changes necessary to give effect to the changes highlighted above or in the appendices attached.
5. Kāinga Ora also has an interest to ensure regional and local consistency in resource management documents across the Wellington Region. From reviewing the Wellington regional plan changes/reviews and associated s32 documentation, it has become apparent that there has been little time for Councils to align their thinking. Accordingly, Kāinga Ora submits that UHCC should take the time to align the IPI with other regional planning documents ahead of the hearings for those documents.
6. Kāinga Ora seeks that the hearing process for the IPI follows that of Plan Change 1 (PC1) to the Wellington Regional Policy Statement so that consistency can be provided across the Wellington region and RMA s73 can be met which requires district plans to “give effect” to the Regional Policy Statement. It is unclear how this has been achieved as PC1 was notified after the IPI. Similarly, s74(2) also anticipates regional consistency including with matters such as the Regional Land Transport Plan. It is unclear how this has been achieved as PC1 was notified after the IPI and there appears to be misalignment between other plans of the region.
7. The changes sought are made to:
- a) Ensure that Kāinga Ora can carry out its statutory obligations;
  - b) Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991, relevant national direction and regional alignment;

- c) Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
  - d) Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
  - e) Provide clarity for all plan users; and
  - f) Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
8. The Kāinga Ora submission points and changes sought can be found within Table 1 of **Appendix 1** which forms the bulk of the submission.
9. Proposed rules and standards for the High Density Residential Zone are included in **Appendix 2**.
10. The proposed additions sought to the ECO chapter on Indigenous Biodiversity is included in **Appendix 3**.
11. Mapping changes sought are included in **Appendix 4**.

**Kāinga Ora seeks the following decision from UHCC:**

That the specific amendments, additions or retentions which are sought as specifically outlined in **this submission document and Appendix 1-4**, are accepted and adopted into the IPI, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

**Kāinga Ora wishes to be heard in support of their submission.**

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on the IPI to address the matters raised in its submission.

If others make a similar submission, Kāinga Ora are happy to consider presenting a joint case at a hearing.

  
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**Brendon Liggett**  
**Manager – Development Planning**  
**Kāinga Ora – Homes and Communities**

**ADDRESS FOR SERVICE:** *Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051. Email: [developmentplanning@kaingaora.govt.nz](mailto:developmentplanning@kaingaora.govt.nz)*



## Appendix 1: Decisions sought on the IPI

The following table sets out the amendments sought to the IPI and also identifies those provisions that Kāinga Ora supports.

*Proposed changes are shown as ~~strikethrough~~ for deletion and underlined for proposed additional text.*

**Table 1**

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>General Submission Points</b>					
1.	All	District Plan Wide – Centres Hierarchy and scale	Support in part	Kāinga Ora generally supports the approach to implement the NPS-UD and the Housing Supply Act by incorporating intensification provisions into the HCC District Plan. The Kāinga Ora submission as a whole seeks improvements to better align with local context and achieve regional consistency with this direction. This includes a comprehensive review of the evidence base for the Centres hierarchy.	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Changes to the centre’s hierarchy and commercial provisions in the Commercial and Mixed-Use zones to improve regional consistency to enable and support increased intensification across the City.</li> <li>2. Expand the spatial extent of some centres and amend residential intensification standards, as sought in the rest of the submission, to reflect an increase in intensification anticipated in and around centres and rapid transit stops.</li> <li>3. If the relief sought in this submission regarding expansion of the spatial extent to centres is not granted, Kāinga Ora seeks that alternative outcomes and relief sought in this submission (e.g.,</li> </ol>

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					<p>height variation control in the HRZ) are applied and granted. Where the alternative relief is sought, this is captured more specifically in Appendix 1.</p> <p>4. Undertake any consequential changes necessary across the UHCC District Plan to address the matters raised above.</p>
2.	All	District Plan Wide - Walkable Catchments from Centres and Train Stations	Support in part	<p>Kāinga Ora generally supports the establishment of the High Density Residential Zone in proximity to train stations and centres, but queries the principles applied, noting that many walkable catchments stop at Fergusson Drive and there is little understanding from the s32 analysis on how Council decided to apply walkable catchments and why the catchments have changed from draft PC50.</p> <p>Kāinga Ora seeks that walkable catchments are expanded to enable intensification within walking</p>	<p>1. Expand the High Density Residential Zone and additional height controls, as shown in <b>Appendix 4</b>, within walkable catchments of centres and train stations, which reflect general principles of:</p> <p>a. 15min/1200m walkable catchment from the edge of the City Centre Zone (CCZ) – with increased heights within 800m/10min walkable catchment of the CCZ, demonstrated with a Height Variation Control overlay;</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>distance to centres and train stations.</p>	<ul style="list-style-type: none"> <li>b. 10min/800m walkable catchment from the edge of Town Centre Zone (TCZ) – with increased heights within 400m/5-10min walkable catchment of the TCZ, demonstrated with a Height Variation Control overlay;</li> <li>c. 10min/800m walkable catchment from existing and planned rapid transit stops.</li> </ul> <ol style="list-style-type: none"> <li>2. Apply additional height up to 18m in the Medium Density Residential Zone within 400m/5-10min walkable catchment of Local Centre Zone (LCZ).</li> <li>3. Where a lower order centre falls within a walkable catchment of a walkable catchment of a higher-order centre or train station, enable heights consistent with the height enabled in adjacent residential zones.</li> </ol>

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					<p>4. Accept all changes sought from Kāinga Ora to the planning maps as shown in <b>Appendix 4</b>.</p> <p>5. Other than the changes sought in this submission and in <b>Appendix 4</b>, retain the zoning as notified.</p> <p>6. Consequential amendments may be required to give effect to the changes sought and this submission.</p>
3.	All	District Plan Wide – Standards	Support in part	<p>Kāinga Ora generally supports the use of standards to address adverse effects across the District Plan. A number of changes to the building height controls have been requested in this submission to help ensure the NPS-UD and the Housing Supply Act are effectively and efficiently implemented. There may be a number of other consequential changes needed to standards to give effect to these height adjustments.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Amend standards across the plan to be proportionate to the building height changes sought in this submission and detailed in the planning maps in Appendix 4 of this submission.</li> <li>2. Undertake any consequential changes necessary across the District Plan to address the matters raised above.</li> </ol>

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				<p>These changes should be proportionate to the changes in building height sought to address any transition issues between zones and provide for increased levels of intensification.</p>	
4.	All	District Plan Wide – Reference to Design Guides and design guidelines	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guides or design guidelines in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports design guidelines sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guide or design guideline that Council</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guides and design guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> <li>2. Delete all references to the Design Guides and design guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</li> <li>4. If the Council does not provide the relief sought, in deleting the Design Guides and design guidelines and references to such guidelines in the District Plan, Kāinga Ora</li> </ol>

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				<p>wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<p>seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, it is considered that there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document.</p>
5.	All	District Plan Wide – Policy References	Support in part	<p>Kāinga Ora notes that the IPI includes numbering of policies, rules, standards and matters of discretion that are inconsistent with the National Planning Standards. The IPI also contains policies that are unnecessarily detailed and repeat</p>	<p><i>Amendments sought</i></p> <p>1. Amend the proposed objectives, policies, rules and standards as necessary to achieve compliance with the requirements of the National Planning Standards as sought by this submission.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>matters that are repeated within rules and standards. Further, rules contain reference to multiple policies, many not contained within the same specific chapter as the rule and not specific to the matter that the rule relates to. For example, the amendments to rules within the SUB-RES include the addition of reference to multiple new GRZ and UFD policies, many of which do not relate specifically to residential subdivision. Kāinga Ora considers a review of the conciseness of the proposed plan changes should be undertaken.</p>	<p>2. Amend the proposed objectives, policies, rules and standards as necessary to improve consistency and conciseness across the IPI as sought by this submission.</p>
6.	All	District Plan Wide – Indigenous Biodiversity Precinct	Oppose	<p>Kāinga Ora opposes the inclusion of an Indigenous Biodiversity Precinct in the General Residential Chapter as proposed. Kāinga Ora recognise that the Council are undertaking a ‘rolling review’ of the District Plan and have introduced the Indigenous Biodiversity Precinct as a placeholder</p>	<p><i>Amendments sought</i></p> <p>1. Replace all references to Indigenous Biodiversity Precinct with Indigenous Biodiversity overlay with accompanying rules located in the ECO chapter as provided within <b>Appendix 3</b></p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>until a more comprehensive plan change occurs but seek that the Indigenous Biodiversity Precinct is renamed and provided for as an overlay, as this is considered to be the appropriate method under the National Planning standards, particularly as it is relevant across many different parts of the urban environment.</p>	
<b>Part 1 – Introduction and General Provisions</b>					
7.	<b>1.1 Contents</b>	Add new chapters	Support in part	<p>Kāinga Ora supports the updating of the contents section, but requests amendments in line with the submission raised elsewhere in this submission.</p> <p>Kāinga Ora supports the proposed deletion of reference to the Residential Centres Precinct and the Residential Hill and Residential Conservation Precinct.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Delete the SUB-HDR chapter and delete the proposed amendment to SUB-RES to make it specific to the General Residential Zone. Combine subdivision in the GRZ and the HRZ into the SUB-RES chapter.</li> <li>2. Delete the proposed ‘Precinct 1 – Indigenous Biodiversity Chapter’ and rename as the Indigenous Biodiversity Overlay.</li> </ol>

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					3. Rename the GRZ as the MRZ – Medium Density Residential Zone 4. Delete Appendix 1 and 2 of IPI.
8.	<b>2.2 General Approach</b>	Zones	Support in part	<p>Kāinga Ora generally support the proposed new zones and the establishment of a Centres hierarchy, but seek that the General Residential Zone is renamed as the Medium Density Residential Zone. In giving effect to the NPS-UD and the Act, the General Residential Zone is becoming a widespread medium density zone, and therefore it is more appropriately named as the Medium Density Residential Zone. This is consistent with the definition of the Medium Density Residential Zone in the National Planning standards and will be consistent with residential zone names proposed by other Councils in the Wellington Region.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Rename the General Residential Zone as the ‘Medium Density Residential Zone’.</li> <li>2. Consequential amendments to incorporate the use of the term ‘Medium Density Residential Zone’ throughout the District Plan.</li> </ol>

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9.	<b>2.2 General Approach</b>	Deletion of Section 2.4.7 and 2.4.8	Support	Kāinga Ora support the deletion of these provisions as it is considered to be consistent with the proposed changes to the planning framework.	<i>Retain as notified</i>
10.	<b>3.1 Definitions</b>	Ancestral Land	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified</i>
11.	<b>3.1 Definitions</b>	<i>Deletion of Comprehensive Residential Development</i>	Support	Kāinga Ora support the deletion of this definition as it is considered that residential activity should not be differentiated into separate definitions and activities, and should instead be assessed on the effects and merits of the proposal.	<i>Retain as notified</i>
12.	<b>3.1 Definitions</b>	Dwelling	Oppose	Kāinga Ora opposes the definition for Dwelling as it is inconsistent with the National Planning Standards and, as proposed, defines another definition in the Plan that is consistent with the National Planning Standards.	<i>Delete definition.</i>  <i>Consequential amendments sought to delete all references to Dwelling in the District Plan and to replace with Residential Unit.</i>
13.	<b>3.1 Definitions</b>	High Density Residential Zone	Oppose	Kāinga Ora oppose the definition for High Density Residential zone as it is considered unnecessary as the High	<i>Delete definition for High Density Residential Zone.</i>

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				Density Residential Zone is a chapter in the plan and, as proposed, fails to recognise that the Zone is a chapter and framework and therefore more than the areas identified on the planning maps.	
14.	<b>3.1 Definitions</b>	Hydraulic Neutrality	Support in part	Kāinga Ora generally support defining hydraulic neutrality, but seek amendments to recognise that hydraulic neutrality can be achieved by more than on-site disposal or storage, and to recognise that hydraulic neutrality for new development that does not increase stormwater runoff can be achieved without disposal or storage.	<i>Amendments sought.</i>  ... means managing stormwater runoff from all new subdivision and development <del>through either on-site disposal or storage</del> , so that stormwater is released from the site at a rate that does not exceed the predevelopment peak stormwater runoff <del>for the 10% and 1% rainfall Annual Exceedance Probability event.</del>
15.	<b>3.1 Definitions</b>	General Residential Zone	Oppose	Kāinga Ora seek that the General Residential Zone should be renamed as the Medium Density Residential Zone. In giving effect to the NPS-UD and the Act, the General Residential Zone is becoming a widespread medium density zone, and therefore	<i>Amendments sought</i>  1. Rename the 'General Residential Zone' as the 'Medium Density Residential Zone'.  2. All references of this residential zone to be amended throughout the IPI.

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				its name should reflect this. This will also provide regional consistency with residential zone names.	
16.	<b>3.1 Definitions</b>	Papakāinga	Support in part	Kāinga Ora supports the proposed inclusion of a definition for papakāinga, but seeks changes to the definition to better reflect the activities that occur within papakāinga	<i>Amendments sought</i>  Papakāinga  means <u>housing residential</u> and ancillary activities (including social, cultural, educational, <u>conservation</u> , recreational, and commercial activities) <del>for</del> <u>to support the cultural, environmental, and economic wellbeing of</u> tangata whenua on their ancestral land.
17.	<b>3.1 Definitions</b>	Relevant Residential Zone	Support in part	Consistent with the rest of this submission, Kāinga Ora seek for the General Residential Zone to be renamed as the Medium Density Residential Zone to ensure regional consistency with other Councils in the Wellington Region.	<i>Amendments sought</i>  Relevant Residential Zone  means the <u>General Medium Density</u> Residential Zone and the High Density Residential Zone.

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18.	<b>3.1 Definitions</b>	Reverse sensitivity	Support	Kāinga Ora generally supports the proposed definition.	<i>Retain as notified</i>
19.	<b>3.1 Definitions</b>	Walkable catchment	Oppose	Kāinga Ora opposes defining walkable catchment as it is considered unnecessary. Walkable catchments is a concept from the NPS-UD, but can change and vary over time, and should be used to develop the planning framework but is not required to be referred to in the plan as a defined term.	<i>Amendments sought</i>  1. Delete definition for Walkable Catchment. Consequential amendments to delete definition for Walkable Catchments from the District Plan.
20.	<b>3.2 Abbreviations</b>	NPS-UD meaning National Policy Statement on Urban Development	Support in Part	Kāinga Ora generally supports the abbreviation for the NPS-UD.	<i>Retain as notified</i>
<b>Part 2 – District-Wide Matters / Strategic Direction / UFD – Urban Form and Development</b>					
21.	<b>UFD – Urban Form and Development</b>	UFD-O1	Support	Kāinga Ora supports the proposed objective, noting it incorporates the objectives in Schedule 3A of the Act.	<i>Retain as notified</i>
22.	<b>UFD – Urban Form and Development</b>	UFD-O2	Support	Kāinga Ora supports the proposed objective, noting it incorporates the objectives in Schedule 3A of the Act.	<i>Retain as notified</i>

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23.	<b>UFD – Urban Form and Development</b>	UFD-O3	Support	Kāinga Ora support the proposed objective.	<i>Retain as notified</i>
24.	<b>UFD – Urban Form and Development</b>	UFD-O4	Support	Kāinga Ora support the proposed objective.	<i>Retain as notified</i>
25.	<b>UFD – Urban Form and Development</b>	UFD-P1	Oppose	<p>Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guides for residential development sit outside the Plan as guidance regarding best practice design outcomes. The Design Guides should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guide that Council seeks to be included in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Delete the reference to the Design Guide in Appendix 1 of the IPI and replace with a list of the specific design matters which Council seek be achieved.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
26.	<b>UFD – Urban Form and Development</b>	UFD-P2	Support in part	<p>Kāinga Ora generally support the proposed policy but seek amendments to provide for enhanced development flexibility and opportunities. It is noted that building heights of 26m are permitted by the proposed standard of the LCZ-S1, and this policy therefore requires an amendment to correct this.</p> <p>Amendments sought to clarify that buildings heights are enabled to at least the maximum height standard, and not up to, as this does not create a policy framework with flexibility where height standards can be infringed through a resource consenting process.</p>	<p><i>Amendments sought</i></p> <p>...</p> <p>2. enabling building heights <del>up to</del> <u>of at least:</u></p> <ul style="list-style-type: none"> <li>i. 26 metres; <u>and</u></li> <li>ii. <u>36m within 400m of the edge of the City Centre Zone</u></li> </ul> <p>and greater densities within the High Density Residential Zone. The High Density Residential Zone comprises areas within a walkable catchment of the following train stations and centres:</p> <ul style="list-style-type: none"> <li>a. Silverstream Station;</li> <li>b. Heretaunga Station;</li> <li>c. Trentham Station;</li> <li>d. Wallaceville Station,</li> <li>e. Upper Hutt Station;</li> <li>f. City Centre Zone;</li> <li>g. Town Centre Zone;</li> <li>h. Local Centre Zone; and</li> <li>i. Neighbourhood Centre Zone;</li> </ul> <p>3. enabling greater building heights and densities, including building heights of <u>at least 22-36</u> metres; to occur in the Town</p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>Centre Zone, and <u>at least 26 metres in the</u> Local Centre Zone;</p> <p>4. enabling increased building heights and densities, including building heights of <del>up to</del> <u>at least</u> 12 metres, to occur within the Neighbourhood Centre Zone; and</p> <p>5. enabling a variety of building heights and densities, including 3-storey buildings, to occur within the <del>General</del> <u>Medium Density</u> Residential Zone;</p> <p>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</p>
27.	UFD – Urban Form and Development Residential	Amend existing Strategic Direction relating to Residential	Support in part	Kāinga Ora generally support the amendments to the strategic direction. Amendments are sought to clarify that residential development is provided for and encouraged within centres as well as residential zones.	<p><i>Amendments sought.</i></p> <p>1. Amend the provision to state:</p> <p>...Higher density residential development is best located provided for <u>within centre and mixed use zones, and</u> within walkable catchments of in close proximity to retail, service and public transport centres</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora recognise that the Council are undertaking a ‘rolling review’ of the District Plan and have introduced the Indigenous Biodiversity Precinct as a placeholder until a more comprehensive plan change occurs but seek that the Indigenous Biodiversity Precinct is renamed and provided for as an overlay, as this is considered to be the appropriate method under the National Planning Standards, particularly as it is relevant across many different parts of the urban environment.</p> <p>Kāinga Ora notes that the Residential Conservation Precinct is proposed to be deleted from the Plan, which is supported, but it is further noted that consequential amendments have not been made to the strategic direction. Amendments sought.</p>	<p>specifically near the City Centre Zone (central business district), neighbourhood centres and major transport nodes.</p> <p>...</p> <ol style="list-style-type: none"> <li>2. Replace all references to Indigenous Biodiversity Precinct with Indigenous Biodiversity overlay.</li> <li>3. Amendments to remove reference to the Residential Conservation Precinct:</li> </ol> <p>...</p> <p><del>Within the General Residential Zone of the City are environments with special character. The Residential Conservation Precinct includes the areas adjoining Trentham Memorial Park, Palfrey Street, Chatsworth Road and parts of Pinehaven. These areas have a mature landscape and townscape, contain native flora and fauna, natural watercourses, as well as larger sections. They also include residential development on the hills</del></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				As consistent with the rest of this submission, Kāinga Ora opposes the reference to Design Guides as a statutory tool within the District Plan.	<p><del>surrounding the urban area. These areas require a lower density of development in order to maintain their important landscape and ecological values.</del></p> <p>4. Amendments to remove reference to the Medium and High Density Design Guide.</p>
28.	<b>UFD – Urban Form and Development</b>	CMU-O1 Well-functioning Urban Environments	Support	Kāinga Ora generally supports the proposed objective.	<i>Retain as notified</i>
29.	<b>UFD – Urban Form and Development</b>	CMU-O2 Business Land Capacity	Support	Kāinga Ora generally supports the proposed objective.	<i>Retain as notified</i>
30.	<b>UFD – Urban Form and Development</b>	CMU-O3 Centres Hierarchy	Support in part	Kāinga Ora generally supports the proposed objective.	<i>Retain as notified</i>
31.	<b>UFD – Urban Form and Development</b>	CMU-O4 Centres Zone Hierarchy	Support	Kāinga Ora generally supports the proposed objective, but seeks amendments to remove reference to Silverstream from the Town Centre description to allow for other centres to be classified as a Town Centre, as is consistent with the rest of the submission.	<p><i>Amendments sought</i></p> <p>...</p> <p>The <del>Silverstream</del> Town Centre <u>Zone</u> is a commercial centre that provides key services to the immediate and neighbouring suburbs and accommodates a wide range of commercial and community activities as well as residential activities.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
32.	<b>UFD – Urban Form and Development</b>	CMU-O5 Mixed Use Zone	Support	Kāinga Ora generally supports the proposed objective.	<i>Retain as notified</i>
<b>Part 2 – District Wide Matters – Hazards and Risks – Natural Hazards</b>					
33.	<b>NH- Natural Hazards</b>	NH-R7	Support in part	Kāinga generally supports the proposed rule but seeks an amendment to remove reference to ‘residential accommodation’ as this is not a defined term in the District Plan. The term should be replaced with ‘residential activities’.	<i>Amendments sought</i>  Remove reference to ‘residential accommodation’ and replace with ‘residential activities’
34.	<b>NH- Natural Hazards</b>	NH-S6	Oppose	Kāinga Ora opposes the inclusion of this standard as a standard for a Restricted Discretionary Activity and considers that with the inclusion of minimum finished floor levels clear of defined flood extents, this should be a standard for a Permitted Activity.	<i>Amendments sought</i>  Remove this standard from a Restricted Discretionary Activity and include as a standard for a Permitted Activity.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
35.	<b>NH- Natural Hazards</b>	NH-S7	Oppose	Kāinga Ora opposes the inclusion of this standard as a standard for a Restricted Discretionary Activity and considers that with the inclusion of minimum finished floor levels clear of defined flood extents, this should be a standard for a Permitted Activity.	<i>Amendments sought</i>  Remove this standard from a Restricted Discretionary Activity and include as a standard for a Permitted Activity.
<b>Part 2 – District Wide Matters – Subdivision – General Subdivision Provisions that Apply in All Zones</b>					
36.	<b>SUB-GEN - General Subdivision</b>	All Controlled and Restricted Discretionary Activity Rules	Oppose in part	Kāinga Ora opposes the lack of use of a notification preclusion statement for both public and limited notification for controlled and restricted discretionary activities and seeks that this is applied to all controlled and restricted discretionary activities.  The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches.	<i>Amendments sought</i>  1. Inclusion of a non-notification preclusion statement for all Controlled and Restricted Discretionary Activity rules within this chapter  <b>Notification:</b> <u><a href="#">Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA.</a></u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
37.	<b>SUB-GEN - General Subdivision that Apply in All Zones</b>	SUB-GEN-R2A	Support in part	Kainga Ora supports retaining control to achieve hydraulic neutrality, but as it is defined in the plan, seek amendment to simplify the rule.	Amendments sought  Subdivision and development must be designed to ensure <u>hydraulic neutrality</u> . <del>that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</del>
<b>Part 2 – District Wide Matters – Subdivision – Subdivision in the Residential Zones</b>					
38.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	All Controlled and Restricted Discretionary Activity Rules	Oppose in part	Kāinga Ora opposes the lack of use of a notification preclusion statement (for both public and limited notification) for controlled and restricted discretionary activities and seeks that this is applied to all controlled and restricted discretionary activities.  The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or	1. Inclusion of a non-notification preclusion statement for all Controlled and Restricted Discretionary Activity rules in this chapter  <b>Notification:</b> <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				public notification will unlikely add anything to the consideration of the effects of these breaches.	
39.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-O2	Support	Kāinga Ora supports this objective, noting it is mandated by the RMA.	<i>Retain as notified</i>
40.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-O3	Support	Kāinga Ora generally supports the proposed objective.	<i>Retain as notified</i>
41.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-P1	Support in part	<p>Kāinga Ora supports this policy in part, but seeks amendments to make it more explicitly related to subdivision as opposed to development.</p> <p>Further amendments sought:</p> <ul style="list-style-type: none"> <li>• amendments to make explicit reference to the anticipated change to the planned urban built form, appearance and amenity within the zone,</li> </ul>	<p><i>Amendments sought</i></p> <p>To enable subdivision that ensures that the scale, <del>appearance</del> and siting of <b>buildings, structures</b> and <b>activities</b> are compatible with the planned <del>built character of the area.</del> <u>urban built form within the zone.</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				consistent with Policy 6 of the NPS-UD; and <ul style="list-style-type: none"> <li>notes that the matters contained within do not form a Qualifying Matter in which to limit application of Policy 3(c) of the NPS-UD.</li> </ul>	
42.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-P2	Support	Kāinga Ora generally supports the proposed amendment to the policy.	<i>Retain as notified</i>
43.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-P3	Support	Kāinga Ora generally supports the proposed amendment to the policy.	<i>Retain as notified</i>
44.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-P4	Support	Kāinga Ora generally supports the proposed amendment to the policy.	<i>Retain as notified</i>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
45.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-P5	Support in part	<p>Kāinga Ora supports this policy in part, but:</p> <ul style="list-style-type: none"> <li>• seek amendments to make explicit reference to the anticipated change to the planned urban built form, appearance and amenity within the zone, consistent with Policy 6 of the NPS-UD; and</li> <li>• notes that the matters contained within do not form a Qualifying Matter in which to limit application of Policy 3(c) of the NPS-UD.</li> </ul>	<p><i>Amendments sought</i></p> <p>To provide for subdivision that is compatible with the planned <del>built character</del> <u>urban built form</u> of the <del>General Residential Zone</del> and ensure that it has adequate access to infrastructure <del>at</del> requirements.</p>
46.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-P6	Support in part	<p>Kāinga Ora generally supports the proposed amendments to this policy, but seeks amendments to make it more specific to subdivision</p>	<p><i>Amendments sought.</i></p> <p>To provide for <u>subdivision of</u> medium density housing within the General Residential Zone, while encouraging the consideration of the protection and retention of indigenous biodiversity values within the Indigenous Biodiversity <u>overlay Precinct</u>.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
47.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-P7	Oppose	Kāinga Ora opposes this policy within the subdivision chapter, as it is related to land use activities as opposed to subdivision and would not be practical for a vacant lot subdivision.	<i>Delete policy.</i>
48.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-P8	Oppose	Kāinga Ora opposes this policy within the subdivision chapter, as it is related to land use activities as opposed to subdivision and would not be practical for a vacant lot subdivision.	<i>Delete policy.</i>
49.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-P9	Oppose	Kāinga Ora opposes this policy within the subdivision chapter, as it is related to land use activities as opposed to subdivision and would not be practical for a vacant lot subdivision.	<i>Delete policy.</i>
50.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES- All Rules	Oppose	Kāinga Ora opposes the references to the GRZ policies within all subdivision rules, particularly policies from other chapters. Many of the policies are not relevant to the effects of subdivision, and inclusion	<i>Seek deletion of all policies from subdivision rules.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				of the long list of policies will create a cumbersome resource consent application.	
51.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-R1	Support in part	Kāinga Ora generally supports the proposed rule and the introduction of the non-notification clauses for both public and limited notification, but seeks amendments to the matters of control to ensure they are more specifically related to subdivision effects and not land use activities	<i>Amendments sought.</i> ... Council may impose conditions over the following matters: (1) Design, <del>appearance</del> and layout of the subdivision (excluding any minimum size or shape-related subdivision requirements). (2) <del>Landscaping.</del> ...
52.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-R2	Support in part	Kāinga Ora generally supports the proposed rule but seeks amendments to the matters of control to ensure they are more specifically related to subdivision effects and not land use activities	<i>Amendments sought.</i> ... Council may impose conditions over the following matters:

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(1) Design, <del>appearance</del> and layout of the subdivision (excluding any minimum size or shape-related subdivision requirements). (2) <del>Landscaping</del> . ...
53.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-S1	Support in part	Kāinga Ora supports this standard applying only to <i>vacant</i> allotments created by subdivision. However, Kāinga Ora seeks the removal of the minimum site area threshold proposed. Instead Kāinga Ora considers the minimum shape factor is more appropriate. Kāinga Ora also seeks a slight revision to the shape factor to bring a degree of local and regional consistency.	<i>Amendments sought</i>  1. Delete minimum site area threshold  2. Add a shape factor of 8m x 15m for vacant allotments
54.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-S3	Support	Kāinga Ora generally supports the proposed amendments to this standard.	<i>Retain as notified</i>
55.	<b>SUB-RES – Subdivision in the</b>	SUB-RES-R6	Support in part	Kāinga Ora generally supports the proposed amendments to this rule but seeks the deletion of landscaping	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<b>General Residential Zone</b>			<p>as a matter of discretion. Landscaping and appearance is more appropriately assessed through the residential zone rules, where the objectives and policies give guidance on the amenity of the zone which the landscaping will contribute towards.</p> <p>Kāinga Ora also opposes that matters of discretion related to regionally significant infrastructure and renewable electricity generation activities - "in proximity" is too vague and should be directly reflective of a rule related to significant infrastructure. This would also allow Council to impose conditions based on consultation, where the consultation may not be balanced and needs further consideration based on actual effects of the development.</p>	<ol style="list-style-type: none"> <li>1. Remove appearance and landscaping from the matters of discretion under this rule.</li> <li>2. Remove the outcome of consultation from the matters of discretion under this rule.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
56.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	SUB-RES-R8 SUB-RES-R9 SUB-RES-R10	Support in part	<p>Kāinga Ora generally supports the proposed amendments to this rule but seeks the deletion of landscaping and appearance as a matter of discretion. Landscaping and appearance is more appropriately assessed through the residential zone rules, where the objectives and policies give guidance on the amenity of the zone which the landscaping will contribute towards.</p> <p>Kāinga Ora also opposes the reference to consent notices restricting the future development to the identified platform. This is more appropriately managed through the Natural Hazard land use activity rules.</p> <p>Kāinga Ora also opposes that matter of discretion related to regionally significant infrastructure and renewable electricity generation</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Remove appearance and landscaping from the matters of discretion under this rule.</li> <li>2. Remove reference to consent notices being used for restricting development.</li> <li>3. Remove the outcome of consultation from the matters of discretion under this rule.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				activities - "in proximity" is too vague and should be directly reflective of a rule related to significant infrastructure This would also allow Council to impose conditions based on consultation, which the consultation may not be balanced and needs further consideration based on actual effects of the development.	
57.	<b>SUB-RES – Subdivision in the General Residential Zone</b>	<ul style="list-style-type: none"> <li>• SUB-RES-R11 Delete Rule</li> <li>• SUB-RES-S7 Delete Standard</li> <li>• Amend Matters of Consideration</li> </ul>	Support	Kāinga Ora supports the deletion of the rules and supporting standards and matters of consideration for subdivision of Comprehensive Residential Development within the Residential Centres Precinct.	<i>Retain as notified</i>
<b>Part 2 – District Wide Matters – Subdivision – Subdivision in the High Density Residential Zone</b>					
58.	<b>SUB-HRZ - Subdivision in the High Density Residential Zone</b>	Entire chapter	Oppose	Kāinga Ora does not support the need for a separate chapter for Subdivision in the High Density Residential Zone. It is noted that many of the objectives and policies repeat matters addressed in the HRZ	<i>Delete chapter and include rules in the SUB-RES</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				chapter and are not specific to subdivision. It is considered more appropriate for subdivision in the GRZ and HRZ to be both combined into the SUB-RES with specific rules for the GRZ and HRZ within that chapter.	
<b>Part 2 – District Wide Matters – Subdivision – Subdivision in Commercial and Mixed Use Zone</b>					
59.	<b>SUB-CMU – Subdivision in Commercial and Mixed Use Zones</b>	All Controlled and Restricted Discretionary Activity Rules	Oppose	<p>Kāinga Ora opposes the lack of use of a notification preclusion statement (for both public and limited notification) for controlled and restricted discretionary activities and seeks that this is applied to all controlled and restricted discretionary activities.</p> <p>The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches.</p>	<p>1. Inclusion of a non-notification preclusion statement for all Controlled and Restricted Discretionary Activity rules</p> <p><b>Notification:</b>  <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA.</u></p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
60.	<b>SUB-CMU – Subdivision in Commercial and Mixed Use Zones</b>	SUB-CMU-P1	Support	Kāinga Ora generally supports the proposed policy.	<i>Retain as notified</i>
61.	<b>SUB-CMU – Subdivision in Commercial and Mixed Use Zones</b>	Rules	Support	Kāinga Ora generally supports the proposed table.	<i>Retain as notified</i>
62.	<b>SUB-CMU – Subdivision in Commercial and Mixed Use Zones</b>	SUB-CMU-R1 SUB-CMU-R2 SUB-CMU-R3 SUB-CMU-R4 SUB-CMU-R5	Support in part	Kāinga Ora generally supports the proposed amendments to these rules but seeks the deletion of landscaping as a matter of control or discretion. Landscaping is more appropriately assessed through the rules, where the objectives and policies give guidance on the amenity of the zone which the landscaping will contribute towards.	<i>Amendments sought</i>  Remove landscaping from the matters of control or discretion under this rule.
63.	<b>SUB-CMU – Subdivision in Commercial and Mixed Use Zones</b>	SUB-CMU-R6	Support	Kāinga Ora generally supports the proposed rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
64.	<b>SUB-CMU – Subdivision in Commercial and Mixed Use Zones</b>	SUB-CMU-S1	Support	Kāinga Ora generally supports the proposed standard.	<i>Retain as notified</i>
65.	<b>SUB-CMU – Subdivision in Commercial and Mixed Use Zones</b>	SUB-CMU-S2	Support	Kāinga Ora generally supports the proposed standard.	<i>Retain as notified</i>
66.	<b>SUB-CMU – Subdivision in Commercial and Mixed Use Zones</b>	SUB-CMU-S3	Support	Kāinga Ora generally supports the proposed standard.	<i>Retain as notified</i>
<b>Part 2 – Subdivision – Development Contributions</b>					
67.	<b>DC – Development Contributions</b>	Whole chapter	Oppose in part	Kāinga Ora opposes the inclusion of Development Contributions (DC) within the District Plan, as local authorities are required to make provision for DC through a comprehensive DC policy under the Local Government Act 2002 (LGA) which sits outside of the District Plan.	<i>Amendments sought</i>  1. Rename the chapter to ‘Financial Contributions.’  2. Delete all references to Development Contributions.  3. Amend as follows:

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>It is noted that Financial Contributions have been proposed as part of the IPI to provide for contributions that are not currently provided for under the current Development Contribution scheme, but Kāinga Ora considers that DC are out of scope of legislation to be included in the District Plan.</p> <p>Therefore, amendments are sought to remove reference to Development Contributions, and make the chapter specifically related to Financial Contributions, as provided under the RMA.</p> <p>In principle, Kāinga Ora supports and understands the need for Financial Contributions (FC) as a tool or mechanism to enable Council to take monetary contributions at the time of development to pay for (or</p>	<p>This chapter contains the requirements for financial contributions which can be imposed for subdivision and development of land. <u>Financial contributions are assessed, calculated, and directly related to the effects of subdivision and development of land.</u></p> <p>...</p> <p><b><u>Development Calculation of Financial Contributions</u></b></p> <p><u>This chapter contains pProvisions</u> relating to <u>how development financial contributions are assessed and calculated, including provisions related to:</u></p> <ul style="list-style-type: none"> <li>• the effects of specific activities,</li> <li>• defining areas affected,</li> <li>• methods of calculation, and,</li> <li>• methods of application;</li> </ul> <p>4. Kāinga Ora seeks that the District Plan include specific provisions that clarify how Financial Contributions will be applied, including by:</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>mitigate) the additional effects/ demand of a development and that are not already programmed to be undertaken through Council’s Long-Term Plan (and are therefore already funded through Development Contributions (‘DC’) and/or rates).</p> <p>However, Kāinga Ora has a number of concerns about how FC will be assessed and calculated and seeks that the District Plan provides greater transparency about costs and how these will be calculated and proportioned, and greater clarity in how FC will be implemented. As currently proposed, FC appear arbitrary and do not consider the variability of developments and their effects and therefore the FC are not considered to be reasonable or fair without provision for proper assessment of FC on a case-by-case</p>	<p>A. Provide a consistent methodology for determining FC across all forms of infrastructure, to the extent possible. For example:</p> <ul style="list-style-type: none"> <li>i. Assessing whether infrastructure upgrades are already allowed for within the Council’s Development Contributions Policy and only charging FC on upgrades not allowed for.</li> <li>ii. Only charging the proportion of FC needed to service the proposed development (e.g., accounting for cumulative effects on infrastructure, but not disproportionately charging FC to those who may be the first to trigger an infrastructure upgrade).</li> </ul> <p>B. Provide specific calculations, to the extent possible.</p> <p>C. Provide specific circumstances where FC will not be charged.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>basis. Further, the s32 analysis has not appropriately assessed the cost/benefit as the proposed provisions.</p> <p>Whilst generally supported, the introductory section to the chapter needs to clearly state that FC are required where the costs of development are not otherwise covered by development contributions or other funding sources available to the Council.</p> <p>Specific amendments are sought, and further assessment by Council is sought to make FC provisions clearer and more transparent, to provide further clarity to developers on potential FC required as part of development and subdivision of land.</p>	<p>D. Provide details as to who undertakes the assessment (e.g., per FC-S3.1.d) and the process for dispute resolution.</p> <p>E. By reference to an external document or resource, provide an ‘online calculator’ or similar tools to enable plan users to readily assess FC.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
68.	DC – Development Contributions	Background – Consequential amendment	Oppose	Consistent with the rest of this submission, Kāinga Ora opposes details related to DC as it complicates the chapter which Kāinga Ora seeks is directly related to FC, as provided for under the Act.	<i>Delete wording:</i>  <del>...The development contributions policy is included in the Long Term Council Community Plan (LTCCP) under Section 102(4)(d) of the Local Government Act 2002. Provisions relating to esplanade reserves and esplanade strips are found in the Public Access Chapter (PA) respectively.</del>
69.	DC – Development Contributions	DC-P1	Support in part	Kāinga Ora generally supports this policy, but seeks amendments to clarify that contributions will be related to the effects of development and/or subdivision.	<i>Amendments sought.</i>  <del>To</del> <u>Require those developing or subdividing land subdividers or developers</u> to contribute to the provision of utilities, community facilities, services, roading and amenities <u>based on the effects of the activity.</u>
70.	DC – Development Contributions	DC-P2	Oppose in part	Kāinga Ora generally supports a policy requiring financial contributions for development and subdivision of land, but seeks amendments to this policy to better reflect that FC should be fair and reasonable and only required where Council has not addressed	<i>Amendments sought.</i>  <u>Require those developing or subdividing land Subdividers and developers should to be responsible for the fair and reasonable bear</u> the cost of providing all <del>utility</del> services within the land being subdivided or developed where the <del>benefits accrue</del> <u>services directly benefit to</u> the land being subdivided or developed,

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				investment through other funding sources. It is noted that Council through the LTP makes public investment in services that may consequentially benefit a development (including public services that run through a site) and therefore the servicing can be provided for by Council through allocated funding.	<u>where such costs are not otherwise addressed by any other funding source available to the Council.</u>
71.	<b>DC – Development Contributions</b>	DC-P3	Oppose in part	<p>Kāinga Ora generally supports a policy requiring financial contributions for services that require upgrading as a result of development, but seeks amendments to reflect that this is only required where Council does not have planned investment that would benefit the development.</p> <p>Amendments sought to clarify that the policy applies to infrastructure more generally, including transportation infrastructure.</p>	<p><i>Amendments sought</i></p> <p>1. Delete policy</p> <p><del>In circumstances where the existing services outside the land being subdivided or developed are adequate but, the proposed subdivision or development will require upgrading or provision of new services and facilities, the subdivider or developer shall pay the full and actual cost of such upgrading or new utility services and facilities.</del></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Due to the scale of the amendments, a new policy has been proposed.	<p>Replace policy with:</p> <p><u>Require those developing or subdividing land to be responsible for the fair and reasonable cost of upgrading existing infrastructure or providing new infrastructure outside the land being subdivided, where existing infrastructure is not adequate to service the development, and where such costs are not otherwise addressed by any other funding source available to the Council.</u></p>
72.	<b>DC – Development Contributions</b>	DC-P4	Oppose	Kāinga Ora opposes this policy as the public investment is driven by Development Contributions Policy and the LTP and are therefore not required as a FC, which are seeking to fill the gap between DC/LTP and enabled intensification.	<i>Delete policy.</i>
73.	<b>DC – Development Contributions</b>	DC-P5	Oppose in part	Kāinga Ora generally supports a policy requiring financial contributions for increased demand on open space and reserves that may have an adverse effect on the environment, but as consistent with	<p><i>Amendments sought</i></p> <p>1. Delete policy</p> <p><del>Subdivision or development of land can lead to an increase in demand or need for reserves and open space and have adverse</del></p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>the rest of the submission points on this chapter, seek that amendments are made to better reflect the balance between private and public investment in open space and reserves.</p> <p>Due to the structure of the policy as proposed, which Kāinga Ora considers does not read like a policy, a new policy has been proposed.</p>	<p><del>effects on the environment. It is important that subdividers or developers make a fair and reasonable contribution, either in cash or land, so that demand or need can be met and adverse effects can be avoided, remedied or mitigated.</del></p> <p>Replace policy with:</p> <p><u>Require those developing or subdividing land to make a fair and reasonable contribution, in money or land, to open space and/or reserve contribution, where such costs are not otherwise addressed by any other funding source available to the Council.</u></p>
74.	<b>DC – Development Contributions</b>	DC-P6	Oppose	Consistent with submission on DC-P3, Kāinga Ora seeks the deletion of this policy as infrastructure can appropriately be captured under DC-P3 subject to Kāinga Ora relief sought.	<i>Delete policy</i>
75.	<b>DC – Development Contributions</b>	DC-P7	Support in part	Kāinga Ora generally supports this policy, but seeks amendments consistent with the rest of the submission.	<p><i>Amendment sought</i></p> <p><u>Only require A those developing or subdividing land to make a</u> financial contribution <del>may be required for any land use</del></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><del>or subdivision application</del> to ensure positive effects on the environment are achieved to offset any adverse effects <u>when the effects that</u> cannot otherwise be avoided, remedied or mitigated, <u>and when costs are not otherwise addressed by any other funding source available to the Council.</u></p>
76.	<b>DC – Development Contributions</b>	All Proposed DC Rules	Oppose	<p>Kāinga Ora seeks the deletion of all financial contribution rules as proposed, as the rules appear to describe cost responsibility for a number of development activities which is irrelevant to Financial Contributions.</p> <p>Kāinga Ora is particularly opposed to DC-R2A to the extent of requiring an equivalent value equal to 4% of the value of each new residential unit or allotment up to a maximum of \$10,000 per residential unit or allotment. Further assessment is required to determine appropriate</p>	<ol style="list-style-type: none"> <li>1. Delete Rule R2-A to R2-E.</li> <li>2. Notwithstanding the relief sought above, Kāinga Ora seeks deletion of a rule requiring an equivalent value equal to 4% of the value of each new residential unit or allotment up to a maximum of \$10,000 per residential unit or allotment.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>financial contributions on a case-by-case basis.</p> <p>A new rule has been proposed below that Kāinga Ora seeks to replace the proposed rules.</p>	
77.	<b>DC – Development Contributions</b>	<b>New Rule</b>	Support	Kāinga Ora seeks the following rule replaces proposed rule R2-A to R2-E.	<p><b><u>Financial Contribution for Residential and Subdivision Activities</u></b></p> <p><u>In all residential, commercial and mixed use zones, where two or more residential units or allotments are proposed and when not provided by the development, or costs are not otherwise addressed by any other funding source available to the Council, a financial contribution that is directly related to the effects of the land use and/or subdivision may be required for:</u></p> <ul style="list-style-type: none"> <li>- <u>Infrastructure, including three waters and transportation;</u></li> <li>- <u>Open space;</u></li> <li>- <u>Reserves; and/or</u></li> <li>- <u>Environmental effects;</u></li> </ul> <p><u>subject to considerations related to:</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<ul style="list-style-type: none"> <li>- <u>Whether there will be an increase in the intensity of use of land from that which existed before the development</u></li> <li>- <u>Whether there is a change in nature and character of the use of land.</u></li> </ul> <p><u>The subsidies that council may receive from New Zealand Transport Agency or other central government agencies.</u></p>
<b>Part 2 – General District Wide Matters – Papakāinga</b>					
78.	<b>PK - Papakāinga</b>	Chapter Background	Support	Kāinga Ora supports the proposed text.	<i>Retain as notified</i>
79.	<b>PK - Papakāinga</b>	PK-O1 Papakāinga – Papakāinga are a Taonga	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
80.	<b>PK - Papakāinga</b>	PK-O2 Papakāinga - Kia ora te mauri o te Whānau (Māori living as Māori)	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
81.	<b>PK - Papakāinga</b>	PK-03 Papakāinga – Provide for the sustained occupation of Ancestral Land	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
82.	<b>PK - Papakāinga</b>	PK-O4 Papakāinga – Provide for the development of land owned by Tangata Whenua	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
83.	<b>PK - Papakāinga</b>	PK-O5 Papakāinga – Working in partnership with Tangata Whenua to exercise their Tino Rangatiratanga	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
84.	<b>PK - Papakāinga</b>	PK-O6 Papakāinga – Increasing the visibility of Tangata Whenua through the design of papakāinga	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
85.	<b>PK - Papakāinga</b>	PK-O7 Papakāinga – Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga development	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
86.	<b>PK - Papakāinga</b>	PK-P1 Providing for papakāinga on Māori owned land	Support	Kāinga Ora supports the proposed policy.	<i>Retain as notified</i>
87.	<b>PK - Papakāinga</b>	PK-P2 Papakāinga development to be led by Tangata Whenua	Support	Kāinga Ora supports the proposed policy.	<i>Retain as notified</i>
88.	<b>PK - Papakāinga</b>	PK-P3 Location, extent and design of papakāinga	Support	Kāinga Ora supports the proposed policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
89.	<b>PK - Papakāinga</b>	PK-P4 Maximum scale of papakāinga development	Support	Kāinga Ora generally supports the proposed policy but considers that there is potential conflict within the wording of the policy. The need to avoid, remedy or mitigate adverse effects on neighbouring properties is at odds with the overall intention of the policy, which relates to the maximum intensity and scale of papakāinga development.	<p><i>Amend as follows:</i></p> <p>...</p> <p>The maximum intensity and scale of papakāinga development will be determined by the limitations of the site, including:</p> <ol style="list-style-type: none"> <li>1. adequate provision of on-site or off-site infrastructure to serve the papakāinga; and</li> <li>2. adverse effects on <u>adjoining properties</u> <u>and</u> the environment are avoided, remedied or mitigated;</li> </ol> <p>while recognising that papakāinga may contain activities of a character, scale, intensity or range that are not provided for in the surrounding area.</p>
90.	<b>PK - Papakāinga</b>	PK-P5 Non-residential aspects of papakāinga	Support	Kāinga Ora supports the proposed policy subject to inclusion of conservation activities.	<p><i>Amend as follows:</i></p> <p>Amend to provide for conservation activities in the list of non-residential activities</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
91.	<b>PK - Papakāinga</b>	PK-P6 Papakāinga Design Guides and Development Plans	Support	Kāinga Ora supports the proposed policy.	<i>Retain as notified</i>
92.	<b>PK – Papakāinga</b>	PK-R1.1	Support	Kāinga Ora supports the proposed rule.	<i>Retain as notified</i>
93.	<b>PK – Papakāinga</b>	PK-R1.2	Oppose in part	Kāinga Ora opposes a Discretionary Activity status for rule PK-R1.2. PK-R1.2.a requires compliance with the standards of the underlying zone, which across the plan are generally provided for as a restricted discretionary activity. It is considered that a restricted discretionary activity status is more appropriate for this activity as is consistent with the general planning framework of the Plan. Amendments sought to the notification preclusion as it is considered to be inconsistent with the general planning framework of the plan.	<i>Amendments sought.</i>  2. Activity Status: <u>Restricted</u> Discretionary  Where: a. Compliance is not achieved with one or more of the standards under rule PK-R1.  Restriction on Notification:  <i>Delete wording.</i> <del>Except where compliance with rule PK-R1 standard (b) is not met, public notification of an application for resource consent under this rule is precluded.</del>  <i>Replace with:</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>An application for resource consent under this rule is precluded from public notification.</u></p>
<p><b>Part 3 – Area Specific Matters – Residential Zones – General Residential Zone</b></p>					
94.	<b>GRZ – General Residential Zone</b>	Entire chapter	Support in part	<p>Kāinga Ora generally supports the intent of the proposed changes to the GRZ chapter to incorporate the MDRS standards and NPS-UD, but considers that the General Residential Zone should be renamed as the Medium Density Residential Zone. This will encourage regional consistency with the names of zones in the Wellington region and also will better reflect the type of housing that the zone seeks to achieve.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Rename the General Residential Zone (GRZ) as the Medium Density Residential Zone (MDZ);</li> <li>2. Make consequential changes throughout the District Plan to give effect to the relief sought.</li> </ol>
95.	<b>GRZ – General Residential Zone</b>	Background	Support in part	<p>Kāinga Ora generally supports the proposed amendments but is opposed to the reference to the design guides being incorporated as statutory elements of the District Plan. Kāinga Ora seeks deletion of this reference to these design guidelines.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Remove reference to the Medium and High Density Design Guides.</li> <li>2. Kāinga Ora seeks the Design Guides and design guidelines are removed from within the District Plan and are treated as</li> </ol>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>non-statutory tool, outside of the District Plan.</p> <p>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</p> <p>4. If the Council does not provide the relief sought, in deleting the Design Guides and design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, it is considered that there is no flexibility and scope to create a design that fits with</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document.</p>
96.	<b>GRZ – General Residential Zone</b>	GRZ-O1	Support in part	Kāinga Ora generally supports the proposed amendments to the objective but seek amendments to make explicit reference to the anticipated change to the planned urban built form, appearance and amenity within the zone, consistent with Policy 6 of the NPS-UD.	<p><i>Amendments sought</i></p> <p>The promotion of a high quality residential environment which acknowledges the physical character of the residential areas and provides a choice of living styles, and types while recognising that <del>character and amenity values develop and change over time</del> <u>the urban built form, appearance, and amenity of residential environments within the zone will change over time, in accordance with the planned urban built form of the zone.</u></p>
97.	<b>GRZ – General Residential Zone</b>	GRZ-O2 Well-functioning Urban Environments	Support	Kāinga Ora supports this objective, noting it is mandated by the RMA.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
98.	<b>GRZ – General Residential Zone</b>	GRZ-O3 Housing Variety	Support	Kāinga Ora supports this objective, noting it is mandated by the RMA.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
99.	<b>GRZ – General Residential Zone</b>	GRZ-O4	Support in part	Kāinga Ora generally supports the intent of this objective, but considers the requirement for there to be ‘no increase’ is unnecessarily strict and could be difficult to achieve. Kāinga Ora considers that there should be no net increase in peak demand.	<i>Amendments sought</i>  <u>There is no net increase in the peak demand on stormwater management systems and increase in flooding from new buildings and development.</u>
100.	<b>GRZ – General Residential Zone</b>	GRZ-P1A	Support	Kāinga Ora supports this provision, noting it is mandated by the RMA.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
101.	<b>GRZ – General Residential Zone</b>	GRZ-P1B	Support	Kāinga Ora supports this provision, noting it is mandated by the RMA.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
102.	<b>GRZ – General Residential Zone</b>	GRZ-P1C	Support	Kāinga Ora supports this provision, noting it is mandated by the RMA.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
103.	<b>GRZ – General Residential Zone</b>	GRZ-P1D	Support	Kāinga Ora supports this provision, noting it is mandated by the RMA.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
104.	<b>GRZ – General Residential Zone</b>	GRZ-P1E	Support	Kāinga Ora supports this provision, noting it is mandated by the RMA.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
105.	<b>GRZ – General Residential Zone</b>	GRZ-P1	Support in part	Kāinga Ora generally supports the proposed amendments to the provision but seek amendments to make explicit reference be made to the anticipated change to the planned urban built form, appearance and amenity within the zone, consistent with Policy 6 of the NPS-UD.	<i>Amendments sought</i>  To provide for a range of building densities within the residential areas that are compatible in form and scale with the neighbourhood’s planned <u>urban</u> built form, <u>appearance and amenity</u> and <del>character</del> which takes into account the capacity of the infrastructure.
106.	<b>GRZ – General Residential Zone</b>	GRZ-P2	Support in part	Kāinga Ora generally supports the proposed amendments to the provision but seek amendments to make explicit reference be made to the anticipated change to the planned urban built form, appearance and amenity within the zone, consistent with Policy 6 of the NPS-UD.	<i>Amendments sought</i>  To ensure that the scale, appearance and siting of buildings, structures and activities are compatible in form and scale with the neighbourhood’s planned <u>urban</u> built form, <u>appearance and amenity</u> and <del>character</del> .
107.	<b>GRZ – General Residential Zone</b>	GRZ-P4	Support	Kāinga Ora generally supports the proposed amendments to the provision.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
108.	<b>GRZ – General Residential Zone</b>	GRZ-P5	Support in part	Kāinga Ora generally supports the proposed amendments to the provision, but considers the use of the words “pleasant” is overly subjective and unnecessary.	<i>Amendments sought</i>  To encourage sites fronting streets to present a <del>pleasant and</del> coherent residential appearance.
109.	<b>GRZ – General Residential Zone</b>	GRZ-P9	Support in part	Kāinga Ora generally supports the proposed amendments to the provision but seek amendments to make explicit reference be made to the anticipated change to the planned urban built form within the zone, consistent with Policy 6 of the NPS-UD.	<i>Amendments sought</i>  To promote residential development <u>in accordance with the planned urban built form, appearance and amenity within the zone</u> and ensure that it has adequate access to infrastructural requirements, while recognising that amenity values develop and change over time.
110.	<b>GRZ – General Residential Zone</b>	GRZ-R2	Support	Kāinga Ora supports this rule and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
111.	<b>GRZ – General Residential Zone</b>	GRZ-R3	Support	Kāinga Ora supports the proposed amendment to this rule.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
112.	<b>GRZ – General Residential Zone</b>	GRZ-R5A	Support	Kāinga Ora supports the proposed amendment to this rule.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
113.	<b>GRZ – General Residential Zone</b>	GRZ-S3 Building coverage	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
114.	<b>GRZ – General Residential Zone</b>	GRZ-S4 Setbacks	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
115.	<b>GRZ – General Residential Zone</b>	GRZ-S5 Outdoor living space (per residential unit)	Oppose	<p>Kāinga Ora supports the intent of this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.</p> <p>Kāinga Ora seeks amendments to provide for greater development by specifying a lower level of outdoor living space being required in</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Delete the existing wording for GRZ-S5.</li> <li>2. Replace with the following wording: <ol style="list-style-type: none"> <li>a. <u>Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</u></li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought									
				<p>identified cases to provide for greater design flexibility.</p>	<p>b. <u>Where private outdoor living space is provided it must be:</u></p> <ul style="list-style-type: none"> <li>i. <u>For the exclusive use of residents;</u></li> <li>ii. <u>Directly accessible from a habitable room;</u></li> <li>iii. <u>A single contiguous space; and</u></li> <li>iv. <u>Of the minimum area and dimension specified in the table below;</u></li> </ul> <p>c. <u>Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</u></p> <ul style="list-style-type: none"> <li>i. <u>Accessible from the residential units it serves;</u></li> <li>ii. <u>Of the minimum area and dimension specified in the table below; and</u></li> <li>iii. <u>Free of buildings, parking spaces, and servicing and manoeuvring areas.</u></li> </ul> <table border="1" data-bbox="1599 1161 2087 1350"> <thead> <tr> <th><u>Living Space Type</u></th> <th><u>Minimum area</u></th> <th><u>Minimum dimension</u></th> </tr> </thead> <tbody> <tr> <td>a. <u>Private</u></td> <td></td> <td></td> </tr> <tr> <td>i. <u>Studio unit &amp; 1</u></td> <td><u>5m<sup>2</sup></u></td> <td><u>1.8m</u></td> </tr> </tbody> </table>	<u>Living Space Type</u>	<u>Minimum area</u>	<u>Minimum dimension</u>	a. <u>Private</u>			i. <u>Studio unit &amp; 1</u>	<u>5m<sup>2</sup></u>	<u>1.8m</u>
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<a href="#">i.For every 5 units</a>	<a href="#">10m<sup>2</sup></a>	<a href="#">8m</a>															
116.	<b>GRZ – General Residential Zone</b>	GRZ-S7 Building height	Support in part	Kāinga Ora seeks amendments to this standard to provide for greater density of development within walkable catchments of a Local Centre Zone. Kāinga Ora considers it appropriate to apply an additional height control within a 400m walkable catchment of a Local Centre Zones, as shown in the maps included in Appendix 4 of this submission.	<p><i>Amendments sought</i></p> <p>Buildings must not exceed:</p> <ol style="list-style-type: none"> <li><a href="#">1.</a> 11 metres in height</li> <li><a href="#">2.</a> <a href="#">18m where located in proximity to an identified Local Centre Zone, as identified on the Planning Maps as a Height Variation Control.</a></li> </ol> <p><del>E</del> Except that 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p> <p>...</p>												



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
117.	<b>GRZ – General Residential Zone</b>	GRZ-S8 Height in relation to boundary	Support in part	<p>Kāinga Ora generally supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.</p> <p>Kāinga Ora seeks amendments to provide for greater development by specifying a more generous height in relation to boundary control for buildings within a walkable catchment of Local Centre Zones or Town Centre Zones.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</li> <li>2. <u>For sites identified as being subject to an increase in height control around the Local Centre Zones, a 60° recession plane measured from a point 6m vertically above ground level for the first 22m of the side boundary as measured from the road frontage, and 60° recession plane measured from a point 4m vertically above ground level where located further than 22m from the road and along all other boundaries.</u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><b>3.</b> This standard does not apply to—</p> <ul style="list-style-type: none"> <li>(a) a boundary with a road:</li> <li>(b) existing or proposed internal boundaries within a site:</li> <li>(c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</li> </ul>
118.	<b>GRZ – General Residential Zone</b>	GRZ-S13 Number of residential units per site	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
119.	<b>GRZ – General Residential Zone</b>	GRZ-S14 Outlook space (per residential unit)	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
120.	<b>GRZ – General Residential Zone</b>	GRZ-S15 Windows to street	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
121.	<b>GRZ – General Residential Zone</b>	GRZ-S16 Landscaped area	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>
122.	<b>GRZ – General Residential Zone</b>	GRZ-R11	Support in part	<p>Kāinga Ora generally supports the amendments to the rule, but:</p> <ol style="list-style-type: none"> <li>1. Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the Design Guides sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. If there is content of a Design Guide that Council wants in the Plan, Kāinga</li> </ol>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guides are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> <li>2. Delete all references to the Design Guides from this rule, including from the matters of discretion.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:             <ol style="list-style-type: none"> <li>i. Provides an effective public private interface;</li> <li>ii. Provides a well-functioning site;</li> <li>iii. Provides high quality buildings;</li> <li>iv. Responds to the natural environment.</li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>2. Kāinga Ora seeks the introduction of a non-notification clause for this rule, noting that many of the permitted activity standards that may not be complied with generate effects that are internal to the development, and do not warrant public notification, and in some cases, do not warrant limited notification.</p> <p>3. Kāinga Ora seek the addition of clarification that the rule does not apply to non-compliance with GRZ-S13 Number of residential units.</p>	<p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p> <p>6. Include a non-notification clause under this rule:  ...  <u>Restriction on notification:</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>i. <u>An application for resource consent under this rule which does not comply with GRZ-S4 and GRZ-S8 is precluded from being publicly notified.</u></p> <p>ii. <u>An application for resource consent under this rule which does not comply with GRZ-S5, GRZ-S9, GRZ-S14, GRZ-S15 or GRZ-S16 is precluded from being either publicly or limited notified.</u></p> <p>7. Amend the wording of the exclusion under this rule:</p> <p>...</p> <p>This rule does not apply to <u>non-compliance with GRZ-S13 Number of residential units.</u></p>
123.	<b>GRZ – General Residential Zone</b>	GRZ-R12 - addition	Support in part	Kāinga Ora generally supports the proposed rule and acknowledges the provision for activities under this rule to be processed without public notification. Kāinga Ora seek	<p><i>Amendments sought</i></p> <p>1. Amend the matters of discretion:</p> <p>...</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>amendments to the rule to provide greater clarity.</p> <ol style="list-style-type: none"> <li>1. Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the Design Guides sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. If there is content of a Design Guide that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion. Where particular</li> </ol>	<p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1) <u>The matters contained in the Medium and High Density Design Guide in Appendix 1. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood.</u></li> <li>2) <u>Site layout and design. The development contributes to a safe and attractive public realm and streetscape.</u></li> <li>3) Consideration of the <u>extent and effects of the standard not met.</u></li> <li>4) <u>Cumulative effects. The extent and effects of the development to deliver quality on-site amenity and privacy that is appropriate for its scale; and</u></li> <li>5) <u>The matters contained in the Code of Practice for Civil Engineering Works. The extent and effects on the three waters infrastructure, including that the infrastructure has the capacity to service the development.</u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>2. Kāinga Ora seeks the introduction of a clause to provide for preclusion from limited notification, noting that many of the permitted activity standards that may not be complied with generate effects that are internal to the development, and do not warrant public or limited notification.</p> <p>3. Kāinga Ora seeks general amendments to the matters of discretion under this rule to provide greater clarity to the matters that may be considered.</p>	<p>6) The imposition of financial contributions.</p> <p>2. Amend the non-notification clause under this rule:</p> <p>Restriction on notification:</p> <p><u>i. Public notification of an application is precluded under this rule.</u></p> <p><u>ii. An application for resource consent under this rule which does not comply with GRZ-S5, GRZ-S9, GRZ-S14, GRZ-S15 or GRZ-S16 is precluded from being either publicly or limited notified.</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
124.	<b>GRZ – General Residential Zone</b>	GRZ-R12A	Support in part	<p>Kāinga Ora generally supports the proposed rule and acknowledges the provision for activities under this rule to be processed without public or limited notification. Kāinga Ora seek amendments to the rule to provide greater clarity.</p> <p>1. Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the Design Guides sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. If there is content of a Design</p>	<p><i>Amendments sought</i></p> <p>1. Amend the matters of discretion:</p> <p>...</p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <p>1) <u>The matters contained in the Medium and High Density Design Guide in Appendix 1. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood.</u></p> <p>2) <u>Site layout. The extent and effects of the development to deliver quality on-site amenity and privacy that is appropriate for its scale.</u></p> <p>3) <u>The matters contained in the Code of Practice for Civil Engineering Works. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u></p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Guide that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>2. Kāinga Ora seeks general amendments to the matters of discretion under this rule to provide greater clarity to the matters that may be considered.</p>	<p>4) <u>Transport effects. The development contributes to a safe and attractive public realm and streetscape.</u></p> <p>5) <u>Cumulative effects. The extent and effects of the development to deliver quality on-site amenity and privacy that is appropriate for its scale.</u></p>
125.	<b>GRZ – General Residential Zone</b>	GRZ-R12B	Support in part	Kāinga Ora generally supports the proposed rule and acknowledges the provision for activities under this rule to be processed without public notification. Kāinga Ora seek	<p>1. Amend the matters of discretion:          ...          Council will restrict its discretion to, and may impose conditions on:</p> <p>1) <u>The matters contained in the Medium and High Density Design Guide in Appendix 1. The scale, form, and</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>amendments to the rule to provide greater clarity.</p> <p>1. Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the Design Guides sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. If there is content of a Design Guide that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion. Where particular</p>	<p><u>appearance of the development is compatible with the planned urban built form of the neighbourhood.</u></p> <p>2) <u><del>Site layout and design.</del> The extent and effects of the development to deliver quality on-site amenity and privacy that is appropriate for its scale.</u></p> <p>3) <u><del>The matters contained in the Code of Practice for Civil Engineering Works.</del> The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u></p> <p>4) Consideration of the <u>extent and effects of the standard/s</u> not met.</p> <p>5) <u><del>Transport effects.</del> The development contributes to a safe and attractive public realm and streetscape.</u></p> <p>6) <u><del>Methods to avoid, remedy, or mitigate adverse effects.</del></u></p> <p>7) <u><del>Cumulative effects.</del> The extent and effects of the development to deliver quality on-site amenity and privacy that is appropriate for its scale.</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>2. Kāinga Ora seeks the introduction of a clause to provide for preclusion from limited notification, noting that many of the permitted activity standards that may not be complied with generate effects that are internal to the development, and do not warrant public or limited notification.</p> <p>3. Kāinga Ora seeks general amendments to the matters of discretion under this rule to provide greater clarity to the matters that may be considered.</p>	<p>2. Amend the non-notification clause under this rule:</p> <p>Restriction on notification:</p> <p><u>i.</u> Public notification of an application is precluded under this rule.</p> <p><u>ii.</u> <u>An application for resource consent under this rule which does not comply with GRZ-S5, GRZ-S9, GRZ-S14, GRZ-S15 or GRZ-S16 is precluded from being either publicly or limited notified.</u></p>
126.	<b>GRZ – General Residential Zone</b>	GRZ-R22 Non-residential activities	Support	Kāinga Ora generally supports the proposed amendment to the exclusion under this rule.	<i>Retain as notified, with the exception that the specific provision reference is changed from GRZ to MRZ.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
127.	<b>GRZ – General Residential Zone</b>	GRZ-MC1	Support in part	Kāinga Ora generally supports the proposed amendment to the matters for consideration, but requests an amendment to the proposed wording to be consistent with the terminology introduced elsewhere in the IPI.	<i>Amendments sought</i>  1. Amend the matters for consideration: ... 6) The extent to which increased building coverage is compatible in form and scale with the neighbourhood’s planned <u>urban</u> built <u>character form</u> .
128.	<b>GRZ – General Residential Zone</b>	GRZ-MC2	Support in part	Kāinga Ora generally supports the proposed amendment to the matters for consideration, but requests an amendment to the proposed wording to be consistent with the terminology introduced elsewhere in the IPI.	<i>Amendments sought</i>  1. Amend the matters for consideration: ... 2) Whether the building location, design, appearance and scale is compatible in form and scale with the neighbourhood’s planned <u>urban</u> built <u>character form and appearance</u> .
<b>Part 3 – Area Specific Matters / Residential Zones / General Density Residential Zone – Precinct 1 – Indigenous Biodiversity Precinct</b>					
129.	<b>GRZ – General Residential Zone – Precinct 1</b>	Entire chapter	Oppose	Kāinga Ora recognise that the Council are undertaking a ‘rolling review’ of the District Plan and have introduced the Indigenous Biodiversity Precinct as a placeholder	1. Delete the GRZ – Precinct 1 chapter and replace with an Indigenous Biodiversity Overlay, with a rule framework contained within the ECO chapter.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>until a more comprehensive plan change occurs but seek that the Indigenous Biodiversity Precinct is renamed and provided for as an overlay, as this is considered to be the appropriate method under the National Planning Standards, particularly as it is relevant across many different parts of the urban environment. It is considered inappropriate for the rules relating to indigenous biodiversity to be contained within the GRZ, as it is noted that indigenous biodiversity is of relevance city wide.</p> <p>Kāinga Ora considers that the objectives, policies and rules pertaining to the overlay should be contained in the Ecosystems and Indigenous Biodiversity chapter.</p>	<p>2. Accept the changes sought in <b>Appendix 3</b>.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Part 3 – Area Specific Matters / Residential Zones / High Density Residential Zone</b>					
	<b>HRZ – High Density Residential Zone</b>	Entire chapter	Oppose	<p>Kāinga Ora opposes the requirement of the rules within the chapter to comply with the permitted activity rules, standards, matters and information requirements that apply to the General Residential Zone, unless specifically provided for in a rule table in this chapter. The relevant rules, standards, matters of discretion and information requirements should be included in the HRZ chapter to provide certainty and reduce the confusion currently presented by the current rule. These standards should be written specifically for the HRZ, and should not be a copy of the GRZ standards inserted into this chapter. Proposed HRZ rules and standards are included in Appendix 2 of this submission.</p> <p>Kāinga Ora seeks the introduction of a rule that permits residential</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Rewrite the chapter to remove the need for compliance with the permitted activity rules and standards that apply to the GRZ.</li> <li>2. Insert the HRZ rules and standards into this chapter, as detailed in <b>Appendix 2</b> of this submission.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				activities within the HRZ. Proposed wording of the rule is included in Appendix 2 of this submission.	
	<b>HRZ – High Density Residential Zone</b>	Background	Support	Kāinga Ora generally supports the proposed wording of this section, but seek the removal of reference to the HRZ applying within a walkable catchment of the Local Centre Zone. As detailed elsewhere in this submission, Kāinga Ora considers it appropriate for the MRZ to apply adjacent to the LCZ, with an increased height control within a 400m walkable catchment of the LCZ.	<i>Amendments sought</i>  1. Remove item (viii) from the list, as the High Density Residential Zone should not apply within a walkable catchment of a Local Centre Zone
	<b>HRZ – High Density Residential Zone</b>	HRZ-O1 Well-functioning Urban Environments	Support	Kāinga Ora supports this objective, noting it is mandated by the RMA.	<i>Retain as notified</i>
	<b>HRZ – High Density Residential Zone</b>	HRZ-O2 Housing Variety	Support	Kāinga Ora supports this objective, noting it is mandated by the RMA.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	HRZ – High Density Residential Zone	HRZ-O3 Hydraulic neutrality	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>
	HRZ – High Density Residential Zone	HRZ-O4 High Density Residential Zone	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>
	HRZ – High Density Residential Zone	HRZ-P1	Support	Kāinga Ora supports this provision, noting it is mandated by the RMA.	<i>Retain as notified</i>
	HRZ – High Density Residential Zone	HRZ-P2	Support	Kāinga Ora supports this provision, noting it is mandated by the RMA.	<i>Retain as notified</i>
	HRZ – High Density Residential Zone	HRZ-P3	Support	Kāinga Ora supports this provision, noting it is mandated by the RMA.	<i>Retain as notified</i>
	HRZ – High Density Residential Zone	HRZ-P4	Support	Kāinga Ora supports this provision, noting it is mandated by the RMA.	<i>Retain as notified</i>
	HRZ – High Density Residential Zone	HRZ-P5	Support in part	Kāinga Ora generally supports the proposed amendments to the provision but seek amendments to make explicit reference be made to the anticipated change to the	<i>Amendments sought</i>  <u>To provide for a range of building densities within the residential areas that are compatible in form and scale with the</u>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				planned urban built form, appearance and amenity within the zone, consistent with Policy 6 of the NPS-UD.	<u>neighbourhood's planned urban built character form, appearance and amenity.</u>
	<b>HRZ – High Density Residential Zone</b>	HRZ-P6	Oppose	Kāinga Ora is opposed to design guides being incorporated as statutory elements of the District Plan. Kāinga Ora seeks changes so that the wording articulates the outcomes being sought.	<i>Amendments sought</i>  1. Remove reference to the Medium and High Density Design Guides and replace with wording to articulate the standard of urban design that is being sought.
	<b>HRZ – High Density Residential Zone</b>	HRZ-P7	Support in part	Kāinga Ora supports the policy but seeks provision for increase building heights where they are located within a walkable catchment of the CCZ, TCZ and rapid transit stops. It is noted the height proposed in this policy is inconsistent with the building height proposed in HRZ-S2, which provides a maximum permitted building height of 20m. Kāinga Ora considers it necessary to enable additional building height, and therefore residential intensification, within a walkable	<i>Amendments sought</i>  1. Amend the policy to enable the following building heights within the specified walkable catchments: <ul style="list-style-type: none"> <li>a. CCZ and rapid transit stops               <ul style="list-style-type: none"> <li>i. 0m to 400m: 43m</li> <li>ii. 400m to 800m: 36m</li> <li>iii. 800 to 1200m: 22m</li> </ul> </li> <li>b. TCZ               <ul style="list-style-type: none"> <li>i. 0m to 800m: 22m</li> </ul> </li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				catchment of the CCZ and TCZ, as detailed on the maps provided as part of this submission in Appendix 3.	
	<b>HRZ – High Density Residential Zone</b>	All rules	Oppose	Kāinga Ora opposes the structure of the rule framework where it is necessary to rely on both the GRZ and HRZ chapters to determine the activity status for an activity in the HRZ. As these are separate zones, the rule framework should provide for the HRZ as its own separate rule framework.	<i>Amendments sought</i> <ol style="list-style-type: none"> <li>1. Rewrite the rules to remove the need for reference to the GRZ chapter. The HRZ should contain all rules, standards, matters of discretion and information requirements necessary to determine the activity status of an activity occurring in the HRZ.</li> </ol>
	<b>HRZ – High Density Residential Zone</b>	HRZ-R2 Buildings	Support in part	Kāinga Ora generally supports the rule but seeks the Kāinga Ora seeks the introduction of a non-notification clause for this rule, noting that some of the permitted activity standards that may not be complied with generate effects that are internal to the development, and do not warrant public notification,	<i>Amendments sought</i> <ol style="list-style-type: none"> <li>1. Include a non-notification clause for HRZ-R2-2 (Restricted Discretionary Activity):           <ul style="list-style-type: none"> <li>...</li> <li><u>Restriction on notification:</u></li> <li>iii. <u>An application for resource consent under this rule which does not comply with HRZ-S3 is precluded from being publicly notified.</u></li> </ul> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				and in some cases, do not warrant limited notification.	iv. <a href="#"><u>An application for resource consent under this rule which does not comply with HRZ-S5 is precluded from being either publicly or limited notified.</u></a>
	<b>HRZ – High Density Residential Zone</b>	HRZ-R3	Oppose	Kāinga Ora opposes the requirement of the rule to comply with the controlled activity rules, standards, matters and information requirements that apply to the General Residential Zone, unless specifically provided for in the rule table. The relevant rules, standards, matters of discretion and information requirements should be included in the HRZ chapter to provide certainty and reduce the confusion currently presented by the current rule.	<i>Amendments sought</i>  1. Rewrite the rule to remove the need for compliance with the controlled activity rules, standards, matters and information requirements that apply to the GRZ.
	<b>HRZ – High Density Residential Zone</b>	HRZ-R5	Oppose	Kāinga Ora opposes the requirement of the rule to comply with the discretionary activity rules that apply to the General Residential Zone,	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>unless specifically provided for in the rule table. The relevant rules, standards, matters of discretion and information requirements should be included in the HRZ chapter to provide certainty and reduce the confusion currently presented by the current rule.</p>	<p>1. Rewrite the rule to remove the need for compliance with the discretionary activity rules that apply to the GRZ.</p>
	<p><b>HRZ – High Density Residential Zone</b></p>	<p>HRZ-R6</p>	<p>Oppose</p>	<p>Kāinga Ora opposes the requirement of the rule to comply with the non-complying activity rules that apply to the General Residential Zone, unless specifically provided for in the rule table. The relevant rules, standards, matters of discretion and information requirements should be included in the HRZ chapter to provide certainty and reduce the confusion currently presented by the current rule.</p>	<p><i>Amendments sought</i></p> <p>1. Rewrite the rule to remove the need for compliance with the non-complying activity rules that apply to the GRZ.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<b>HRZ – High Density Residential Zone</b>	HRZ-R7	Oppose	Kāinga Ora opposes the requirement of the rule to comply with the prohibited activity rules that apply to the General Residential Zone, unless specifically provided for in the rule table. The relevant rules, standards, matters of discretion and information requirements should be included in the HRZ chapter to provide certainty and reduce the confusion currently presented by the current rule.	<i>Amendments sought</i> <ol style="list-style-type: none"> <li>1. Rewrite the rule to remove the need for compliance with the non-complying activity rules that apply to the GRZ.</li> </ol>
	<b>HRZ – High Density Residential Zone</b>	New rule	Support	Kāinga Ora seeks the introduction of a new rule applying to commercial activities to enable commercial activities on ground floor to be specifically enabled via a Restricted Discretionary Activity consent pathway. Small scale commercial activities, such as cafes, convenience stores, and hairdressers, provide amenity to residents in a walkable urban setting and increase the	<i>New rule:</i>  <u>Commercial Activity</u> <u>1. Activity status: Restricted Discretionary</u>  <u>Where:</u> <ol style="list-style-type: none"> <li>a. <u>The commercial activity is limited to the ground floor tenancy of an apartment building;</u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				vibrancy of an area. Operating thresholds have been incorporated to ensure such activities do not detract from the underlying residential environment.	<p>b. <u>The gross floor area of the commercial activity/activities does not exceed 200m<sup>2</sup>; and</u></p> <p>c. <u>The hours of operation are between:</u></p> <ul style="list-style-type: none"> <li>i. <u>7.00am and 9.00pm Monday to Friday; and</u></li> <li>ii. <u>8.00am and 7.00pm Saturday, Sunday, and public holidays.</u></li> </ul> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> <li>1. <u>The design, appearance and siting of the activity;</u></li> <li>2. <u>Noise and illumination;</u></li> <li>3. <u>Signage.</u></li> </ul> <p><u>2. Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p><u>a. Compliance is not achieved with the matters specified in HRZ-RX(1)(a), (b) and/or (c) of this rule.</u></p>
	<b>HRZ – High Density Residential Zone</b>	HRZ-S2 Building height	Oppose	Kāinga Ora opposes the standard for the following reasons:	<i>Amendments sought:</i> <ul style="list-style-type: none"> <li>1. Provide for building heights of: <ul style="list-style-type: none"> <li>a. 22m; or</li> </ul> </li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<ol style="list-style-type: none"> <li>1. Kāinga Ora seeks a higher permitted building height in the HRZ to provide opportunity for greater density of housing, as is provided for in the objectives and policies of the HRZ. It is noted that policy HRZ-P7 seeks to enable residential building heights of up to 26m, but this is not provided for in the HRZ rules or standards.</li> <li>2. Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the Design Guides sitting outside the Plan as</li> </ol>	<ol style="list-style-type: none"> <li>b. 43m within 0m to 400m of the City Centre Zone or rapid transit stops.</li> <li>c. 36m within 400m to 800m of the edge of the City Centre Zone or rapid transit stops.</li> <li>d. 29m within 0m to 800m of the edge of the Town Centre Zone</li> <li>2. Kāinga Ora seeks the Design Guides are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> <li>3. Delete all references to the Design Guides from this rule, including from the matters of discretion.</li> <li>4. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion.</li> <li>5. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. If there is content of a Design Guide that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>3. Kāinga Ora seeks general amendments to the matters of discretion under this standard to provide greater clarity to the matters that may be considered.</p>	<p>District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p> <p>6. Amend the matters of discretion:        ...  <u>Matters of discretion are restricted to:</u>  <del>1) Height and sunlight access.</del>  <del>2) Effects on public spaces</del>  <del>3) Setbacks and coverage</del>  <del>4) Landscaping and screening.</del></p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><del>5) Privacy effects.</del></p> <p><del>6) The matters contained in the Medium and High Density Design Guide in Appendix 1</del></p> <p><del>7) Whether the building location, design, appearance, and scale is compatible in form and scale with the neighbourhood's planned built character.</del></p> <p>a. <del>Whether topographical or other site constraints make compliance with the standard impractical.</del></p> <p>b. <del>Streetscape and visual amenity effects;</del></p> <p>c. <del>Dominance, privacy and shading effects on adjoining sites.</del></p>
	<b>HRZ – High Density Residential Zone</b>	HRZ-S3 Height in relation to boundary	Oppose	<p>Kāinga Ora opposes the standard for the following reasons:</p> <p>1. Kāinga Ora seeks a more enabling height in relation to boundary control in the HRZ to provide opportunity for greater</p>	<p><i>Amendments sought:</i></p> <p>1. Amend standard as follows:</p> <p><u>All buildings and structures must not project beyond a:</u></p> <p>a) <u>60° recession plane measured from a point 19m vertically above ground</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>density of housing, as is provided for in the objectives and policies of the HRZ. Kāinga Ora also seeks amendments to the situations in which it is appropriate to further restrict the HIRB at the boundary to also include interface effects at the MRZ. Kāinga Ora seeks the amended wording and standard be utilised, which is similar to that used in the Wellington City PDP. Kāinga Ora is seeking regional consistency in situations such as this.</p> <p>2. Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design</p>	<p><u>level along the first 22m of the side boundary as measured from the road frontage;</u></p> <p>b) <u>60° recession plane measured from a point 8m vertically above ground level along all other boundaries;</u></p> <p>c) <u>Except no part of any building or structure may project beyond a:</u></p> <p>i. <u>60° recession plane measured from a point 4m vertically above ground level along any boundary that adjoins a site in the Medium Density Residential Zone.</u></p> <p>2. Kāinga Ora seeks the Design Guides are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</p> <p>3. Delete all references to the Design Guides from this rule, including from the matters of discretion.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the Design Guides sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. If there is content of a Design Guide that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>3. Kāinga Ora seeks general amendments to the matters of discretion under this standard to provide greater clarity to the</p>	<p>4. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</p> <p>5. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>matters that may be considered.</p>	<p>6. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p> <p>7. Amend the matters of discretion:            ...  <u>Matters of discretion are restricted to:</u></p> <p><del>1) Height and sunlight access.</del>  <del>2) Setbacks and coverage</del>  <del>3) Landscaping and screening.</del>  <del>4) Privacy effects.</del>  <del>5) The matters contained in the Medium and High Density Design Guide in Appendix 1</del>  <del>6) Whether the building location, design, appearance, and scale is compatible in form and scale with the neighbourhood's planned built character.</del></p> <p>1. <u>Dominance, privacy and shading effects on adjoining sites.</u></p>
	<b>HRZ – High Density Residential Zone</b>	HRZ-S4 Building coverage	Support in part	Kāinga Ora supports the proposed building coverage standard but:	<p><i>Amendments sought:</i></p> <p>1. Kāinga Ora seeks the Design Guides are removed from within the District Plan</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>1. Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the Design Guides sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. If there is content of a Design Guide that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion. Where particular design outcomes are to be</p>	<p>and are treated as non-statutory tool, outside of the District Plan.</p> <p>2. Delete all references to the Design Guides from this rule, including from the matters of discretion.</p> <p>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</p> <p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>achieved, these should be specified in matters of discretion or assessment.</p> <p>2. Kāinga Ora seeks general amendments to the matters of discretion under this standard to provide greater clarity to the matters that may be considered.</p>	<p>Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p> <p>6. Amend the matters of discretion:          ...  <u>Matters of discretion are restricted to:</u>  <del>1) Height and sunlight access.</del>  <del>2) Setbacks and coverage</del>  <del>3) Landscaping and screening.</del>  <del>4) Privacy effects.</del>  <del>5) The matters contained in the Medium and High Density Design Guide in Appendix 1</del>  <del>6) Whether the building location, design, appearance, and scale is compatible in form and scale with the neighbourhood's planned built character.</del></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<ul style="list-style-type: none"> <li>a. <u>Streetscape and visual amenity effects; and</u></li> <li>b. <u>Dominance effects on adjoining properties.</u></li> <li>c. <u>Whether topographical or other site constraints make compliance with the standard impractical.</u></li> </ul>
	<b>HRZ – High Density Residential Zone</b>	HRZ-S5 Number of Residential units per site	Oppose	<p>Kāinga Ora opposes the standard for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the Design Guides sitting outside the Plan as guidance regarding best practice design outcomes. The</li> </ol>	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> <li>1. Provide for building heights of 22m, or the following building heights within the specified walkable catchment of the CCZ or TCZ:             <ol style="list-style-type: none"> <li>a. CCZ                 <ol style="list-style-type: none"> <li>i. 0m to 400m: 43m</li> <li>ii. 400m to 800m: 36m</li> </ol> </li> <li>b. TCZ                 <ol style="list-style-type: none"> <li>i. 0m to 800m: 29m</li> </ol> </li> </ol> </li> <li>2. Kāinga Ora seeks the Design Guides are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Design Guidelines should be treated as a non-statutory tool. If there is content of a Design Guide that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>2. Kāinga Ora seeks amendments to the matters of discretion under this standard to provide greater clarity to the matters that may be considered.</p>	<p>3. Delete all references to the Design Guides from this rule, including from the matters of discretion.</p> <p>4. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</p> <p>5. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with</p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>specific site characteristics and desired built form development.</p> <p>6. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p> <p>7. Amend the matters of discretion:          ...  <u>Matters of discretion are restricted to:</u>  <del>1) Height and sunlight access.</del>  <del>2) Effects on public spaces</del>  <del>3) Setbacks and coverage</del>  <del>4) Landscaping and screening.</del>  <del>5) Privacy effects.</del>  <del>6) The matters contained in the Medium and High Density Design Guide in Appendix 1</del>  <del>7) Whether the building location, design, appearance, and scale is compatible in form and scale with the neighbourhood's planned built character.</del></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<ol style="list-style-type: none"> <li>1. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u></li> <li>2. <u>The development contributes to a safe and attractive public realm and streetscape;</u></li> <li>3. <u>The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u></li> <li>4. <u>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale; and</u></li> <li>5. <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<b>HRZ – High Density Residential Zone</b>	HRZ-R8	Support in part	<p>Kāinga Ora generally supports the rule and its provision for assessing over-height buildings as a Restricted Discretionary Activity, but:</p> <ol style="list-style-type: none"> <li>1. It is unclear how this rule relates to rule HRZ-R2, as both manage buildings exceeding the permitted maximum building height. HRZ-R2 assesses buildings exceeding permitted activity standard HRZ-S2 (building height), while HRZ-R8 assesses buildings exceeding 20m. Both rules appear to seek to assess the same non-compliance.</li> <li>2. Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would</li> </ol>	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> <li>1. Amend the wording of HRZ-R2 or HRZ-R8 so that there is only one Restricted Discretionary Activity rule assessing buildings exceeding the maximum permitted building height. Amend the maximum building height to be 22m.</li> <li>2. Kāinga Ora seeks the Design Guides are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> <li>3. Delete all references to the Design Guides from this rule, including from the matters of discretion.</li> <li>4. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</li> <li>5. If the Council does not provide the relief sought, in deleting the design guidelines</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the Design Guides sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. If there is content of a Design Guide that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<p>and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>6. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Part 3 – Area Specific Matters – Commercial and Mixed Use Zones - Neighbourhood Centre Zone</b>					
130.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ in walkable catchment of higher-order Centre	Support in part	Kāinga Ora generally supports the use of and spatial extent of the NCZ, subject to consequential amendments as detailed in the maps that form part of Appendix 4 of this submission.	<i>Retain as notified</i>
131.	<b>NCZ - Neighbourhood Centre Zone</b>	Introduction	Support in part	Kāinga Ora generally supports the introduction statement to the NCZ, but considers it to be too detailed and unnecessarily repeats the objectives and policies of the NCZ.	<i>Amendments sought</i>  ... Neighbourhood Centres are of a scale that aligns well with the medium density of the surrounding residential neighbourhoods. <del>Most Neighbourhood Centres comprise of two to three small scale shops but can be as small as a single dairy.</del> Buildings in the Neighbourhood Centre Zone usually are of a similar scale to the surrounding residential neighbourhood. <del>Typically buildings are built up to the road frontage, with commercial windows along the frontage and carparking available on the street.</del> Residential units are located either

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					above the ground floor or towards the rear of the site. ...
	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-O1 - Purpose of the Neighbourhood Centre Zone	Support	Kāinga Ora generally supports the stated purpose of the zone.	<i>Retain as notified</i>
133.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-O2 - Character and Amenity Values of the Neighbourhood Centre Zone	Support in part	Kāinga Ora generally supports this objective, but requests an amendment to the wording for consistency with other zones and policy 6 of the NPS-UD.	<i>Amendment sought</i>  Built development in the Neighbourhood Centre Zone is of medium density and reflects the <del>anticipated built character</del> <u>planned urban built form</u> of the surrounding residential neighbourhood. It is well-designed and contributes positively to the <u>surrounding</u> residential environment.
134.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-O3 - Managing Effects at the Zone Interface	Support	Kāinga Ora generally supports this objective.	<i>Retain as notified</i>
135.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-P1 - Appropriate activities	Support in part	Kāinga Ora generally supports this policy, but seeks amendments to ensure activities are appropriate for the planned urban built form of the NCZ.	Enable appropriate activities that: <ol style="list-style-type: none"> <li>1. Are compatible with the anticipated purpose and <del>character</del> the <u>planned urban built form</u> of the Neighbourhood Centre Zone;</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<ol style="list-style-type: none"> <li>2. Provide for the day-to-day needs of the immediate residential neighbourhood; and</li> <li>3. Minimise adverse effects on adjoining residential, recreational and open space sites.</li> </ol>
136.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-P2 - Residential activity	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
137.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-P3 - Other activities	Support in part	Kāinga Ora generally supports this policy.	<p>Only allow for other activities, including larger scale commercial and retail activities where:</p> <ol style="list-style-type: none"> <li>1. Any adverse effects can be managed;</li> <li>2. The scale and intensity of the activity is consistent with the <del>anticipated character</del> <u>planned urban built form</u> and function of the Neighbourhood Centre Zone;</li> </ol>
138.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-P4 - Inappropriate activities	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
139.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-P5 - Built development	Support in part	Kāinga Ora generally supports this policy, but requests an amendment to the wording for consistency with	<p><i>Amendment sought</i></p> <p>Provide for medium-density development that</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				other zones and policy 6 of the NPS-UD.	<ol style="list-style-type: none"> <li>1. Reflects the purpose and is consistent with the anticipated density and planned <u>urban</u> built form of the Neighbourhood Centre Zone;</li> <li>2. Is commensurate with the anticipated level of commercial activities and community services in the Neighbourhood Centre Zone;</li> <li>3. Is compatible with the planned <u>urban</u> built form of medium density residential development within the surrounding residential environment; and</li> <li>4. Is well designed and contributes to an attractive urban environment.</li> </ol>
140.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-P6 - Public space interface	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
141.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-P7 - Interface with Residential Zones and Open Space and Recreation Zones	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
142.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-P8 - Hydraulic neutrality	Support in part	Kāinga Ora generally supports this policy, but seeks amendments to have a more consistent wording of	<u>Require</u> <del>N</del> ew buildings and development <del>will</del> <u>to</u> be designed to achieve hydraulic neutrality.



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				other policies in the plan and with a best-practice approach to policy wording.	
143.	<b>NCZ - Neighbourhood Centre Zone</b>	Rules Advice Note	Support	Kāinga Ora generally supports this rule section of the plan.	<i>Retain as notified</i>
144.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R1 - Buildings and structures, including additions and alterations	Support in part	Kāinga Ora generally supports this rule framework and associated preclusions to notification, but considers that there are additional standards that should also be included in the preclusions to notification, as the effects generated are technical in nature and do not warrant public or limited notification.	<i>Amendments sought</i>  Notification: An application under this rule where compliance is not achieved with <a href="#">NCZ-S1</a> , NCZ-S2, NCZ-S3, <a href="#">NCZ-S4</a> , NCZ-S5, NCZ-S6 or NCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.  An application under this rule where compliance is not achieved with <a href="#">NCZ-S4</a> , NCZ-S7, <a href="#">NCZ-S9</a> or <a href="#">NCZ-S10</a> is precluded from being publicly or limited notified in accordance with section 95A of the RMA.
145.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R2 - Minor structures	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
146.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R3 - Demolition	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
147.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R4 - Retail Activity	Support in part	Kāinga Ora generally supports this rule, but considers the matter of discretion NCZ-R4(2)(a)(iii) should be amended to refer to all higher order centres, not just the CCZ to ensure that the NCZ also does not undermine the role and function of the LCZ and TCZ.	<i>Amendments sought</i> ... The potential of the location of the activity in the Neighbourhood Centre Zone to undermine the role and function of the <a href="#">Local Centre Zone</a> , <a href="#">the Town Centre Zone</a> and <a href="#">the City Centre Zone</a> . ...
148.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R5 - Commercial Service Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
149.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R6 - Food and Beverage Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
150.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R7 - Community Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
151.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R8 - Residential Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
152.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R9 - Healthcare Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
153.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R10 - Educational Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
154.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R11 - Emergency Service Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
155.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R12 - Visitor Accommodation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
156.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R13 - Sport and Active Recreation Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
157.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R14 - Entertainment Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
158.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R15 - Office Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
159.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R16 - Large Format Retail Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
160.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R17 - Drive-through Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
161.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R18 - Retirement Village	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
162.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R19 - Any activity not otherwise listed as permitted, restricted discretionary, discretionary, or non-complying	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
163.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R20 - Industrial Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
164.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R21 - Yard Sale Activity / Trade Supplier	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
165.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R22 - Motorised Recreation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
166.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R23 - Rural Industry	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
167.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-R24 - Primary Production	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
168.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S1 - Height	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
169.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S2 - Height in Relation to Boundary	Support in part	Kāinga Ora generally supports this standard, but seeks additional flexibility be introduced for sites located within or adjacent to the HRZ.	<i>Amendments sought.</i>  Where the side or rear boundary of a site adjoins a Residential Zone or Open Space and Recreation Zone the following Height in Relation to Boundary standard applies: 1. Buildings must not project beyond a:

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>a. 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, <u>where that boundary adjoins a site zoned Medium Density Residential Zone or Open Space and Recreation Zone</u>, as shown on the following diagram, <u>or</u></p> <p>b. <u>60° recession plane measured from a point 8m vertically above ground level along all boundaries, where that boundary adjoins a site zoned High Density Residential Zone.</u></p> <p>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>....</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<i>Kāinga Ora seeks that a diagram consistent with submission point (b) above is added to this standard.</i>
170.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S3 - Setback	Oppose	Kāinga Ora opposes this standard, as it is considered unnecessary and will unduly constrain built development opportunities on smaller NCZ sites.	<i>Delete standard</i>
171.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S4 – Active Frontages	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
172.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S5 – Location of Residential Units	Support in part	Kāinga Ora generally supports this standard but seeks an amendment to the exclusions for clarify.	<i>Amendments sought</i> <ol style="list-style-type: none"> <li>1. <u>All residential units must be located above ground floor level, except that residential units may be located on the ground floor where:</u> <ol style="list-style-type: none"> <li>a. <u>No part of the residential unit fronts onto a public open space, including roads; and</u></li> <li>b. <del>They do</del> <u>Pedestrian access to a residential unit does not interrupt or prevent an active frontage as required by NCZ-S4.</u></li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
173.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S6 – Noise and Ventilation	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
174.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S7 – Outdoor Living Space	Support in part	Kāinga Ora supports the intent of this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Kāinga Ora seeks amendments to provide for greater development by specifying a lower level of outdoor living space being required in identified cases to provide for greater design flexibility.	<i>Amendments sought</i> <ol style="list-style-type: none"> <li>1. Delete the existing wording for NCZ-S7.</li> <li>2. Replace with the following wording:               <ol style="list-style-type: none"> <li>a. <u>Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</u></li> <li>b. <u>Where private outdoor living space is provided it must be:</u> <ol style="list-style-type: none"> <li>v. <u>For the exclusive use of residents;</u></li> <li>vi. <u>Directly accessible from a habitable room;</u></li> <li>vii. <u>A single contiguous space; and</u></li> <li>viii. <u>Of the minimum area and dimension specified in the table below;</u></li> </ol> </li> <li>c. <u>Where communal outdoor living space is provided it does not need to</u></li> </ol> </li> </ol>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																		
					<p><u>be in a single continuous space, but it must be:</u></p> <ul style="list-style-type: none"> <li>iv. <u>Accessible from the residential units it serves;</u></li> <li>v. <u>Of the minimum area and dimension specified in the table below; and</u></li> <li>vi. <u>Free of buildings, parking spaces, and servicing and manoeuvring areas.</u></li> </ul> <table border="1" data-bbox="1599 727 2130 1224"> <thead> <tr> <th data-bbox="1599 727 1845 879"><u>Living Space Type</u></th> <th data-bbox="1845 727 1995 879"><u>Minimum area</u></th> <th data-bbox="1995 727 2130 879"><u>Minimum dimension</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1599 879 1845 919">a. <u>Private</u></td> <td></td> <td></td> </tr> <tr> <td data-bbox="1599 919 1845 1031">iii. <u>Studio unit &amp; 1 bedroom unit</u></td> <td data-bbox="1845 919 1995 1031"><u>5m<sup>2</sup></u></td> <td data-bbox="1995 919 2130 1031"><u>1.8m</u></td> </tr> <tr> <td data-bbox="1599 1031 1845 1110">iv. <u>2+ bedroom unit</u></td> <td data-bbox="1845 1031 1995 1110"><u>8m<sup>2</sup></u></td> <td data-bbox="1995 1031 2130 1110"><u>1.8m</u></td> </tr> <tr> <td data-bbox="1599 1110 1845 1150">b. <u>Communal</u></td> <td></td> <td></td> </tr> <tr> <td data-bbox="1599 1150 1845 1224">ii. <u>For every 5 units</u></td> <td data-bbox="1845 1150 1995 1224"><u>10m<sup>2</sup></u></td> <td data-bbox="1995 1150 2130 1224"><u>8m</u></td> </tr> </tbody> </table>	<u>Living Space Type</u>	<u>Minimum area</u>	<u>Minimum dimension</u>	a. <u>Private</u>			iii. <u>Studio unit &amp; 1 bedroom unit</u>	<u>5m<sup>2</sup></u>	<u>1.8m</u>	iv. <u>2+ bedroom unit</u>	<u>8m<sup>2</sup></u>	<u>1.8m</u>	b. <u>Communal</u>			ii. <u>For every 5 units</u>	<u>10m<sup>2</sup></u>	<u>8m</u>
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
175.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S8 - Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
176.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S9 – Water Supply, Stormwater and Wastewater	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
177.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-S10 – Hydraulic Neutrality	Support in part	Kāinga Ora generally supports this standard, but seeks amendments as Hydraulic Neutrality is defined in the plan. Amendments are consistent with the relief sought on the definition for Hydraulic neutrality.	<i>Amendments sought</i>  New buildings and development must be designed to achieve <u>Hydraulic Neutrality</u> . <del>ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</del>
178.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-SSC-R1 and NCZ-SSC-R2 – Site Specific Controls	Support	Kāinga Ora opposes this rule framework as it is considered that the NCZ standards provide the rule framework to manage development and effects should be based on their merits at time of application.	<i>Delete rules.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
179.	<b>NCZ - Neighbourhood Centre Zone</b>	NCZ-SSC-S1 to NCZ-SSC-S4 – Site Specific Controls	Support	Kāinga Ora opposes this rule framework as it is considered that the NCZ standards provide the rule framework to manage development and effects should be based on their merits at time of application.	<i>Delete rules.</i>
<b>Part 3 – Area Specific Matters – Commercial and Mixed Use Zones - Local Centre Zone</b>					
180.	<b>LCZ – Local Centre Zone</b>	Spatial Extent	Support in part	<p>Kāinga Ora generally supports the use of the LCZ but considers that the spatial extent of certain LCZs does not provide for the level of intensification required to serve the surrounding residential environment. Kāinga Ora therefore propose amendments to the areas mapped as LCZ to provide opportunity for greater density development and servicing of the surrounding residential environment.</p> <p>Kāinga Ora does not support the proposed inclusion of the Blue Mountain Campus as a LCZ, noting it</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Accept the changes sought from Kāinga Ora to the planning maps, as shown in <b>Appendix 4</b> of this submission, including the spatial expansion of: <ol style="list-style-type: none"> <li>a. Wallaceville LCZ</li> <li>b. Trentham North LCZ</li> <li>c. Removal of the Blue Mountain Campus as a LCZ and changed to MUZ.</li> </ol> </li> <li>2. If the relief sought in this submission point and Appendix 4 are not granted, the following relief is sought: <ol style="list-style-type: none"> <li>a. Blue Mountain Campus – amendments consistent with the rest of the submission on the LCZ.</li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>does appear to meet the requirements for a LCZ in terms of role and location with respect to the surrounding residential environment. Kāinga Ora considers that the Blue Mountain Campus would more appropriately be zoned as Mixed Urban Zone (MUZ) site.</p>	<p>b. Wallaceville LCZ – amendments consistent with the height variation control sought for the HRZ within a walkable catchment of the CCZ, including 36m height variation on the east side of Ward St.</p> <p>3. Where a LCZ falls within the walkable catchment of a higher order centre, amend heights as consistent with the heights enabled in the surrounding residential zone and as consistent with height variations shown and sought in <b>Appendix 4</b> and this submission point, including applying a:</p> <ul style="list-style-type: none"> <li>a. Height variation control of 36m to spatial expansion of Wallaceville LCZ on East side of Ward St (walkable catchment of CCZ).</li> <li>b. Height variation control of 36m to LCZ on Fergusson Dr at Whakatiki St. (walkable catchment of CCZ)</li> <li>c. Height Variation control of 29m to Silverstream LCZ on Fergusson Dr at</li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>Stream Grove (walkable catchment of TCZ).</p> <p>d. Height variation control of 29m to Trentham LCZ on Fergusson Dr at Islington St (walkable catchment of proposed TCZ).</p> <p>4. Consequential amendments may be required to give effect to the changes sought.</p>
181.	<b>LCZ – Local Centre Zone</b>	Introduction	Support	Kāinga Ora generally supports the introduction statement to the LCZ.	<i>Retain as notified</i>
182.	<b>LCZ – Local Centre Zone</b>	LCZ-01 - Purpose of the Local Centre Zone	Support	Kāinga Ora generally supports this objective.	<i>Retain as notified</i>
183.	<b>LCZ – Local Centre Zone</b>	LCZ-02 - Character and Amenity Values of the Local Centre Zone	Support in part	Kāinga Ora generally supports this objective, but requests an amendment to the wording for consistency with other zones and policy 6 of the NPS-UD.	<p><i>Amendment sought</i></p> <p>LCZ-02 - <del>Character and Amenity Values</del> <u>Planned Urban Built Form</u> of the Local Centre Zone</p> <p>Local Centres are safe and attractive urban environments. The built environment is of a scale that reflects the planned <u>urban</u> built</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					form of the medium to high density surrounding residential environment and contributes positively to the surrounding streetscape and commercial and residential environment.
184.	<b>LCZ – Local Centre Zone</b>	LCZ-O3 - Managing Effects at the Zone Interface	Support in part	Kāinga Ora generally supports this objective, but requests an amendment to the wording for consistency with other zones and policy 6 of the NPS-UD.	<i>Amendment sought</i>  Use and development within the Local Centre Zone are of an appropriate scale and reflect the purpose, <del>anticipated character</del> and planned <u>urban</u> built form of the zone and the surrounding residential environment while managing potential adverse effects on the amenity values of adjoining sites in Residential and Open Space and Recreation Zones.
185.	<b>LCZ – Local Centre Zone</b>	LCZ-O4 – Hydraulic Neutrality	Support	Kāinga Ora generally supports this objective.	<i>Retain as notified</i>
186.	<b>LCZ – Local Centre Zone</b>	LCZ-P1 – Appropriate Activities	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
187.	<b>LCZ – Local Centre Zone</b>	LCZ-P2 – Residential Activity	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
188.	<b>LCZ – Local Centre Zone</b>	LCZ-P3 – Other Activities	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
189.	<b>LCZ – Local Centre Zone</b>	LCZ-P4 – Inappropriate Activities	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
190.	<b>LCZ – Local Centre Zone</b>	LCZ-P5 – Built Development	Support in part	Kāinga Ora generally supports this policy, but requests an amendment to the wording for consistency with other zones and policy 6 of the NPS-UD.	<i>Amendment sought</i>  Provide for medium to higher density development that: <ol style="list-style-type: none"> <li>1. Is compatible with the planned <u>urban</u> built form and the anticipated role, character and density of the Local Centre Zone;</li> <li>2. Is commensurate with the anticipated level of commercial activities and community services in the Local Centre Zone;</li> <li>3. Reflects the anticipated medium to high density of the surrounding residential environment,</li> <li>4. Is well designed and contributes to an attractive urban environment; and</li> <li>5. Provides active and attractive street frontages.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
191.	<b>LCZ – Local Centre Zone</b>	LCZ-P6 - Public space interface and Active Street Frontages	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
192.	<b>LCZ – Local Centre Zone</b>	LCZ-P7 - Interface with Residential Zones and Open Space and Recreation Zones	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
193.	<b>LCZ – Local Centre Zone</b>	LCZ-P8 – Hydraulic Neutrality	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
194.	<b>LCZ – Local Centre Zone</b>	Rules	Support	Kāinga Ora generally supports this rule table.	<i>Retain as notified</i>
195.	<b>LCZ – Local Centre Zone</b>	LCZ-R1	Support in part	Kāinga Ora generally supports this rule framework and associated preclusions to notification, but considers that there are additional standards that should also be included in the preclusions to notification, as the effects generated are technical in nature and do not warrant public or limited notification.	<p><i>Amendments sought:</i></p> <p><u>Notification:</u>  An application under this rule where compliance is not achieved with <u>LCZ-S1</u>, LCZ-S2, LCZ-S3, <u>LCZ-S4</u>, LCZ-S5, LCZ-S6 or LCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.  An application under this rule where compliance is not achieved with <u>LCZ-S4</u>, LCZ-S7, <u>LCZ-S9</u> or <u>LCZ-S10</u> is precluded from being</p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					publicly or limited notified in accordance with section 95A of the RMA.
196.	<b>LCZ – Local Centre Zone</b>	LCZ-R2 - Minor structures	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
197.	<b>LCZ – Local Centre Zone</b>	LCZ-R3 - Demolition	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
198.	<b>LCZ – Local Centre Zone</b>	LCZ-R4 - Retail Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
199.	<b>LCZ – Local Centre Zone</b>	LCZ-R5 - Commercial Service Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
200.	<b>LCZ – Local Centre Zone</b>	LCZ-R6 - Food and Beverage Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
201.	<b>LCZ – Local Centre Zone</b>	LCZ-R7 - Community Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
202.	<b>LCZ – Local Centre Zone</b>	LCZ-R8 - Healthcare Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
203.	<b>LCZ – Local Centre Zone</b>	LCZ-R9 - Educational Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
204.	<b>LCZ – Local Centre Zone</b>	LCZ-R10 - Office activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
205.	<b>LCZ – Local Centre Zone</b>	LCZ-R11 - Visitor Accommodation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
206.	<b>LCZ – Local Centre Zone</b>	LCZ-R12 – Residential Activity	Support in part	While Kāinga Ora supports the preclusion to both limited and public notification in this rule framework, Kāinga Ora does not consider it necessary for a limit on the number of residential units in the zone and therefore seeks amendment to remove a maximum threshold on the number of permitted residential units.	<i>Amendments sought</i> <ol style="list-style-type: none"> <li>1. Activity status: Permitted Where:               <ol style="list-style-type: none"> <li><del>a. No more than six residential units occupy the site; and</del></li> <li><u>a.</u> Compliance is achieved with                   <ol style="list-style-type: none"> <li>i. LCZ-S5 (Location of Residential Units);</li> <li>ii. LCZ-S6 (Noise and Ventilation); and</li> </ol> </li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>iii. iii. LCZ-S7 (Outdoor Living Space).</p> <p>2. Activity status: Restricted discretionary            Where:</p> <p><del>a. Compliance is not achieved with LCZ-R12-1.a</del>            Matters of discretion are restricted to:</p> <p><del>1. The effects of the residential activity on the existing and anticipated function and role of the Local Centre Zone.</del></p> <p><del>2. The potential of the residential activity to compromise activities that are enabled in the Local Centre Zone.</del></p> <p><del>3. The amenity for the occupiers of the residential units.</del></p> <p><del>b. a. Compliance is not achieved with LCZ-R12-1.b a</del>            Matters of discretion are restricted to:</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					1. The matters of discretion of the infringed standard.
207.	<b>LCZ – Local Centre Zone</b>	LCZ-R13 – Supermarket	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
208.	<b>LCZ – Local Centre Zone</b>	LCZ-R14 – Emergency Service Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
209.	<b>LCZ – Local Centre Zone</b>	LCZ-R15 - Entertainment Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
210.	<b>LCZ – Local Centre Zone</b>	LCZ-R16 - Sport and Active Recreation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
211.	<b>LCZ – Local Centre Zone</b>	LCZ-R17 - Large Format Retail Activity, excluding Supermarkets	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
212.	<b>LCZ – Local Centre Zone</b>	LCZ-R18 - Drive-through Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
213.	<b>LCZ – Local Centre Zone</b>	LCZ-R19 - Retirement Village	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
214.	<b>LCZ – Local Centre Zone</b>	LCZ-R20 - Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
215.	<b>LCZ – Local Centre Zone</b>	LCZ-R21 - Industrial Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
216.	<b>LCZ – Local Centre Zone</b>	LCZ-R22 - Yard Sale Activity / Trade Supplier	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
217.	<b>LCZ – Local Centre Zone</b>	LCZ-R23 - Motorised Recreation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
218.	<b>LCZ – Local Centre Zone</b>	LCZ-R24 - Rural Industry	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
219.	<b>LCZ – Local Centre Zone</b>	LCZ-R25 - Primary Production	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
220.	<b>LCZ – Local Centre Zone</b>	LCZ-S1 – Height	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
221.	<b>LCZ – Local Centre Zone</b>	LCZ-S2 - Height in Relation to Boundary	Support in part	Kāinga Ora generally supports this standard, but seeks additional flexibility be introduced for sites located within or adjacent to the HRZ.	<p><i>Amendments sought:</i></p> <p>Where the side or rear boundary of a site adjoins a Residential Zone <del>or Open Space and Recreation Zone</del> the following Height in Relation to Boundary standard applies:</p> <ol style="list-style-type: none"> <li>1. Buildings must not project beyond a:             <ol style="list-style-type: none"> <li>a. 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, <u>where that boundary adjoins a site zoned Medium Density Residential Zone</u>, as shown on the following diagram, <u>or</u></li> <li>b. <u>60° recession plane measured from a point 8m vertically above ground level along all boundaries, where</u></li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>that boundary adjoins a site zoned High Density Residential Zone.</u></p> <p>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>....</p> <p><i>Kāinga Ora seeks that a diagram consistent with submission point (b) above is added to this standard.</i></p>
222.	<b>LCZ – Local Centre Zone</b>	LCZ-S3 - Setback	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
223.	<b>LCZ – Local Centre Zone</b>	LCZ-S4 - Active Frontages	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
224.	<b>LCZ – Local Centre Zone</b>	LCZ-S5 - Location of Residential Units	Support in part	Kāinga Ora generally supports this standard, but seeks provision for residential units to be provided at the rear of sites, consistent with what is proposed under NCZ-S5 in the Neighbourhood Centre Zone.	<i>Amendment sought:</i>  Along active frontages identified on the planning maps all residential units must be located above ground floor level, <u>except that residential units may be located on the ground floor where pedestrian access to a residential unit does not interrupt or prevent an active frontage as required by LCZ-S4.</u>
225.	<b>LCZ – Local Centre Zone</b>	LCZ-S6 - Noise and Ventilation	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
226.	<b>LCZ – Local Centre Zone</b>	LCZ-S7 - Outdoor Living Space	Support in part	Kāinga Ora supports the intent of this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Kāinga Ora seeks amendments to provide for greater development by specifying a lower level of outdoor living space being required in identified cases to provide for greater design flexibility.	<i>Amendments sought:</i>  1. Delete the existing wording for LCZ-S7.  2. Replace with the following wording:  <u>a. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</u>  <u>b. Where private outdoor living space is provided it must be:</u>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought									
					<p>i. <u>For the exclusive use of residents;</u>            ii. <u>Directly accessible from a habitable room;</u>            iii. <u>A single contiguous space; and</u>            iv. <u>Of the minimum area and dimension specified in the table below;</u></p> <p>c. <u>Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</u></p> <p>vii. <u>Accessible from the residential units it serves;</u>            viii. <u>Of the minimum area and dimension specified in the table below; and</u>            ix. <u>Free of buildings, parking spaces, and servicing and manoeuvring areas.</u></p> <table border="1" data-bbox="1594 1086 2136 1315"> <thead> <tr> <th><u>Living Space Type</u></th> <th><u>Minimum area</u></th> <th><u>Minimum dimension</u></th> </tr> </thead> <tbody> <tr> <td>c. <u>Private</u></td> <td></td> <td></td> </tr> <tr> <td>v. <u>Studio unit &amp; 1 bedroom unit</u></td> <td><u>5m<sup>2</sup></u></td> <td><u>1.8m</u></td> </tr> </tbody> </table>	<u>Living Space Type</u>	<u>Minimum area</u>	<u>Minimum dimension</u>	c. <u>Private</u>			v. <u>Studio unit &amp; 1 bedroom unit</u>	<u>5m<sup>2</sup></u>	<u>1.8m</u>
<u>Living Space Type</u>	<u>Minimum area</u>	<u>Minimum dimension</u>												
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v. <u>Studio unit &amp; 1 bedroom unit</u>	<u>5m<sup>2</sup></u>	<u>1.8m</u>												

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought									
					<table border="1"> <tr> <td>vi.2+ bedroom unit</td> <td>8m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td>d. Communal</td> <td></td> <td></td> </tr> <tr> <td>iii.For every 5 units</td> <td>10m<sup>2</sup></td> <td>8m</td> </tr> </table>	vi.2+ bedroom unit	8m <sup>2</sup>	1.8m	d. Communal			iii.For every 5 units	10m <sup>2</sup>	8m
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227.	<b>LCZ – Local Centre Zone</b>	LCZ-S8 - Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>									
228.	<b>LCZ – Local Centre Zone</b>	LCZ-S9 - Water Supply, Stormwater and Wastewater	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>									
229.	<b>LCZ – Local Centre Zone</b>	LCZ-S10 - Hydraulic neutrality	Support	Kāinga Ora generally supports this standard, but seeks amendments as Hydraulic Neutrality is defined in the plan. Amendments are consistent with the relief sought on the definition for Hydraulic neutrality.	<i>Amendments sought</i>  New buildings and development must be designed to achieve <u>Hydraulic Neutrality</u> . <del>ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</del>									

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Part 3 – Area Specific Matters – Commercial and Mixed Use Zones – Mixed Use Zone</b>					
230.	<b>MUZ - Mixed Use Zone</b>	Spatial Extent and Application of Zone	Support in part	Kāinga Ora generally supports the use of the MUZ but does not agree with spot rezoning to MUZ, particularly on sites in proximity to the CCZ.	Amendments sought  1. Accept the changes sought from Kāinga Ora to the planning maps as shown in <b>Appendix 4</b> of this submission.  2. Rezone Blue Mountain Campus to Mixed Use Zone, as shown in <b>Appendix 4</b> .
231.	<b>MUZ - Mixed Use Zone</b>	Introduction	Support	Kāinga Ora generally supports the introduction statement.	<i>Retain as notified</i>
232.	<b>MUZ - Mixed Use Zone</b>	MUZ-O1 - Purpose of the Mixed Use Zone	Support	Kāinga Ora generally supports this objective.	<i>Retain as notified</i>
233.	<b>MUZ - Mixed Use Zone</b>	MUZ-O2 - Character and Amenity Values of the Mixed Use Zone	Support	Kāinga Ora generally supports this objective.	<i>Retain as notified</i>
234.	<b>MUZ - Mixed Use Zone</b>	MUZ-O3 - Managing Effects at the Zone Interface	Support	Kāinga Ora generally supports this objective.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
235.	<b>MUZ - Mixed Use Zone</b>	MUZ-O4 - Hydraulic neutrality	Support	Kāinga Ora generally supports this objective.	<i>Retain as notified</i>
236.	<b>MUZ - Mixed Use Zone</b>	MUZ-P1 - Appropriate Activities	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
237.	<b>MUZ - Mixed Use Zone</b>	MUZ-P2 - Residential Activities	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
238.	<b>MUZ - Mixed Use Zone</b>	MUZ-P3 - Other Activities	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
239.	<b>MUZ - Mixed Use Zone</b>	MUZ-P4 - Inappropriate Activities	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
240.	<b>MUZ - Mixed Use Zone</b>	MUZ-P5 - Built Development	Support in part	Kāinga Ora generally supports this policy, but requests an amendment to the wording for consistency with other zones and policy 6 of the NPS-UD.	<i>Amendment sought</i>  Provide for built development that: 1. Is consistent with the anticipated role, character, planned <u>urban</u> built form and density of the Mixed Use Zone;

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>2. Is commensurate with the anticipated level of commercial activities and community services in the Mixed Use Zone;</p> <p>3. Is well designed; and</p> <p>4. Contributes to an attractive and safe urban environment.</p>
241.	<b>MUZ - Mixed Use Zone</b>	MUZ-P6 - Public Space Interface	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
242.	<b>MUZ - Mixed Use Zone</b>	MUZ-P7 - Interface with Residential and Open Space and Recreation Zones	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
243.	<b>MUZ - Mixed Use Zone</b>	MUZ-P8 - Hydraulic neutrality	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
244.	<b>MUZ - Mixed Use Zone</b>	Rules	Support	Kāinga Ora generally supports this rule table.	<i>Retain as notified</i>
245.	<b>MUZ - Mixed Use Zone</b>	MUZ-R1 - Buildings and structures, including additions and alterations	Support in part	Kāinga Ora generally supports this rule framework and associated preclusions to notification, but considers that there are additional standards that should also be included in the preclusions to notification, as the effects generated	<p><i>Amendments sought</i></p> <p>Notification:  An application under this rule where compliance is not achieved with <b>MUZ-S1</b>, MUZ-S2, MU-S3, MUZ-S4 or MUZ-S6 is</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				are technical in nature and do not warrant public or limited notification.	precluded from being publicly notified in accordance with section 95A of the RMA. An application under this rule where compliance is not achieved with MUZ-S5, <u>MUZ-S7 and MUZ-S8</u> is precluded from being publicly or limited notified in accordance with section 95A of the RMA.
246.	<b>MUZ - Mixed Use Zone</b>	MUZ-R2 - Minor structures	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
247.	<b>MUZ - Mixed Use Zone</b>	MUZ-R3 – Demolition	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
248.	<b>MUZ - Mixed Use Zone</b>	MUZ-R4 - Retail Activity and Large Format Retailing	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
249.	<b>MUZ - Mixed Use Zone</b>	MUZ-R5 - Commercial Service Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
250.	<b>MUZ - Mixed Use Zone</b>	MUZ-R6 - Food and Beverage Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
251.	<b>MUZ - Mixed Use Zone</b>	MUZ-R7 - Community Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
252.	<b>MUZ - Mixed Use Zone</b>	MUZ-R8 - Healthcare Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
253.	<b>MUZ - Mixed Use Zone</b>	MUZ-R9 - Educational Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
254.	<b>MUZ - Mixed Use Zone</b>	MUZ-R10 - Entertainment Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
255.	<b>MUZ - Mixed Use Zone</b>	MUZ-R11 - Sport and Active Recreation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
256.	<b>MUZ - Mixed Use Zone</b>	MUZ-R12 - Office activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
257.	<b>MUZ - Mixed Use Zone</b>	MUZ-R14 - Drive-through Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
258.	<b>MUZ - Mixed Use Zone</b>	MUZ-R15 - Visitor Accommodation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
259.	<b>MUZ - Mixed Use Zone</b>	MUZ-R16 - Residential Activity	Support in part	While Kāinga Ora supports the preclusion to public notification in this rule framework, Kāinga Ora does not consider it necessary for a limit on the number of residential units in the zone and therefore seeks amendment to remove a maximum threshold on the number of permitted residential units. Kāinga Ora also consider that it is appropriate for this rule to provide for a preclusion to limited notification, consistent with the same rules in the NCZ and LCZ.	<i>Amendments sought</i> <ol style="list-style-type: none"> <li>1. Activity status: Permitted Where:           <ul style="list-style-type: none"> <li><del>a. No more than six residential units occupy the site; and</del></li> <li><del>b. a. Compliance is achieved with</del> <ol style="list-style-type: none"> <li>i. MUZ-S4 (Noise and Ventilation); and</li> <li>ii. MUZ-S5 (Outdoor Living Space).</li> </ol> </li> </ul> </li> <li>2. Activity status: Restricted discretionary Where:           <ul style="list-style-type: none"> <li><del>a. Compliance is not achieved with MUZ-R16-1.a</del></li> <li><del>Matters of discretion are restricted to:</del> <ol style="list-style-type: none"> <li><del>1. The effects of the residential activity on the existing and anticipated function and role of the Mixed Use Zone.</del></li> </ol> </li> </ul> </li> </ol>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><del>2. The potential of the residential activity to compromise activities that are enabled in the zone.</del></p> <p><del>3. The amenity for the occupiers of the residential units.</del></p> <p><u>a.</u> Compliance is not achieved with MUZ-R16-1.<u>a</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ol> <p><u>Notification:</u></p> <p>An application under MUZ-R16-2.<u>a</u> is precluded from being publicly <u>or limited</u> notified in accordance with section 95A of the RMA.</p>
260.	<b>MUZ - Mixed Use Zone</b>	MUZ-R17 - Retirement Village	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
261.	<b>MUZ - Mixed Use Zone</b>	MUZ-R18 - Light Industrial Activities	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
262.	<b>MUZ - Mixed Use Zone</b>	MUZ-R19 - Emergency Service Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
263.	<b>MUZ - Mixed Use Zone</b>	MUZ-R20 - Warehouses	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
264.	<b>MUZ - Mixed Use Zone</b>	MUZ-R21 - Yard Based Activity / Trade Supplier	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
265.	<b>MUZ - Mixed Use Zone</b>	MUZ-R22 - Motorised Recreation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
266.	<b>MUZ - Mixed Use Zone</b>	MUZ-R23 -Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
267.	<b>MUZ - Mixed Use Zone</b>	MUZ-R24 - Industrial Activity, excluding Light Industrial Activities and Warehouses	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
268.	<b>MUZ - Mixed Use Zone</b>	MUZ-R25 - Rural Industry	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
269.	<b>MUZ - Mixed Use Zone</b>	MUZ-R26 - Primary Production	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
270.	<b>MUZ - Mixed Use Zone</b>	MUZ-S1 - Height	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
271.	<b>MUZ - Mixed Use Zone</b>	MUZ-S2 -Height in Relation to Boundary	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
272.	<b>MUZ - Mixed Use Zone</b>	MUZ-S3 - Setback	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
273.	<b>MUZ - Mixed Use Zone</b>	MUZ-S4 - Noise and Ventilation	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
274.	<b>MUZ - Mixed Use Zone</b>	MUZ-S5 – Outdoor Living Space	Support in part	Kāinga Ora supports the intent of this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Kāinga Ora seeks amendments to provide for greater development by	<i>Amendments sought:</i> <ol style="list-style-type: none"> <li>1. Delete the existing wording for MUZ-S5.</li> <li>2. Replace with the following wording:           <ol style="list-style-type: none"> <li>a. <u>Each residential unit, including any dual key unit, must be provided with either a private outdoor living</u></li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought			
				specifying a lower level of outdoor living space being required in identified cases to provide for greater design flexibility.	<p> <u>space or access to a communal outdoor living space;</u> </p> <p> <u>b. Where private outdoor living space is provided it must be:</u> </p> <p> <u>i. For the exclusive use of residents;</u> </p> <p> <u>ii. Directly accessible from a habitable room;</u> </p> <p> <u>iii. A single contiguous space; and</u> </p> <p> <u>iv. Of the minimum area and dimension specified in the table below;</u> </p> <p> <u>c. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</u> </p> <p> <u>x. Accessible from the residential units it serves;</u> </p> <p> <u>xi. Of the minimum area and dimension specified in the table below; and</u> </p> <p> <u>xii. Free of buildings, parking spaces, and servicing and manoeuvring areas.</u> </p> <table border="1" data-bbox="1599 1267 2145 1342"> <tr> <td data-bbox="1599 1267 1845 1342"><u>Living Space Type</u></td> <td data-bbox="1845 1267 1995 1342"><u>Minimum area</u></td> <td data-bbox="1995 1267 2145 1342"><u>Minimum dimension</u></td> </tr> </table>	<u>Living Space Type</u>	<u>Minimum area</u>	<u>Minimum dimension</u>
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought															
					<table border="1"> <tr> <td>e. <u>Private</u></td> <td></td> <td></td> </tr> <tr> <td>vii. <u>Studio unit &amp; 1 bedroom unit</u></td> <td><u>5m<sup>2</sup></u></td> <td><u>1.8m</u></td> </tr> <tr> <td>viii. <u>2+ bedroom unit</u></td> <td><u>8m<sup>2</sup></u></td> <td><u>1.8m</u></td> </tr> <tr> <td>f. <u>Communal</u></td> <td></td> <td></td> </tr> <tr> <td>iv. <u>For every 5 units</u></td> <td><u>10m<sup>2</sup></u></td> <td><u>8m</u></td> </tr> </table>	e. <u>Private</u>			vii. <u>Studio unit &amp; 1 bedroom unit</u>	<u>5m<sup>2</sup></u>	<u>1.8m</u>	viii. <u>2+ bedroom unit</u>	<u>8m<sup>2</sup></u>	<u>1.8m</u>	f. <u>Communal</u>			iv. <u>For every 5 units</u>	<u>10m<sup>2</sup></u>	<u>8m</u>
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275.	<b>MUZ - Mixed Use Zone</b>	MUZ-S6 - Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>															
276.	<b>MUZ - Mixed Use Zone</b>	MUZ-S7 - Water Supply, Stormwater and Wastewater	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>															
277.	<b>MUZ - Mixed Use Zone</b>	MUZ-S8 - Hydraulic neutrality	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>															
<b>Part 3 – Area Specific Matters – Commercial and Mixed Use Zones – Town Centre Zone</b>																				
278.	<b>TCZ - Town Centre Zone</b>	Spatial Extent and Application of Zone	Support in part	Kāinga Ora generally supports the use of the TCZ but considers that the spatial extent of the Silverstream TCZ does not provide for the level of	Amendments sought  1. Accept the changes sought from Kāinga Ora to the planning maps as shown in															

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>intensification required to serve the surrounding residential environment. Kāinga Ora therefore propose amendments to the areas mapped as TCZ to provide opportunity for greater density development and servicing of the surrounding residential environment.</p> <p>Kāinga Ora also seeks that the proposed Trentham LCZ is expanded spatially and zoned as a Town Centre Zone. Kāinga Ora considers that the Trentham centre is suitable to provide for a wider spatial extent of residential areas to enable people to access a range of larger range of commercial amenity and community services, and provide for the future role and function of the centre within the context of anticipated residential development.</p>	<p><b>Appendix 4</b> of this submission, including the spatial expansion of:</p> <ol style="list-style-type: none"> <li>a. Silverstream TCZ and;</li> <li>b. Trentham LCZ to become TCZ, as proposed in this submission.</li> </ol> <p>2. If the relief sought in this submission point and Appendix 4 are not granted, the following relief is sought:</p> <ol style="list-style-type: none"> <li>a. Silverstream TCZ – height variation control of 29m to HRZ</li> <li>b. Trentham as a TCZ – no variation to outcomes sought consistent with rest of submission</li> <li>c. Spatial Extent of Trentham TCZ – height variation of 29m to HRZ</li> </ol> <p>3. Consequential amendments may be required to give effect to the changes sought in this submission.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
279.	<b>TCZ - Town Centre Zone</b>	Introduction	Support in part	Kāinga Ora generally supports the introduction, but seeks removal of specific mention of Silverstream as Kāinga Ora consider that other areas should be zoned TCZ, as shown in the planning maps in Appendix 4 of this submission.	<i>Amendments sought</i>  1. Remove specific reference to Silverstream Centre.  2. Add reference to Trentham as a town centre in the Zone provisions.
280.	<b>TCZ - Town Centre Zone</b>	TCZ-O1 - Purpose of the Town Centre Zone	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>
281.	<b>TCZ - Town Centre Zone</b>	TCZ-O2 - Character and Amenity Values of the Town Centre Zone	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>
282.	<b>TCZ - Town Centre Zone</b>	TCZ-O3 -Managing Effects at the Zone Interface	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>
283.	<b>TCZ - Town Centre Zone</b>	TCZ-O4 - Hydraulic neutrality	Support	Kāinga Ora generally supports the objective.	<i>Retain as notified</i>
284.	<b>TCZ - Town Centre Zone</b>	TCZ-P1 - Appropriate activities	Support	Kāinga Ora generally supports the policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
285.	<b>TCZ - Town Centre Zone</b>	TCZ-P2 - Residential activity	Support	Kāinga Ora generally supports the policy.	<i>Retain as notified</i>
286.	<b>TCZ - Town Centre Zone</b>	TCZ-P3 - Other activities	Support	Kāinga Ora generally supports the policy.	<i>Retain as notified</i>
287.	<b>TCZ - Town Centre Zone</b>	TCZ-P4 - Inappropriate activities	Support	Kāinga Ora generally supports the policy.	<i>Retain as notified</i>
288.	<b>TCZ - Town Centre Zone</b>	TCZ-P5 - Built development	Support	Kāinga Ora generally supports the policy.	<i>Retain as notified</i>
289.	<b>TCZ - Town Centre Zone</b>	TCZ-P6 - Public Space Interface and Active Street Frontages	Support	Kāinga Ora generally supports the policy.	<i>Retain as notified</i>
290.	<b>TCZ - Town Centre Zone</b>	TCZ-P7 - Interface with Residential Zones and Open Space and Recreation Zones	Support	Kāinga Ora generally supports the policy.	<i>Retain as notified</i>
291.	<b>TCZ - Town Centre Zone</b>	TCZ-P8 - Hydraulic neutrality	Support	Kāinga Ora generally supports the policy.	<i>Retain as notified</i>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
292.	<b>TCZ - Town Centre Zone</b>	Rules	Support	Kāinga Ora generally supports the rule table.	<i>Retain as notified</i>
293.	<b>TCZ - Town Centre Zone</b>	TCZ-R1 - Buildings and structures, including additions and alterations	Support in part	Kāinga Ora generally supports this rule framework and associated preclusions to notification, but considers that there are additional standards that should also be included in the preclusions to notification, as the effects generated are technical in nature and do not warrant public or limited notification.	<i>Amendments sought</i>  Notification: An application under this rule where compliance is not achieved with <b>TCZ-S1</b> , TCZ-S2, TCZ-S3, <b>TCZ-S4</b> , TCZ-S5, TCZ-S6 or TCZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA. An application under this rule where compliance is not achieved with <b>TCZ-S4</b> , TCZ-S7, <b>TCZ-S9 and TCZ-S10</b> is precluded from being publicly or limited notified in accordance with section 95A of the RMA.
294.	<b>TCZ - Town Centre Zone</b>	TCZ-R2 - Minor structures	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
295.	<b>TCZ - Town Centre Zone</b>	TCZ-R3 – Demolition	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
296.	<b>TCZ - Town Centre Zone</b>	TCZ-R4 - Retail Activity not exceeding 500m <sup>2</sup> gross floor area	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
297.	<b>TCZ - Town Centre Zone</b>	TCZ-R5 - Commercial Service Activity	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
298.	<b>TCZ - Town Centre Zone</b>	TCZ-R6 - Food and Beverage Activity	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
299.	<b>TCZ - Town Centre Zone</b>	TCZ-R7 - Community Facility	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
300.	<b>TCZ - Town Centre Zone</b>	TCZ-R8 - Healthcare Activity	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
301.	<b>TCZ - Town Centre Zone</b>	TCZ-R9 - Educational Facility	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
302.	<b>TCZ - Town Centre Zone</b>	TCZ-R10 - Office activity	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
303.	<b>TCZ - Town Centre Zone</b>	TCZ-R11 - Visitor Accommodation	Support in part	Kāinga Ora generally supports the rule but seeks that the public notification preclusion is extended to TCZ-R11-2.c, consistent with other rules in this Chapter.	<p><i>Amendments sought:</i></p> <p>Notification:</p> <ul style="list-style-type: none"> <li>• An application under TCZ-R11-2.b <u>or TCZ-R11-2.c</u> is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>
304.	<b>TCZ - Town Centre Zone</b>	TCZ-R12 - Residential Activity	Support in part	While Kāinga Ora supports the preclusion to public notification in this rule framework, Kāinga Ora does not consider it necessary for a limit on the number of residential units in the zone and therefore seeks amendment to remove a maximum threshold on the number of permitted residential units. Kāinga Ora also considers that it is appropriate for this rule to provide for a preclusion to limited notification, consistent with the same rules in the NCZ and LCZ.	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> <li>1. Activity status: Permitted Where: <ul style="list-style-type: none"> <li><del>a. No more than six residential units occupy the site; and</del></li> <li><del>b. a.</del> Compliance is achieved with <ol style="list-style-type: none"> <li>i. TCZ-S5 (Location of Residential Units);</li> <li>ii. TCZ-S6 (Noise and Ventilation);</li> </ol> and <ol style="list-style-type: none"> <li>1. TCZ-S7 (Outdoor Living Space).</li> </ol> </li> </ul> </li> <li>2. Activity status: Restricted discretionary Where: <ul style="list-style-type: none"> <li><del>a. Compliance is not achieved with TCZ R12-1.a</del></li> </ul> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><del>Matters of discretion are restricted to:</del></p> <ol style="list-style-type: none"> <li><del>1. The effects of the residential activity on the existing and anticipated function and role of the Town Centre Zone.</del></li> <li><del>2. The potential of the residential activity to compromise activities that are enabled in the Town Centre Zone.</del></li> <li><del>3. The amenity for the occupiers of the residential units.</del></li> </ol> <p><del>a. b.</del> Compliance is not achieved with TCZ-R12-1.<del>b a</del></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of the infringed standard.</li> </ol> <p>Notification:</p> <p><del>An application under this rule where compliance is not achieved with LCZ-S5 or LCZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</del></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					An application under this rule <del>where compliance is not achieved with LCZ-S7</del> is precluded from being publicly or limited notified in accordance with section 95A of the RMA.
305.	<b>TCZ - Town Centre Zone</b>	TCZ-R13 – Supermarket	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
306.	<b>TCZ - Town Centre Zone</b>	TCZ-R14 – Emergency Service Facility	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
307.	<b>TCZ - Town Centre Zone</b>	TCZ-R15 - Sport and Active Recreation	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
308.	<b>TCZ - Town Centre Zone</b>	TCZ-R16 – Entertainment Facility	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
309.	<b>TCZ - Town Centre Zone</b>	TCZ-R17 - Large Format Retail Activity, excluding Supermarkets	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
310.	<b>TCZ - Town Centre Zone</b>	TCZ-R18 - Drive-through Activity	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
311.	<b>TCZ - Town Centre Zone</b>	TCZ-R19 - Retirement Village	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
312.	<b>TCZ - Town Centre Zone</b>	TCZ-R20 - Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
313.	<b>TCZ - Town Centre Zone</b>	TCZ-R21 - Industrial Activity	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
314.	<b>TCZ - Town Centre Zone</b>	TCZ-R22 - Yard Sale Activity / Trade Supplier	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
315.	<b>TCZ - Town Centre Zone</b>	TCZ-R23 - Motorised Recreation	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
316.	<b>TCZ - Town Centre Zone</b>	TCZ-R24 - Rural Industry	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
317.	<b>TCZ - Town Centre Zone</b>	TCZ-R25 – Primary Production	Support	Kāinga Ora generally supports the rule.	<i>Retain as notified</i>
318.	<b>TCZ - Town Centre Zone</b>	TCZ-S1 – Height	Support	Kāinga Ora generally supports this standard but seeks an increase in the height to 36m in recognition of the prominent commercial areas which the TCZ should apply to and their capacity for future development.	<i>Amendment sought</i>  1. 1. Buildings must not exceed <del>2</del> <u>3</u> 6 metres in height, except that 50% of a building's roof in elevation...
319.	<b>TCZ - Town Centre Zone</b>	TCZ-S2 - Height in Relation to Boundary	Support	Kāinga Ora generally supports this standard, but seeks amendments to provide for more flexibility where the TCZ is adjacent to HRZ.	<i>Amendments sought:</i>  Where the side or rear boundary of a site adjoins a Residential Zone <del>or Open Space and Recreation Zone</del> the following Height in Relation to Boundary standard applies: 1. Buildings must not project beyond a: a. 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, <u>where that boundary adjoins a site zoned Medium Density Residential Zone</u> , as shown on the following diagram, <u>or</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>b. <u>60° recession plane measured from a point 8m vertically above ground level along all boundaries, where that boundary adjoins a site zoned High Density Residential Zone.</u></p> <p>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>....</p> <p><i>Kāinga Ora seeks that a diagram consistent with submission point (b) above is added to this standard.</i></p>
320.	<b>TCZ - Town Centre Zone</b>	TCZ-S3 - Setback	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
321.	<b>TCZ - Town Centre Zone</b>	TCZ-S4 – Active Frontages	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
322.	<b>TCZ - Town Centre Zone</b>	TCZ-S5 – Location of Residential Units	Support	Kāinga Ora generally supports this standard, but seeks provision for residential units to be provided at the rear of sites, consistent with what is proposed under NCZ-S5 in the Neighbourhood Centre Zone.	<i>Amendment sought</i>  Along active frontages identified on the planning maps all residential units must be located above ground floor level, <u>except that residential units may be located on the ground floor where pedestrian access to a residential unit does not interrupt or prevent an active frontage as required by LCZ-S4.</u>
323.	<b>TCZ - Town Centre Zone</b>	TCZ-S6 - Noise and Ventilation	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
324.	<b>TCZ - Town Centre Zone</b>	TCZ-S7 - Outdoor Living Space	Support	Kāinga Ora supports the intent of this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.  Kāinga Ora seeks amendments to provide for greater development by specifying a lower level of outdoor living space being required in identified cases to provide for greater design flexibility.	<i>Amendments sought</i>  1. Delete the existing wording for LCZ-S7.  2. Replace with the following wording:  <u>a. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</u>  <u>b. Where private outdoor living space is provided it must be:</u>  <u>i. For the exclusive use of residents;</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought									
					<p>ii. <u>Directly accessible from a habitable room;</u></p> <p>iii. <u>A single contiguous space; and</u></p> <p>iv. <u>Of the minimum area and dimension specified in the table below;</u></p> <p>c. <u>Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:</u></p> <p>i. <u>Accessible from the residential units it serves;</u></p> <p>ii. <u>Of the minimum area and dimension specified in the table below; and</u></p> <p>iii. <u>Free of buildings, parking spaces, and servicing and manoeuvring areas.</u></p> <table border="1" data-bbox="1599 1050 2136 1316"> <thead> <tr> <th><u>Living Space Type</u></th> <th><u>Minimum area</u></th> <th><u>Minimum dimension</u></th> </tr> </thead> <tbody> <tr> <td>1. <u>Private</u></td> <td></td> <td></td> </tr> <tr> <td>i. <u>Studio unit &amp; 1 bedroom unit</u></td> <td><u>5m<sup>2</sup></u></td> <td><u>1.8m</u></td> </tr> </tbody> </table>	<u>Living Space Type</u>	<u>Minimum area</u>	<u>Minimum dimension</u>	1. <u>Private</u>			i. <u>Studio unit &amp; 1 bedroom unit</u>	<u>5m<sup>2</sup></u>	<u>1.8m</u>
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought									
					<table border="1"> <tr> <td>ii.2+ bedroom unit</td> <td>8m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td>2. Communal</td> <td></td> <td></td> </tr> <tr> <td>For every 5 units</td> <td>10m<sup>2</sup></td> <td>8m</td> </tr> </table>	ii.2+ bedroom unit	8m <sup>2</sup>	1.8m	2. Communal			For every 5 units	10m <sup>2</sup>	8m
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325.	<b>TCZ - Town Centre Zone</b>	TCZ-S8 - Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>									
326.	<b>TCZ - Town Centre Zone</b>	TCZ-S9 - Water Supply, Stormwater and Wastewater	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>									
327.	<b>TCZ - Town Centre Zone</b>	TCZ-S10 - Hydraulic neutrality	Support in part	Kāinga Ora generally supports this standard, but seeks amendments as Hydraulic Neutrality is defined in the plan. Amendments are consistent with the relief sought on the definition for Hydraulic neutrality.	<i>Amendments sought</i>  New buildings and development must be designed to achieve <u>Hydraulic Neutrality</u> . <del>ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</del>									

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Part 3 – Area Specific Matters – Commercial and Mixed Use Zones – City Centre Zone</b>					
328.	<b>CCZ - City Centre Zone</b>	Spatial Extent	Support in part	Kāinga Ora generally supports the continued use of the CCZ but considers that the spatial extent of the CCZ does not provide for the level of intensification required to serve the surrounding residential environment.	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Accept the changes sought from Kāinga Ora to the planning maps as shown in <b>Appendix 4</b> of this submission to expand the extents of the City Centre zone.</li> <li>2. If the relief sought in this submission point and Appendix 4 are not granted, the following relief is sought: <ol style="list-style-type: none"> <li>a. Expansion of CCZ as proposed in this submission – height variation control of 45m to HRZ.</li> </ol> </li> <li>3. Consequential amendments may be required to give effect to the changes sought in this submission.</li> </ol>
329.	<b>CCZ - City Centre Zone</b>	Background	Support	Kāinga Ora generally supports the amended background.	<i>Retain as notified</i>
330.	<b>CCZ - City Centre Zone</b>	CCZ-O1 - Purpose of the CCZ- City Centre Zone	Support	Kāinga Ora generally supports this amended objective.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
331.	<b>CCZ - City Centre Zone</b>	CCZ-O2 - Character and Qualities of the CCZ- City Centre Zone	Support	Kāinga Ora generally supports this amended objective.	<i>Retain as notified</i>
332.	<b>CCZ - City Centre Zone</b>	CCZ-O3 - Interface with Residential or Open Space and Recreation Zones	Support	Kāinga Ora generally supports this amended objective.	<i>Retain as notified</i>
333.	<b>CCZ - City Centre Zone</b>	CCZ-O4 - Hydraulic neutrality	Support	Kāinga Ora generally supports this objective.	<i>Retain as notified</i>
334.	<b>CCZ - City Centre Zone</b>	CCZ-P1 – Appropriate Activities	Support	Kāinga Ora generally supports this amended policy, but seeks amendments consistent with the rest of the submission on centre zones and consistent with other similar policies proposed in the IPI.	Enable a wide range of activities that are compatible with the anticipated purpose, <b>character planned urban built form</b> and amenity values of the CCZ- City Centre Zone.
335.	<b>CCZ - City Centre Zone</b>	CCZ-P2 - Residential Activity	Support in part	Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of	<i>Amendments sought</i>  1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:  <b>Note:</b>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>non-statutory design guides as a tool to inform assessment.</p> <p>Kāinga Ora also seeks reference to residential units being able to be located at the rear of buildings where not accessed from an active frontage.</p>	<p><u><i>1. Best practice urban design guidance is contained within the Council's Design Guidelines.</i></u></p> <p>2. Delete all references to the Design Guidelines.</p> <p>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:</p> <ul style="list-style-type: none"> <li>i. <u><i>Provides an effective public private interface;</i></u></li> <li>ii. <u><i>Provides a well-functioning site;</i></u></li> <li>iii. <u><i>Provides high quality buildings.</i></u></li> <li>iv. <u><i>Responds to the natural environment.</i></u></li> </ul> <p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p> <p>6. Amend wording of 1a. to state:</p> <p><u>Residential units are located above ground floor or at ground floor where located to the rear of buildings where not accessed from an active frontage;</u></p>
336.	<b>CCZ - City Centre Zone</b>	CCZ-P3 – Other Activities	Support	Kāinga Ora generally supports this amended policy.	<i>Retain as notified</i>
337.	<b>CCZ - City Centre Zone</b>	CCZ-P4 – Built Development	Support	Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:  <u>Note:</u>  <u>1. Best practice urban design guidance is contained within the Council's Design Guidelines.</u> </li> <li>2. Delete all references to the Design Guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:               <ol style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> <li>iv. <u>Responds to the natural environment.</u></li> </ol> </li> </ol>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>
338.	<b>CCZ - City Centre Zone</b>	CCZ-P5 - Public Space Interface and Active Street Frontages	Support in part	Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:  <u>Note:</u>  <u>1. Best practice urban design guidance is contained within the Council's Design Guidelines.</u> </li> <li>2. Delete all references to the Design Guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:               <ol style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> <li>iv. <u>Responds to the natural environment.</u></li> </ol> </li> </ol>

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					<p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>
339.	<b>CCZ - City Centre Zone</b>	CCZ-P6 - Inappropriate Activities	Support	Kāinga Ora generally supports this amended policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
340.	<b>CCZ - City Centre Zone</b>	CCZ-P7- Interface with Residential or Open Space and Recreation Zones	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
341.	<b>CCZ - City Centre Zone</b>	CCZ-P8 - Hydraulic neutrality	Support	Kāinga Ora generally supports this policy.	<i>Retain as notified</i>
342.	<b>CCZ - City Centre Zone</b>	Rules	Support	Kāinga Ora generally supports this rule table.	<i>Retain as notified</i>
343.	<b>CCZ - City Centre Zone</b>	CCZ-R1 – Commercial Service Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
344.	<b>CCZ - City Centre Zone</b>	CCZ-R2 – Retail Activities	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
345.	<b>CCZ - City Centre Zone</b>	CCZ-R3 – Office Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
346.	<b>CCZ - City Centre Zone</b>	CCZ-R4 – Visitor Accommodation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
347.	<b>CCZ - City Centre Zone</b>	CCZ-R5 – Community Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
348.	<b>CCZ - City Centre Zone</b>	CCZ-R6 – Residential Activity	Support in part	<p>Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p> <p>Kāinga Ora also considers that the Restricted Discretionary Activity under this rule should be provided for without the need for public or limited notification, noting that the non-compliance would generate effects relating to internal amenity and active edges, both of which are technical in nature and would not benefit from public or limited notification.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:  <u>Note:</u>  <u>1. Best practice urban design guidance is contained within the Council's Design Guidelines.</u></li> <li>2. Delete all references to the Design Guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:             <ol style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>iv. <a href="#"><u>Responds to the natural environment.</u></a></p> <p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>6. Amend the non-notification clause under CCZ-R6(2) and CCZ-R6(3) as follows:</p> <p><u>Notification:</u>  An application under this rule is precluded from being publicly <b>or limited</b> notified in accordance with section 95A of the RMA</p>
349.	<b>CCZ - City Centre Zone</b>	CCZ-R7 - Erection, Construction and Development of Additions to Existing Buildings	Support in Part	<p>Kāinga Ora generally supports this rule, however notes there is incorrect reference to R14. Additionally, consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> <li>1. Amend the wording of CCZ-R7(2) as follows: <ol style="list-style-type: none"> <li>2. <u>Activity status: Restricted discretionary</u></li> </ol> <p><u>Where:</u></p> <ol style="list-style-type: none"> <li>a. <u>Compliance is not achieved with CCZ-R<del>147</del>-1.a; and</u></li> </ol> <p>...</p> </li> <li>2. Amend the wording of CCZ-R7(3) as follows:</li> <li>3. <u>Activity status: Discretionary</u></li> </ol> <p><u>Where:</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>a. <u>Compliance is not achieved with one or more of the standards under CCZ-R147-2.b</u></p> <p>3. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</p> <p>4. Delete all references to the Design Guidelines.</p> <p>5. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:</p> <ul style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> <li>iv. <u>Responds to the natural environment.</u></li> </ul> <p>6. If the Council does not provide the relief sought, in deleting the design guidelines</p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>7. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>
350.	<b>CCZ - City Centre Zone</b>	CCZ-R8 - Entertainment Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
351.	<b>CCZ - City Centre Zone</b>	CCZ-R9 – Large Format Retail	Support in part	<p>Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion.</p> <p>Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> <li>2. Delete all references to the Design Guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:               <ol style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> <li>iv. <u>Responds to the natural environment.</u></li> </ol> </li> <li>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>
352.	<b>CCZ - City Centre Zone</b>	CCZ-S1	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
353.	<b>CCZ - City Centre Zone</b>	CCZ-S2	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
354.	<b>CCZ - City Centre Zone</b>	CCZ-S3	Support in part	Kāinga Ora generally supports this standard, but seeks an amendment to allow residential units to be located at ground floor level if	<i>Amendments sought</i>  <u>All residential units must be located above ground floor level. Along active frontages</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				located at the rear of a building, consistent with the NCZ.	<u>identified on the planning maps all residential units must be located above ground floor level, except that residential units may be located on the ground floor where pedestrian access to a residential unit does not interrupt or prevent an active frontage as required by CCZ-S8.</u>
355.	<b>CCZ - City Centre Zone</b>	CCZ-S4	Support	Kāinga Ora generally supports the intent of this standard but considers it currently restrains development to a greater degree than should occur in the CCZ. Kāinga Ora seeks deletion of the current wording and replacement with alternative wording that provides greater development capacity.	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> <li>1. Delete the current wording of CCZ-S4.</li> <li>2. Include the following wording for the standard: <ul style="list-style-type: none"> <li><u>Buildings and structures must not project beyond a:</u> <ol style="list-style-type: none"> <li>a. <u>For boundaries with the High Density Residential Zone:</u> <ol style="list-style-type: none"> <li>i. <u>60° recession plane measured from a point 19m vertically above ground level along the first 20m of the side boundary as measured from the road frontage;</u></li> <li>ii. <u>60° recession plane measured from a point 8m vertically above ground level along all other boundaries;</u></li> </ol> </li> </ol> </li> </ul> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u></p> <p><u>c. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials.</u></p>
356.	<b>CCZ - City Centre Zone</b>	CCZ-S5 – Noise and Ventilation	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
357.	<b>CCZ - City Centre Zone</b>	CCZ-S6 - Water Supply, Stormwater and Wastewater	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
358.	<b>CCZ - City Centre Zone</b>	CCZ-S7 - Service Areas, Outdoor Storage Areas and Parking Areas	Support in part	Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion.	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<ol style="list-style-type: none"> <li>2. Delete all references to the Design Guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:               <ol style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> <li>iv. <u>Responds to the natural environment.</u></li> </ol> </li> <li>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>
359.	<b>CCZ - City Centre Zone</b>	CCZ-S8 - Active Frontages	Support in part	<p>Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> <li>2. Delete all references to the Design Guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>stated in matters of discretion or assessment, such as and not limited to:</p> <ul style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> <li>iv. <u>Responds to the natural environment.</u></li> </ul> <p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.
360.	<b>CCZ - City Centre Zone</b>	CCZ-S9 – Hydraulic Neutrality	Support	Kāinga Ora generally supports this standard, but seeks amendments as Hydraulic Neutrality is defined in the plan. Amendments are consistent with the relief sought on the definition for Hydraulic neutrality.	<i>Amendments sought</i>  New buildings and development must be designed to achieve <u>Hydraulic Neutrality</u> . <del>ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</del>
361.	<b>CCZ - City Centre Zone</b>	CCZ-R10 – Food and Beverage Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
362.	<b>CCZ - City Centre Zone</b>	CCZ-R11 – Healthcare Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
363.	<b>CCZ - City Centre Zone</b>	CCZ-R12 – Demolition	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
364.	<b>CCZ - City Centre Zone</b>	CCZ-R13 - Redevelopment, Alteration and Repair of Existing Buildings	Support in part	<p>Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion.</p> <p>Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> <li>2. Delete all references to the Design Guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:             <ol style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> <li>iv. <u>Responds to the natural environment.</u></li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>5. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>6. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>
365.	<b>CCZ - City Centre Zone</b>	CCZ-R15 – Educational Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
366.	<b>CCZ - City Centre Zone</b>	CCZ-R16	Support in part	<p>Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion.</p> <p>Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<p><i>Amendments sought:</i></p> <ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan.</li> <li>2. Delete all references to the Design Guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to: <ol style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> <li>iv. <u>Responds to the natural environment.</u></li> </ol> </li> <li>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>
367.	<b>CCZ - City Centre Zone</b>	CCZ-R17 - Emergency Service Facility	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
368.	<b>CCZ - City Centre Zone</b>	CCZ-R18 – Sport and Active Recreation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
369.	<b>CCZ - City Centre Zone</b>	CCZ-R19 – Retirement Village	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
370.	<b>CCZ - City Centre Zone</b>	CCZ-R20 – Drive-through Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
371.	<b>CCZ - City Centre Zone</b>	CCZ-R21 - Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
372.	<b>CCZ - City Centre Zone</b>	CCZ-R22 - Industrial Activity	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
373.	<b>CCZ - City Centre Zone</b>	CCZ-R23 - Yard Sale Activity / Trade Supplier	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
374.	<b>CCZ - City Centre Zone</b>	CCZ-R24 - Motorised Recreation	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
375.	<b>CCZ - City Centre Zone</b>	CCZ-R25 - Primary Production	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
376.	<b>CCZ - City Centre Zone</b>	CCZ-R26 - Rural Industries	Support	Kāinga Ora generally supports this rule.	<i>Retain as notified</i>
<b>Part 4 – Appendices / Appendices</b>					
377.	<b>Appendices</b>	Appendix 1 – Medium and High Density Design Guide	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guides in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule that requires development proposals to be consistent with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports the design guidelines for residential subdivision, multi-unit</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guides are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plans. This includes deletion of Appendix 1 and 2 from the District Plan and IPI.</li> <li>2. Delete all references to the Design Guides.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically</li> </ol>
378.	<b>Appendices</b>	Appendix 2 – City Centre Design Guide	Oppose		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>development and residential development in commercial centres sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guides should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guide that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.</p>	<p>stated in matters of discretion or assessment, such as and not limited to:</p> <ul style="list-style-type: none"> <li>i. <u>Provides an effective public private interface;</u></li> <li>ii. <u>Provides a well-functioning site;</u></li> <li>iii. <u>Provides high quality buildings.</u></li> <li>iv. <u>Responds to the natural environment.</u></li> </ul> <p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.

## **Appendix 2: High Density Residential Zone rules and standards**

The following sets out proposed amendments to the rules and standards of the High Density Residential Zone chapter, as sought from Kāinga Ora as part of the submission on IPI to the District Plan.

Kāinga Ora seeks the removal of reference to GRZ standards as notified in the IPI and seeks these standards are replaced with the proposed rules and standards outlined below. Consequential amendments to provide updated numbering of rules and standards will be required.

Please note that the layout of this section does not follow the layout of the existing rule framework and plan structure. It also does not incorporate all existing matters contained within that zone however is consistent with how other Councils are providing for high density residential development in accordance with the MDRS.

Kāinga Ora seeks the proposed provisions are inserted and re-structured to align with the plan structure.

**HIGH DENSITY RESIDENTIAL ZONE**
**HRZ: RULES – ACTIVITY STATUS**

Rule	Use/Activity	Activity Status	
HRZ : R1	Residential activities including Papakāinga	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER: 1</p> <p>a. No more than six residential units occupy the site; and</p> <p>PER: 2</p> <p>b. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> <li>i. building height -</li> <li>ii. HIRTB;</li> <li>iii. infringements to rear/side yard boundary setback;</li> <li>iv. building coverage</li> <li>v. outlook space.</li> </ul>	<p>HRZ : R2</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Where compliance with PER1 cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</li> <li>2. The development contributes to a safe and attractive public realm and streetscape;</li> <li>3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</li> <li>4. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</li> </ul> <p>Where:</p> <ul style="list-style-type: none"> <li>b. Where compliance with PER2 cannot be achieved.</li> </ul> <ul style="list-style-type: none"> <li>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</li> </ul> <p>Notification status:</p> <ul style="list-style-type: none"> <li>1. An application for resource consent which complies with PER1 but does not comply with PER2 is precluded from being <u>publicly notified</u>.</li> <li>2. An application for resource consent made which does not comply with PER1 but</li> </ul>

Rule	Use/Activity	Activity Status	
			<p>complies with PER2 is precluded from being either <u>publicly or limited notified</u>.</p> <p>3. An application for resource consent made which does not comply with PER1 and PER2 but complies with height and building coverage is precluded from being <u>publicly notified</u>.</p>
HRZ: R3	Supported Residential care facilities	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> <li>Standards 1-10.</li> </ol> <p>PER-2</p> <ol style="list-style-type: none"> <li>No more than 10 people, including staff and their dependents reside on site.</li> </ol> <p>PER-3</p> <ol style="list-style-type: none"> <li>Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.</li> </ol> <p>PER-4</p> <ol style="list-style-type: none"> <li>No part of any site or premises used as a managed care facility shall contain a secure unit.</li> </ol>	<p>HRZ : R4</p> <p>Activity Status where compliance is not achieved with PER-1-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.</li> <li>The extent to which the intensity and scale of the activity adversely impacts on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>
HRZ: R5	Home Based Business	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> <li>For the avoidance of doubt, if an</li> </ol>	<p>HRZ: R6</p> <p>Activity Status where compliance not achieved with PER-1: Discretionary</p>

Rule	Use/Activity	Activity Status	
		<p>activity does not comply with all of the standards specified, it is not a home-based business. Home-based businesses shall:</p> <ol style="list-style-type: none"> <li>2. Employ no more than 2 people, one of whom must reside on the site on a permanent basis.</li> <li>3. Not exceed 30% of the total gross floor area of buildings on the site.</li> <li>4. Not generate any trips by a heavy motor vehicle.</li> <li>5. Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.</li> <li>6. Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.</li> <li>7. Retail - only those goods which have</li> </ol>	

Rule	Use/Activity	Activity Status	
		<p>been manufactured, repaired, renovated or otherwise produced on the site.</p> <p>8. Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.</p> <p>9. Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.</p> <p>10. Have only one sign with a maximum area of 0.6m<sup>2</sup>, a maximum dimension of 1m and having no part higher than 2m above the adjacent ground level. The sign must be attached to either a fence, wall or building.</p>	

Rule	Use/Activity	Activity Status	
HRZ: R7	Homestay	Activity Status: Permitted Where the following are complied with: PER-1 1. Standards 1-10.	HRZ: R8 Activity Status where compliance is not achieved with PER-1: Restricted Discretionary  Matters of discretion are restricted to: 1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.  Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.
HRZ: R9	Demolition or removal of existing buildings (except scheduled heritage buildings)	Activity Status: Permitted Where the following are complied with:	
HRZ: R10	Maintenance, repair and alterations and additions to existing buildings (except Scheduled heritage buildings)	Activity Status: Permitted Where the following are complied with: PER-1 1. Standards 1-10.	HRZ: R11 Activity Status where compliance is not achieved with PER-1: Restricted Discretionary  Matters of discretion are restricted to: 1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.  Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.
HRZ: R12	Childcare facility	Activity Status: Restricted Discretionary Where the following are complied with: RDIS-1 1. Standards 1, 2, 3,	HRZ: R13 Activity Status where compliance not achieved with RDIS-1: Discretionary

Rule	Use/Activity	Activity Status	
		<p>4, 6, 7, 8, 9.</p> <p>2. The Childcare Facility shall not be part of a multiunit residential development.</p> <p>3. The activity shall be located on a front, corner or through site.</p> <p>4. The activity shall have a maximum gross floor area for all buildings of 250m<sup>2</sup>.</p> <p>5. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.</li> <li>2. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource</p>	



Rule	Use/Activity	Activity Status	
		consent for a restricted discretionary activity under this rule is precluded from being publicly notified.	
HRZ: R14	Retirement village	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> <li>1. Standards 1 - 10.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	HRZ: R15 Activity Status where compliance not achieved with RDIS-1: Discretionary
HRZ: R16	Visitor accommodation	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> <li>1. Standard 1-10.</li> <li>2. The maximum occupancy for visitor accommodation</li> </ol>	HRZ: R17 Activity Status where compliance not achieved with RDIS-1: Discretionary

Rule	Use/Activity	Activity Status	
		<p>shall be 12 guests.</p> <p>3. Visitor accommodation shall not provide for the sale of liquor through an ancillary facility such as a bar or a restaurant.</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R18	Emergency service facilities	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <p>1. Standard 1, 2, 3, 4, 7, 9.</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent to which the intensity and scale of the activity may</p>	HRZ: R19 Activity Status where compliance not achieved with RDIS-1: Discretionary

Rule	Use/Activity	Activity Status	
		<p>adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R20	Community centre, Education Facility, Healthcare Facility, Marae	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> <li>1. The standards listed in Standard 1, 2, 3, 4, 7, 9.</li> <li>2. The maximum gross floor area of all buildings on a site will not exceed 250m<sup>2</sup>.</li> <li>3. The hours of operation will be restricted to 0700-2200 hours</li> <li>4. Once per calendar year a special event may operate from 0700-2200 hours</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the</li> </ol>	HRZ: R21 Activity Status where compliance not achieved with RDIS-1: Discretionary

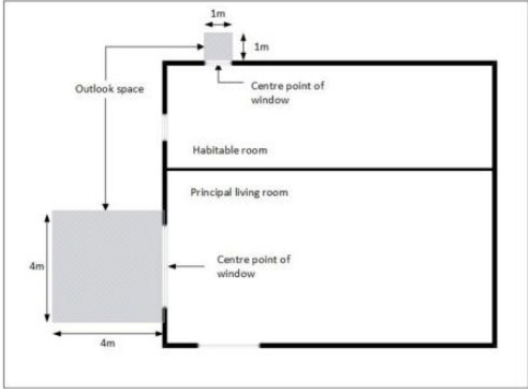
Rule	Use/Activity	Activity Status	
		<p>activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R22	Maintenance and repair of buildings and structures. and/or	Activity Status: Permitted	
HRZ: R23	Demolition or removal of buildings and structures	Activity Status: Permitted	
HRZ: R24	Addition or alteration of buildings and structures;	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. Standards 1-10.</p>	<p>HRZ: R25</p> <p>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</li> </ol> <p>Notification status:</p> <p>An application for resource consent made in respect of rule HRZ-27 which results from non-compliance with Standard 1, 2, 3 or 4 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule HRZ-R27 which results from non-</p>

Rule	Use/Activity	Activity Status	
			compliance with 5, 6, 7, or 8 is precluded from being either publicly or limited notified.
HRZ: R26	School	Activity Status: Discretionary	
HRZ: R27	Show homes	Activity Status: Discretionary	
HRZ: R28	Office	Activity Status: Discretionary	
HRZ: R29	Retail	Activity Status: Discretionary	
HRZ: R30	Places of assembly	Activity Status: Discretionary	

**HRZ – DEVELOPMENT STANDARDS**

Standard	Activity Status where compliance not achieved
<p><b>HRZ – Standard 1</b></p> <p><b>Building height</b></p> <p>Buildings must not exceed the building heights shown in the planning maps.</p> <p>Except that 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Whether topographical or other site constraints make compliance with the standard impractical.</li> <li>2. Streetscape and visual amenity effects;</li> <li>3. Dominance, privacy and shading effects on adjoining sites; and</li> <li>4. Wind effects (where a building exceeds 25m).</li> </ol>
<p><b>HRZ – Standard 2</b></p> <p><b>Height in relation to boundary</b></p> <ol style="list-style-type: none"> <li>1. Buildings within 22m from the frontage must not project beyond a 60-degree recession plane measured from a point 19m vertically above ground level along the side boundaries; and</li> <li>2. Buildings 22m from the frontage must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side boundaries.</li> <li>3. Apply a 4m + 60° on boundaries at where the HRZ interfaces with a lower zone hierarchy (e.g. MRZ, Open Space etc).</li> </ol> <p>This standard does not apply to—</p> <ol style="list-style-type: none"> <li>a) a boundary with a road;</li> <li>b) existing or proposed internal boundaries within a site;</li> <li>c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</li> </ol>	<p>Activity Status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>2. Dominance, privacy and shading effects on adjoining sites.</li> </ol>
<p><b>HRZ – Standard 3</b></p> <p><b>Setbacks</b></p> <ol style="list-style-type: none"> <li>1. Front yard: 1.5m</li> <li>2. Side yards: 1m</li> <li>3. Rear yard: 1m</li> </ol> <p>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p>	<p>Activity Status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Dominance, privacy and shading effects on adjoining sites.</li> </ol>

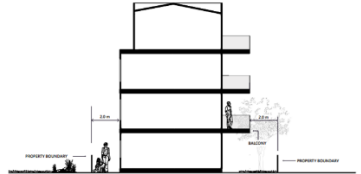
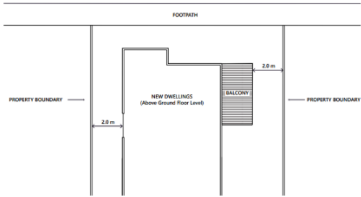
<p><b>HRZ – Standard 4</b>  <b>Building coverage</b>          The maximum building coverage must not exceed 70% of the net site area.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Dominance effects on adjoining properties.</li> <li>3. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>															
<p><b>HRZ – Standard 5</b>  <b>Outdoor living space (per unit)</b></p> <ol style="list-style-type: none"> <li>1. Each residential unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</li> <li>2. Where private outdoor living space is provided it must be:             <ol style="list-style-type: none"> <li>a. For the exclusive use of residents;</li> <li>b. Directly accessible from a habitable room;</li> <li>c. A single contiguous space; and</li> <li>d. Of the minimum area and dimension specified in the table below; and</li> </ol> </li> <li>3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:             <ol style="list-style-type: none"> <li>a. Accessible from the residential units it serves;</li> <li>b. Of the minimum area and dimension specified in the table below; and</li> <li>c. Free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ol> </li> </ol> <p><b>Table 1</b></p> <table border="1" data-bbox="209 1585 783 1910"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">Private</td> </tr> <tr> <td>Studio unit and 1-bedroom unit</td> <td>5m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td>2+ bedroom unit</td> <td>8m<sup>2</sup></td> <td>1.8m</td> </tr> <tr> <td colspan="3">Communal</td> </tr> </tbody> </table>	Living Space Type	Minimum Area	Minimum Dimension	Private			Studio unit and 1-bedroom unit	5m <sup>2</sup>	1.8m	2+ bedroom unit	8m <sup>2</sup>	1.8m	Communal			<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</li> <li>2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</li> <li>3. The availability of public open space in proximity to the site.</li> </ol>
Living Space Type	Minimum Area	Minimum Dimension														
Private																
Studio unit and 1-bedroom unit	5m <sup>2</sup>	1.8m														
2+ bedroom unit	8m <sup>2</sup>	1.8m														
Communal																

For every 5 units	10m <sup>2</sup>	8m	
<p><b>HRZ – Standard 6</b></p> <p><b>Outlook Space (per unit)</b></p> <p>All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and</p> <ol style="list-style-type: none"> <li>1. An outlook space must be provided from habitable room windows as shown in the diagram below:</li> </ol>  <ol style="list-style-type: none"> <li>2. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</li> <li>3. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</li> <li>4. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</li> <li>5. Outlook spaces may be under or over a balcony.</li> </ol>			<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>1. Acceptable levels of natural light are provided to habitable rooms; and</li> <li>2. The design of the proposed unit provides a healthy living environment.</li> </ol>



<p>6. Outlook spaces required from different rooms within the same building may overlap.</p> <p>7. Outlook spaces must—</p> <ol style="list-style-type: none"> <li>a. be clear and unobstructed by buildings; and</li> <li>b. not extend over an outlook space or outdoor living space required by another dwelling.</li> </ol>	
<p><b>HRZ – Standard 7</b>  <b>Windows to Street</b></p> <p>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Passive surveillance and safety.</li> </ol>
<p><b>HRZ – Standard 8</b>  <b>Landscaped area</b></p> <ol style="list-style-type: none"> <li>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</li> <li>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</li> </ol>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Hard surfacing is minimised as far as practicable.</li> </ol>
<p><b>HRZ – Standard 9</b>  <b>Fences and Walls</b></p> <p>Fences, walls and retaining structures adjoining open space zones, public walkway or within 1.5 metres of the road boundary shall have a maximum cumulative height of:</p> <ol style="list-style-type: none"> <li>a. 1.2 metres; or</li> <li>b. 1.8 metres for no more than 50 percent of the site frontage and 1.2 metres for the remainder; or</li> <li>c. 1.8 metres if the fence is at least 50 percent visually permeable as viewed perpendicular to the boundary.</li> </ol> <p>Any fence or standalone wall, retaining wall or combination of these structures, must not exceed:</p> <ol style="list-style-type: none"> <li>d. A maximum height of 2m above ground level where within 1m of any side or rear boundary.</li> </ol>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects;</li> <li>2. Passive surveillance to the street, public open space or public walkway; and</li> </ol>
<p><b>HRZ – Standard 10</b>  <b>Minimum privacy separation to a boundary</b></p> <p>Any outdoor living space or habitable room window above ground floor level must be at least 2m from any</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Privacy effects on adjoining sites.</li> </ol>

boundary except a road or a railway boundary, as shown in the diagram below.



## Appendix 3: Proposed insertion of Indigenous Biodiversity overlay provisions in the ECO chapter

### NATURAL ENVIRONMENTAL VALUES

#### ECO – Ecosystems and Indigenous Biodiversity

##### Background

*[Insert paragraph]*

##### Indigenous Biodiversity Overlay Area

The Indigenous Biodiversity Overlay Area reflect the significant indigenous vegetation and habitats that have been identified for protection in the District Plan in accordance with s6(c) of the RMA. The overlay seeks to encourage the protection and retention of indigenous biodiversity values by introducing policy direction, including objectives and policies, which apply within the Indigenous Biodiversity Overlay (as identified on the planning maps) in addition to the provisions of the underlying Zone. Where there is any conflict between the provisions, the Overlay provisions shall prevail. Subdivision provisions specific to the Indigenous Biodiversity Overlay are located in the Subdivision Chapter (SUB).

##### Objectives

*[Insert objective]*

The maintenance of indigenous biological diversity values within the Indigenous Biodiversity Overlay is encouraged.

##### Policies

*[Insert policy]*

To encourage the recognition and provision for the protection and maintenance of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the potential adverse effects of residential development within the Indigenous Biodiversity Overlay.

*[Insert policy]*

To encourage the avoidance, remedying and mitigation of the actual and potential adverse effects of the use and development of sites within the Indigenous Biodiversity Overlay to assist in maintaining indigenous biological diversity through:

- (1) The consideration of methods to avoid, remedy or mitigate adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna; and
- (2) The consideration of methods to ensure positive indigenous ecological effects.

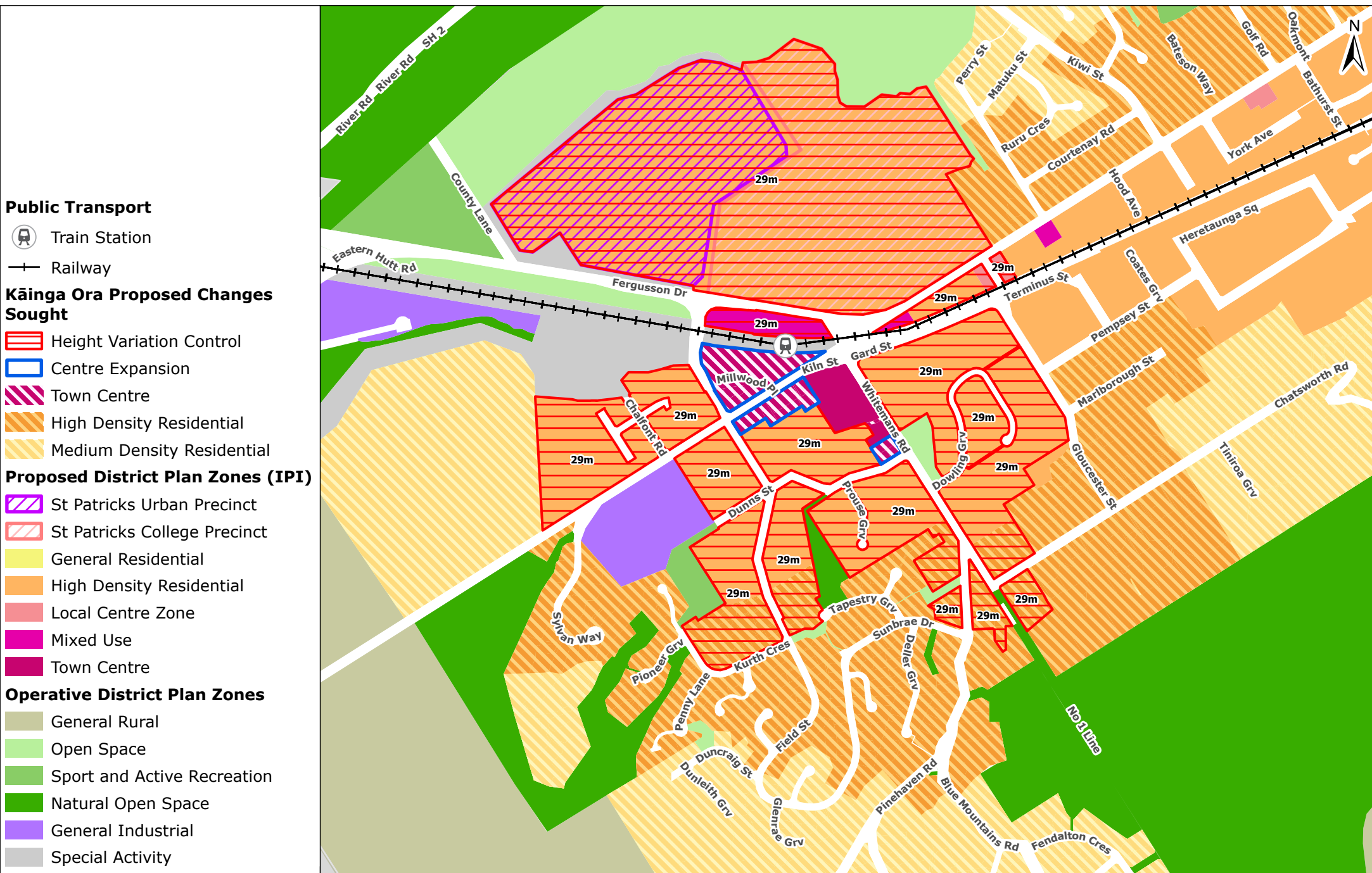
##### Rules

*[Insert rule]*

*Note: All activity rules, standards, matters and information requirements of the underlying zone apply.*

## Appendix 4: Maps

The following maps set out the amendments sought from Kāinga Ora to the IPI on the District Plan.



**Public Transport**

- Train Station
- Railway

**Kāinga Ora Proposed Changes Sought**

- Height Variation Control
- Centre Expansion
- Town Centre
- High Density Residential
- Medium Density Residential

**Proposed District Plan Zones (IPI)**

- St Patricks Urban Precinct
- St Patricks College Precinct
- General Residential
- High Density Residential
- Local Centre Zone
- Mixed Use
- Town Centre

**Operative District Plan Zones**

- General Rural
- Open Space
- Sport and Active Recreation
- Natural Open Space
- General Industrial
- Special Activity



Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Silverstream

PREPARED BY	TPG REF.	718449
Conor McIntosh	SHEET	1 OF 6
DATE	28/09/2022	
	A4 Scale 1:10,000	
0		260 Metres







**Public Transport**

-  Train Station
-  Railway

**Kāinga Ora Proposed Changes Sought**

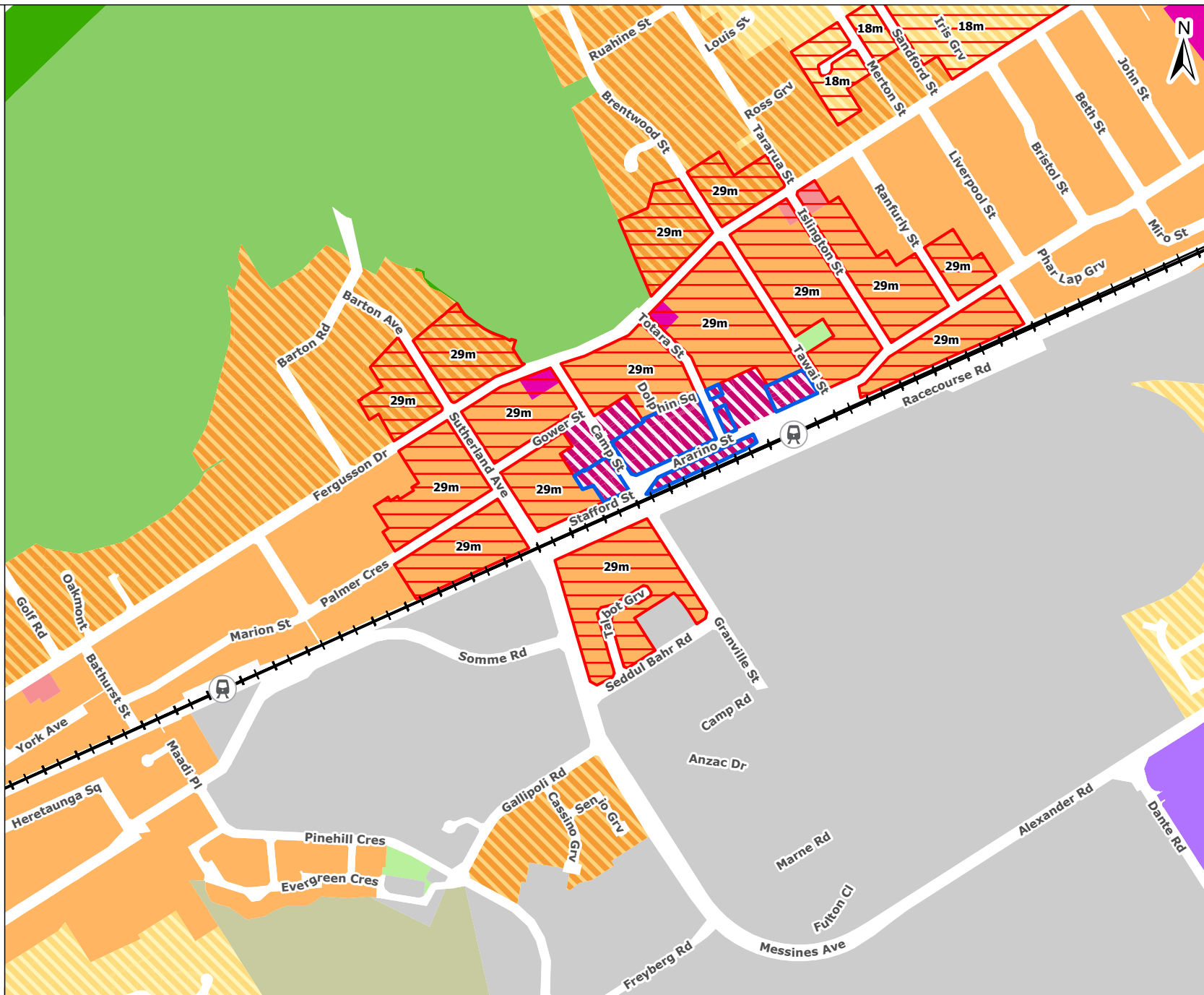
-  Height Variation Control
-  Centre Expansion
-  Town Centre
-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (IPI)**

-  General Residential
-  High Density Residential
-  Local Centre Zone
-  Mixed Use

**Operative District Plan Zones**

-  General Rural
-  Open Space
-  Sport and Active Recreation
-  Natural Open Space
-  General Industrial
-  Special Activity



Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Heretaunga/Trentham South

PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
28/09/2022	2 OF 6
A4 Scale 1:10,000	
0 260 Metres	





**Public Transport**

— Railway

**Kāinga Ora Proposed Changes Sought**

Height Variation Control

Centre Expansion

Mixed Use

Local Centre

High Density Residential

Medium Density Residential

**Proposed District Plan Zones (IPI)**

General Residential

High Density Residential

Neighbourhood Centre

Local Centre Zone

Mixed Use

**Operative District Plan Zones**

General Rural

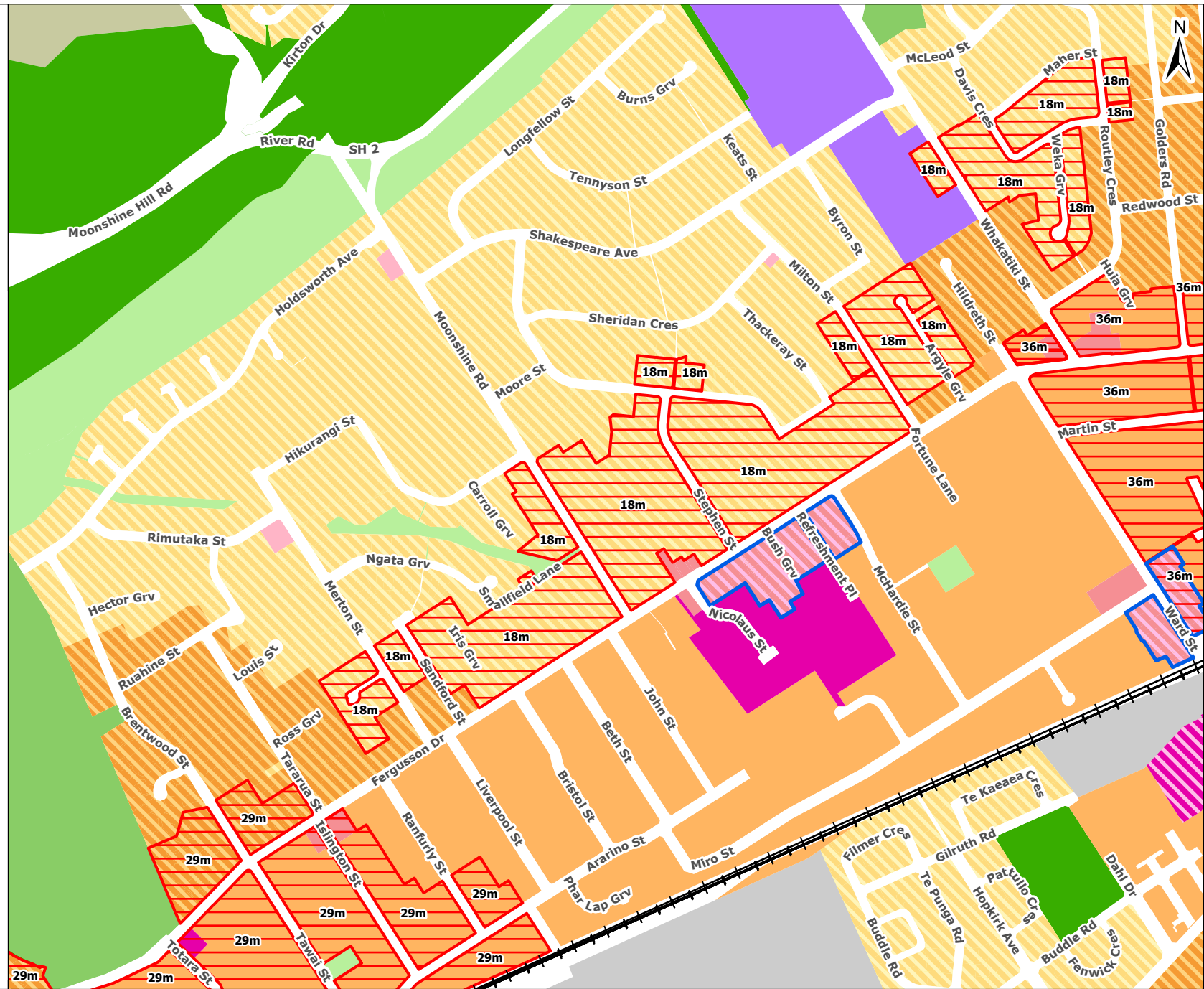
Open Space

Sport and Active Recreation

Natural Open Space

General Industrial

Special Activity



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
Centre: Trentham North

PREPARED BY	TPG REF: 718449
Conor McIntosh	SHEET 3 OF 6
DATE 28/09/2022	A4 Scale 1:10,000
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**Public Transport**

-  Train Station
-  Railway

**Kāinga Ora Proposed Changes Sought**

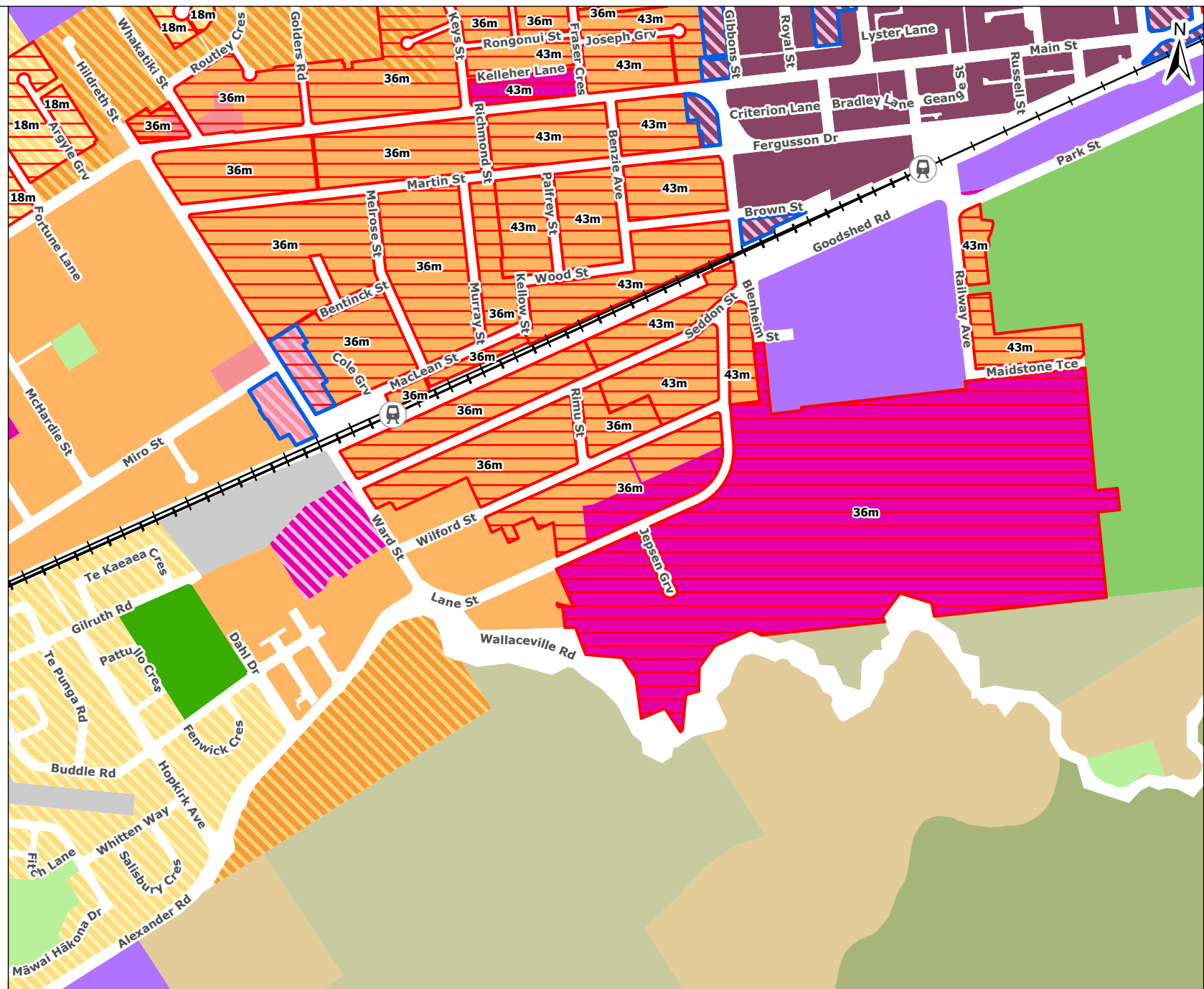
-  Height Variation Control
-  Centre Expansion
-  City Centre
-  Mixed Use
-  Local Centre
-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (IPI)**

-  General Residential
-  High Density Residential
-  Local Centre Zone
-  Mixed Use
-  City Centre

**Operative District Plan Zones**

-  Rural Lifestyle
-  General Rural
-  Rural Production
-  Open Space
-  Sport and Active Recreation
-  Natural Open Space
-  General Industrial
-  Special Activity



Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
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
Centre: Wallaceville

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Conor McIntosh	718449
DATE	SHEET
28/09/2022	4 OF 6
A4 Scale 1:10,000	
0 260 Metres	










**Public Transport**

-  Train Station
-  Railway

**Kāinga Ora Proposed Changes Sought**

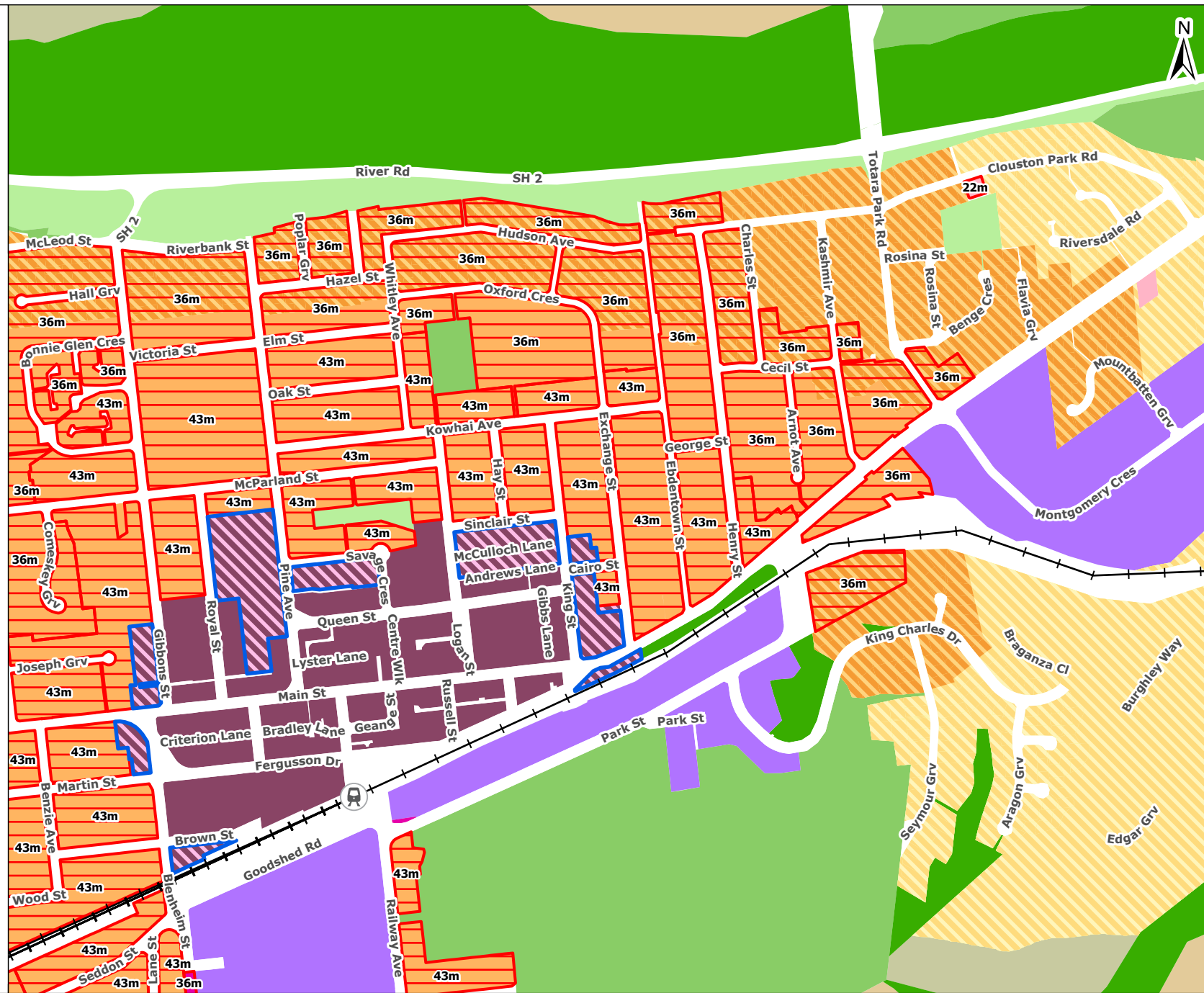
-  Height Variation Control
-  Centre Expansion
-  City Centre
-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (IPI)**

-  General Residential
-  High Density Residential
-  Neighbourhood Centre
-  Mixed Use
-  City Centre

**Operative District Plan Zones**

-  Rural Lifestyle
-  General Rural
-  Open Space
-  Sport and Active Recreation
-  Natural Open Space
-  General Industrial
-  Special Activity



Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Upper Hutt City East

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Conor McIntosh	SHEET 6 OF 6
DATE 28/09/2022	A4 Scale 1:10,000
0 260 Metres	

