

Appendix 1 Table 1

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought									
Chapter A – Introduction														
1.	A1	Chapter-wide Table A1.4.8.1 Qualifying matters in zones, overlays, and Auckland-wide provisions	Support in part	Kāinga Ora generally supports the proposed amendments to Chapter A1 to provide context on the Intensification Planning Instrument and an index of Qualifying Matters across the plan. However, as consequential relief, Kāinga Ora seeks the deletion of reference to both “Residential – Low Density Residential Zone” and “Beachlands transport infrastructure constraint” in Table A1.4.8.1 to align with its submission point seeking the deletion of both the Low Density Residential Zone and the Beachlands transport infrastructure constraint overlay from the plan.	Retain the extent of the proposed amendments to Chapter A however delete reference to both “Residential Low Density Residential Zone” and “Beachlands transport infrastructure constraint” from Table A1.4.8.1, as follows: Table A1.4.8.1 Qualifying matters in zones, overlays and Auckland-wide provisions <table border="1"> <thead> <tr> <th><u>Qualifying matters</u></th> <th><u>Zones, overlays and Auckland-wide qualifying matter provisions:</u></th> <th><u>Qualifying matter provisions related to zones’, overlays’, or Auckland-wide qualifying matter provisions</u></th> </tr> </thead> <tbody> <tr> <td>[...]</td> <td>[...]</td> <td>[...]</td> </tr> <tr> <td><u>Any other matter that makes higher density development inappropriate in an area</u></td> <td><u>Chapter D13 Notable Trees Overlay</u> [...] Chapter H3A Residential—Low Density Residential Zone [...] Beachlands transport infrastructure constraint</td> <td><u>Chapter E36 Natural hazards and flooding</u> <u>Chapter H Zones</u> <u>Chapter L Schedules:</u> <u>Schedule 10</u> <u>Schedule 11</u> <u>Schedule 15</u></td> </tr> </tbody> </table>	<u>Qualifying matters</u>	<u>Zones, overlays and Auckland-wide qualifying matter provisions:</u>	<u>Qualifying matter provisions related to zones’, overlays’, or Auckland-wide qualifying matter provisions</u>	[...]	[...]	[...]	<u>Any other matter that makes higher density development inappropriate in an area</u>	<u>Chapter D13 Notable Trees Overlay</u> [...] Chapter H3A Residential—Low Density Residential Zone [...] Beachlands transport infrastructure constraint	<u>Chapter E36 Natural hazards and flooding</u> <u>Chapter H Zones</u> <u>Chapter L Schedules:</u> <u>Schedule 10</u> <u>Schedule 11</u> <u>Schedule 15</u>
<u>Qualifying matters</u>	<u>Zones, overlays and Auckland-wide qualifying matter provisions:</u>	<u>Qualifying matter provisions related to zones’, overlays’, or Auckland-wide qualifying matter provisions</u>												
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<u>Any other matter that makes higher density development inappropriate in an area</u>	<u>Chapter D13 Notable Trees Overlay</u> [...] Chapter H3A Residential—Low Density Residential Zone [...] Beachlands transport infrastructure constraint	<u>Chapter E36 Natural hazards and flooding</u> <u>Chapter H Zones</u> <u>Chapter L Schedules:</u> <u>Schedule 10</u> <u>Schedule 11</u> <u>Schedule 15</u>												
Chapter C – General Rules														
2.	C1	C1.6A Overlay and precinct rules	Support in part	Kāinga Ora supports, in part, the inclusion of a statement regarding the hierarchy of overlay, precinct, zone and Auckland-wide rules for plan users. However, it is considered a minor amendment is required to confirm that precinct rules should not override / replace overlays.	Amend standard C1.6A(2), as follows: C1.6A Overlay and precinct rules (1) <u>Where an activity is subject to a rule in an overlay, the overlay may specify whether the overlay rule replaces a zone rule, a precinct rule or an Auckland-wide rule.</u> (2) <u>Where an activity is subject to a rule in a precinct, the precinct may specify whether the precinct rule replaces an an overlay rule or a zone rule, or an Auckland-wide rule.</u>									
Chapter D - Overlays														
3.	All	Chapter-wide	Oppose	Kāinga Ora request that all qualifying matters be controlled by overlays (except for flooding as is explained in reasons for submission). Qualifying matters are additional provisions that apply to sites	All Qualifying Matters (with the exception of flooding which is sought as a city wide rule base framework) be identified by overlay and any associated rule be contained within an overlay framework rather than the zone or precinct framework. Ensure that a consistent approach is adopted to incorporate and appropriately manage Qualifying Matters.									

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				<p>and are therefore more appropriately captured and communicated by overlays, rather than zones or precincts. This approach would align with the National Planning Standards.</p> <p>Moreover, Kāinga Ora also considers that Qualifying Matters have not been dealt with consistently across the Plan and requests that rather than different approaches being applied to manage Qualifying Matters (i.e., using different thresholds to 'downzone' sites as has been done for flooding vs Significant Ecological Areas, or using no thresholds at all – such as Outstanding Natural Features and Landscapes) that qualifying matters be dealt with consistently.</p>	
Chapter D8 & 9 – Natural Resources					
4.	D8	D8 – Wetland Management Areas Overlay Schedule 1 Wetland Management Areas Schedule	Support	<p>Kāinga Ora supports the identification of Wetland Management Areas as a Qualifying Matter via the inclusion of the note at the start of the Chapter D8 and also within Schedule 1. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 1.</p> <p>Kāinga Ora similarly supports that this overlay has not been used to downzone properties.</p>	<p>Retain the proposed note at the start of Chapter D8 and Schedule 1, as follows:</p> <p>Chapter D8 Wetland Management Areas Overlay <u>Wetland management areas have been identified as a qualifying matter in accordance with sections 771(a) and 770(a) of the RMA.</u></p> <p>Schedule 1 Wetland Management Areas Schedule <u>The wetland management areas have been identified as a qualifying matter in accordance with sections 771(a), 770(a) of the RMA in the urban environment.</u></p>
5.	D9	D9.1.1 Significant Ecological Areas – Terrestrial (SEA-T) Schedule 3 Significant Ecological Areas – Terrestrial Schedule	Support	<p>Kāinga Ora supports the identification of Significant Ecological Areas as a Qualifying Matter via the inclusion of the note at the start of the Chapter D9 and within Schedule 3. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 3.</p>	<p>Retain the proposed note at the start of Chapter D9 and Schedule 3, as follows:</p> <p>Chapter D9 Significant Ecological Areas – Terrestrial (SEA-T) <u>This overlay has been identified as a qualifying matter in accordance with sections 771(a) and 770(a) of the RMA.</u></p> <p>Schedule 3 Significant Ecological Areas – Terrestrial Schedule <u>Significant Ecological Areas (Terrestrial) have been identified as a qualifying matter in accordance with sections 771(a) and 770(a) of the RMA within the urban environment</u></p>

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6.	D9	D9 – Significant Ecological Areas – Terrestrial (SEA-T)	Oppose	<p>Kāinga Ora opposes the proposed approach to managing properties subject to the Significant Ecological Areas – Terrestrial (SEA-T). Specifically, ‘down-zoning’ sites to the Low Density Residential Zone (noting the relief sought in relation to this zone in this submission) and incorporating rules regarding Significant Ecological Areas within the residential zone framework rather than the Overlay is opposed. This approach would be inconsistent with National Planning Standards.</p> <p>As noted within the related s32 report, Auckland Council opted to proceed with ‘Option 1’ which proposes to zone those sites with a SEA coverage of 30% or more and are currently zoned Single House Zone as Low Density Residential Zone. Existing Single House zoned sites with less than 30% SEA coverage will zoned as Mixed Housing Urban or THAB as required with D9 overlay rules used to manage SEAs.</p> <p>Kāinga Ora note that there is no justification as to why a threshold of 30% was chosen within the s32. Kāinga Ora opposes the application of the Qualifying Matter in this way as it is not consistent with the overarching approach sought by Kāinga Ora for most Qualifying Matters to be dealt with via overlays rather than zones or precincts.</p>	Retain the Significant Ecological Areas – Terrestrial (SEA-T) overlay however delete the proposed application of the Low Density Residential Zone on properties subject to this overlay. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as consistent with mapping relief sought and submitted as Appendix 2.
7.	D9	D9 – Significant Ecological Areas – Terrestrial (SEA-T)	Support	Kāinga Ora support the retention of Overlay D9 as currently notified with no amended provisions.	Retain D9 as notified.

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8.	D10	D10 – Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay Schedule 6 Outstanding Natural Features Overlay Schedule Schedule 7 Outstanding Natural Landscapes Schedule	Support	Kāinga Ora supports the identification of Outstanding Natural Features and Outstanding Natural Landscapes as Qualifying Matters via the inclusion of the note at the start of the Chapter D10 and within Schedule 6 and 7. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 6 and 7.	<p>Retain the proposed note at the start of Chapter D10 and Schedule 6 & 7, as follows:</p> <p>Chapter D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay <u>The outstanding natural features and landscapes have been identified as a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA.</u></p> <p>Schedule 6 Outstanding Natural Features Overlay Schedule <u>Outstanding Natural Features have been identified as a qualifying matter in accordance with sections 77I(a) and Section 77O(a) of the RMA</u></p> <p>Schedule 7 Outstanding Natural Landscapes Overlay Schedule <u>Outstanding Natural Landscapes have been identified as a qualifying matter in accordance with sections 77I(a) and Section 77O(a) of the RMA</u></p>
9.	D10	D10 – Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay	Oppose	<p>Kāinga Ora opposes the blanket approach of ‘down-zoning’ any site affected by overlay D10 to the Low Density Residential Zone. This approach appears to have been taken regardless as to whether the overlay affects all of a site, or just part of the site. It is considered this approach is a disproportionate response to the management of an identified Qualifying Matter and poses questions to the evidence-based justification for proposing this approach.</p> <p>Kāinga Ora reiterates that overlays are to be applied to issues that have spatial extents and that the related rules should be used for those spatial extents only (rather than ad hoc across a site as proposed).</p>	<p>Retain both the Outstanding Natural Features and Outstanding Natural Landscapes overlays however delete the proposed application of the Low Density Residential Zone on properties subject to this overlay. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as consistent with mapping relief sought and submitted as Appendix 2.</p> <p>Delete reference / controls pertaining to Outstanding Natural Features and / or Outstanding Natural Features from the zone and / or precinct framework and relocate into the overlay framework.</p>
10.	D11	D11.1 Background Schedule 8 Outstanding Natural Character Overlay and High Natural Character Overlay Scheduled	Support in part	Kāinga Ora supports the identification of Outstanding Natural Character and High Natural Character as qualifying matters via the inclusion of the note at the start of the Chapter D11 and within Schedule 8. It is noted that there are no proposed changes to Schedule 8. However, Kāinga Ora seeks minor changes to the note at the start of Chapter D11 as consequential relief to its	<p>Amend the note at the start of Chapter D11 to remove reference to the Low Density Residential Zone and retain the proposed note at the start Schedule 8, as follows:</p> <p>Chapter D11 Outstanding Natural Character and High Natural Character Overlay <u>Areas of outstanding and high natural character located within the Rural Urban Boundary are zoned Residential - Mixed Housing Urban, Residential - Terraced Housing and Apartment Building Zone, Residential – Low Density Residential Zone, Residential - Large Lot Zone, Open Space – Conservation zone, Open Space – Informal Recreation zone and Future Urban Zone. There is also an area of Business – Light Industry zone included in the area of high natural character at Kauri Point (Scheduled area 99)</u></p>

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				<p>submission relating to the deletion of the Low Density Residential Zone.</p> <p>Notwithstanding the above, Kāinga Ora note that the note has been applied to the 'Background' section of the chapter rather than sitting below the chapter title chapter as proposed elsewhere.</p>	<p>[...]</p> <p><u>This overlay has been identified as a qualifying matter in accordance with section 77I(a) and Section 77O(a) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The qualifying matter relates only to the areas of high natural character and outstanding natural character within the Rural Urban Boundary.</u></p> <p>Schedule 8 Outstanding Natural Character Overlay and High Natural Character Overlay Schedule</p> <p><u>Outstanding Natural Features have been identified as a qualifying matter in accordance with sections 77I(a) and Section 77O(a) of the RMA</u></p>
11.	D11	D11.9 Special information requirements	Oppose	<p>Kāinga Ora opposes the proposed amendments to the special information requirements within Chapter D11. It is not considered that the proposed note is required and that the proposed wording is inconsistent with the new requirement within Chapter D15 (Ridgeline protection overlay) which requires a "registered" professional.</p>	<p>Delete the proposed amendment to standard D11.9 and restore the previous note, as follows:</p> <p>D11.9. Special information requirements</p> <p>There are no special information requirements for these overlays-</p> <p>A landscape assessment prepared by a suitably qualified landscape architect is required, commensurate with the scale and likely effects of the proposed development.</p>
12.	D11	D11 – Outstanding Natural Character Overlay and High Natural Character Overlay	Oppose	<p>Kāinga Ora opposes the blanket approach of 'down-zoning' any site affected by overlay D11 to the Low Density Residential Zone within the Rural Urban Boundary. This approach appears to have been taken regardless as to whether the overlay affects all of a site, or just part of the site. As such, it is considered that this approach is a non-proportionate response to the management of an identified Qualifying Matter and poses questions to the evidence-based justification for proposing this approach.</p> <p>Kāinga Ora reiterates that overlays are to be applied to issues that have spatial extents and that the related rules should be used for those spatial extents only (rather than ad hoc across a site as proposed).</p>	<p>Retain both the Outstanding Natural Character and High Natural Character overlays however delete the proposed application of the Low Density Residential Zone on properties subject to this overlay within the Rural Urban Boundary. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as consistent with mapping relief sought and submitted as Appendix 2.</p>

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13.	D12	D12.1 Background Schedule 16 Waitākere Ranges Heritage Areas Overlay Schedule	Support in part	<p>Kāinga Ora supports the identification of Waitākere Ranges Heritage Area as a qualifying matter via the inclusion of the note at the start of the Chapter D12 and within Schedule 16. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 16. However, Kāinga Ora seeks minor changes to the note at the start of Chapter D12 as consequential relief to its submission relating to the deletion of the Low Density Residential Zone.</p>	<p>Amend the note at the start of Chapter D12 to remove reference to the Low Density Residential Zone (including consequential relief to include reference to the Mixed Housing Urban and/or Terrace Housing and Apartment Buildings zone, as necessary to respond to the broader submission seeking deletion in full of the Low Density Residential Zone) and retain the proposed note at the start Schedule 16, as follows:</p> <p>Chapter D12 Waitākere Ranges Heritage Area Overlay <u>The Waitākere Ranges Heritage Area is a qualifying matter in accordance with sections 77I(a) and 77I(d) of the RMA.</u></p> <p>Sites located within the Waitākere Foothills are zoned Rural – Waitākere Foothills Zone and those in the Waitākere Ranges are zoned Rural – Waitākere Ranges Zone. Residential sites in the coastal villages are zoned Residential – Rural and Coastal Settlement Zone. Sites used for business purposes are zoned Business – Neighbourhood Centre Zone. Within the RUB residential sites in Titirangi – Laingholm and close to Swanson are zoned Residential – Large Lot Zone, Residential – Mixed Housing Urban, Residential – Low Density Residential Zone or Special Purpose – School zone and those in the coastal villages are zoned Residential – Rural and Coastal Settlement Zone. Where sites are used for business purposes, these are zoned Business – Local Centre Zone. There are also additional sites located within the RUB on the edges of the overlay. These are zoned Residential – Low Density Residential Zone or Special Purpose – School zone.</p> <p>Schedule 16 Waitākere Ranges Heritage Area Overlay Schedule <u>This schedule has been identified as a qualifying matter in accordance with section 77I(a) and (d) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.</u></p>			
14.	D12	D12.4.1 Activity Table – (A3A) Land use and subdivision activities within the Waitākere Ranges Heritage Area Overlay	Oppose	<p>Kāinga Ora opposes the proposed activity D12.4.1(A3A) as both consequential relief to its submission to delete the Low Density Residential Zone and on the basis that there was no equivalent rule for sites currently zoned Single House.</p>	<p>Delete activity D12.4.1(A3A) from Chapter D12, as follows:</p> <table border="1" data-bbox="1463 1060 2504 1115"> <tr> <td data-bbox="1463 1060 1584 1115">A3A</td> <td data-bbox="1584 1060 2415 1115">Minor dwelling within the Residential – Low Density Residential Zone</td> <td data-bbox="2415 1060 2504 1115">NC</td> </tr> </table>	A3A	Minor dwelling within the Residential – Low Density Residential Zone	NC
A3A	Minor dwelling within the Residential – Low Density Residential Zone	NC						
15.	D12	Preamble to Table D12.4.2 Activity table - Subdivision of sites in the subdivision scheduled areas/sites	Oppose	<p>Kāinga Ora opposes the deletion of the text in front of Table D12.4.2 Activity table - Subdivision of sites in the subdivision scheduled areas/sites. It is not considered appropriate to delete.</p>	<p>Retain text in front of Table D12.4.2 Activity table - Subdivision of sites in the subdivision scheduled areas/sites, oppose proposed deletion:</p> <p><u>Table D12.4.2 specifies the activity status of subdivision of sites in the subdivision scheduled areas/sites in the Waitākere Ranges Heritage Area Overlay pursuant to section 11 of the Resource Management Act 1991.</u></p> <p><u>The standards for subdivision in E38 Subdivision – Urban or E39 Subdivision – Rural apply unless otherwise specified in Table D12.4.2.</u></p>			
16.	D12	D12 – Waitākere Ranges Heritage Area Overlay	Oppose	<p>Kāinga Ora opposes the blanket approach of ‘down-zoning’ any site affected by overlay D12 to the Low Density Residential Zone.</p> <p>Kāinga Ora reiterates that overlays are to be applied to issues that have spatial extents and that the related rules should be used for those spatial extents only</p>	<p>Retain the Waitākere Ranges Heritage Area overlay however delete the proposed application of the Low Density Residential Zone on properties subject to this overlay. The underlying zoning should be Mixed Housing Urban as consistent with mapping relief sought and submitted as Appendix 2.</p>			

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				(rather than ad hoc across a site as proposed).	
17.	D13	D13.1 Background Schedule 10 Notable Trees Overlay Schedule	Support	Kāinga Ora supports the identification of Notable Trees Overlay as a qualifying matter via the inclusion of the note at the start of the Chapter D13 and also within Schedule 10. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 10 (notwithstanding related change in PC83). Kāinga Ora similarly supports that this overlay has not been used to downzone properties.	<p>Retain the proposed note at the start of Chapter D12 and Schedule 10, as follows:</p> <p>Chapter D13 Notable Trees Overlay <u>Notable Trees are qualifying matters in accordance with sections 77I(j) and 77O(j) of the RMA.</u></p> <p>Schedule 10 Notable Trees Schedule <u>Notable Trees are qualifying matters in accordance with sections 77K, 77Q of the RMA in the urban environment.</u></p>
18.	D14	D14 – Volcanic Viewshafts and Height Sensitive Areas Overlay Schedule 9 – Volcanic Viewshafts Schedule	Support	Kāinga Ora supports the identification of Maunga Viewshafts as a qualifying matter via the inclusion of the note at the start of the Chapter D14 and also within Schedule 9. It is noted that there are no proposed changes to Schedule 9. Kāinga Ora supports that this overlay has not been used to downzone properties.	<p>Retain the proposed note at the start of Chapter D14 and Schedule 1, as follows:</p> <p>Schedule 9 Volcanic Maunga Viewshafts Schedule <u>Maunga Viewshafts have been identified as a qualifying matter in accordance with sections 77I(a), (h), and 77O(a) and (h) of the RMA.</u></p>
19.	D14	D14 – Volcanic Viewshafts and Height Sensitive Areas Overlay Schedule 9 – Volcanic Viewshafts Schedule	Oppose	Kāinga Ora opposes Height and Building Sensitive Areas in their entirety and their use as a Qualifying Matter. Kāinga Ora considers that the blanket height sensitive areas topic requires an overall comprehensive review to consider where additional height on a site by site basis could be applied upto the zoning height on sites not zoned open space while still maintaining important local views of the maunga from local public places.	<p>Chapter D14 Volcanic Maunga Viewshafts and Height and Building Sensitive Areas Overlay <u>This overlay has been identified as a qualifying matter in accordance with sections 77I(a) and (h) and section 77O(a) and (h) of the RMA.</u></p> <p>Kāinga Ora seeks that the blanket height sensitive areas topic requires an overall comprehensive review to consider where additional height on a site by site basis could be applied up to the zoning height on sites not zoned open space while still maintaining important local views of the maunga from local public places.</p>

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20.	D14	D14.4.1(A7A) – Activity Table D14.6.5 Building Coverage	Oppose	Kāinga Ora opposes the proposed approach to restricting the density on sites within the Height and Building Sensitive Area Overlay through a more restrictive building coverage standard. It is not considered that restricting the density of residential sites within this overlay is an appropriate response to managing the issue. Further, restricting the building coverage on a site does not restrict the location of buildings as the standard purports to do. Kāinga Ora seeks that the additional rules proposed are deleted.	<p>Delete activity D14.4.1(A7A) and standard D14.6.5 from Chapter D14, as follows:</p> <p>D14.4.1 Activity Table</p> <table border="1" data-bbox="1460 411 2504 464"> <tr> <td data-bbox="1460 411 1584 464"><u>A7A</u></td> <td data-bbox="1584 411 2415 464"><u>Buildings that do not comply with standard D14.6.5 Building coverage</u></td> <td data-bbox="2415 411 2504 464"><u>RD</u></td> </tr> </table> <p>D14.6.5 Building coverage</p> <p><u>Purpose: To protect the visual character, identity, physical integrity and form of the maunga when viewed from public places by restricting the form and location of buildings.</u></p> <p><u>(1) Within Height and Building Sensitive Areas the maximum building coverage is 35 per cent of the net site area</u></p>	<u>A7A</u>	<u>Buildings that do not comply with standard D14.6.5 Building coverage</u>	<u>RD</u>
<u>A7A</u>	<u>Buildings that do not comply with standard D14.6.5 Building coverage</u>	<u>RD</u>						
21.	D14	D14.4.1(A7B) – Activity Table D14.6.6 Landscaped area	Oppose	Kāinga Ora opposes the proposed approach to restricting the density on sites within the Height and Building Sensitive Area Overlay through a more restrictive landscaped area standard. It is not considered that restricting the density of residential sites within this overlay is an appropriate response to managing the issue. Further, increasing the minimum landscaped area on a site does not restrict the location of buildings as the standard purports to do. Kāinga Ora seeks deletion of the additional proposed standard.	<p>Delete activity D14.4.1(A7B) and standard D14.6.6 from Chapter D14, as follows:</p> <p>D14.4.1 Activity Table</p> <table border="1" data-bbox="1460 930 2504 982"> <tr> <td data-bbox="1460 930 1584 982"><u>A7B</u></td> <td data-bbox="1584 930 2415 982"><u>Buildings that do not comply with standard D14.6.6 Landscaped area</u></td> <td data-bbox="2415 930 2504 982"><u>RD</u></td> </tr> </table> <p>D14.6.6 Landscaped area</p> <p><u>Purpose: To protect the visual character, identity, physical integrity and form of the maunga when viewed from public places</u></p> <p><u>(1) Within Height and Building Sensitive Areas the minimum landscaped area must be at least 40 per cent of the net site area.</u></p>	<u>A7B</u>	<u>Buildings that do not comply with standard D14.6.6 Landscaped area</u>	<u>RD</u>
<u>A7B</u>	<u>Buildings that do not comply with standard D14.6.6 Landscaped area</u>	<u>RD</u>						
22.	D15	D15 Ridgeline Protection Overlay D15.1 Background	Oppose	Kāinga Ora notes that within the s32 for the Ridgeline Protection Overlay Council have stated that a ‘site by site’ analysis in terms of section 77L(j) of the RMA to determine what the optimum height of development should or could be for each of the 800 properties affected has not been done. Instead, each relevant section of ridge has been treated as a ‘site’. Kāinga Ora oppose this method as it does not meet the evidential basis analysis requirements as set out within section 77L(j). Therefore, Kāinga Ora oppose the use of this overlay as a Qualifying Matter	<p>Delete overlay and in particular, oppose the proposed note at the start of Chapter D15, as follows:</p> <p>Chapter D15 Ridgeline Protection Overlay</p> <p><u>The ridgeline protection overlay promotes the purpose of the RMA and more specifically section 7(c) – the maintenance and enhancement of amenity values – and section 7(f) – the maintenance and enhancement of the quality of the environment. For those ridgelines, or parts thereof, within the Waitākere Ranges Heritage Area, the provisions assist to reinforce the purposes of the Waitākere Ranges Heritage Area Act 2008 (refer to chapter D12, Waitākere Ranges Heritage Area Overlay).</u></p> <p><u>The provisions of this overlay affecting the identified ridgelines are a qualifying matter in accordance with sections 77L(d) and 77L(j) of the RMA. The overlay is shown on the AUP planning maps and identifies a ridgeline as either ‘natural’ or ‘modified’.</u></p>			

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				and seek the deletion of the overlay as it seeks to control development to a lower threshold than required by the MDRS and Policy 3 of the NPS-UD as costs have not been appropriately assessed.	
23.	D15	D15 – Ridgeline Protection Overlay	Oppose	<p>Kāinga Ora opposes the blanket approach of ‘down-zoning’ any site affected by overlay D15 to the Low Density Residential Zone.</p> <p>Kāinga Ora reiterates that overlays are to be applied to issues that have spatial extents and that the related rules should be used for those spatial extents only (rather than ad hoc across a site as proposed).</p>	Delete the proposed application of the Low Density Residential Zone on properties subject to this overlay. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as consistent with mapping relief sought and submitted as Appendix 2.
24.	D15	D15.9 Special Information Requirements	Oppose	Kāinga Ora opposes the proposed introduction of special information requirements within Chapter D15 as these are not considered required.	<p>Delete the proposed amendment to standard D15.9 (noting relief sought above seeking deletion of overlay).</p> <p>D11.9. Special information requirements</p> <p>There are no special information requirements in this section.</p> <p>All applications are to be accompanied by a landscape and visual assessment prepared by a registered landscape architect (Tuia Pito Ora, NZILA), commensurate with the scale and significance of the effects of the proposed buildings.</p>
25.	D16	D16.1 Background Schedule 11 – Local Public View Schedule	Oppose	<p>Kāinga Ora opposes the identification of Local Public Views Overlay as a qualifying matter as Council have not undertaken the site by site analysis as required by section 77L(j) of the RMA.</p> <p>It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 3.</p>	<p>Delete the overlay. The proposed note at the start of Chapter D16 and Schedule 11, is opposed as follows:</p> <p>Chapter D16 Local Public Views Overlay</p> <p>Local Public Views Overlay are a qualifying matter in accordance with Clause 77I(j) and Clause 77O(j) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The provisions of this overlay take precedence over the provisions of the underlying zone with respect to new buildings and subdivision.</p> <p>Schedule 11 Local Public View Schedule</p> <p>Local Public Views are a qualifying matter in accordance with Clause 77I(j) and Clause 77O(j) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.</p>
Chapter D17 – 20A – Historic heritage and special character					
26.	D17	D17 – Historic Heritage Overlay	Support	Kāinga Ora supports the identification of the Historic Heritage Overlay as a qualifying matter via the inclusion of the note at the start of the Chapter D17.	Retain the proposed note at the start of Chapter D17 which identifies the Historic Heritage Overlay as a qualifying matter.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
27.	D17	D17 – Historic Heritage Overlay – Proposed Historic Heritage Areas	Oppose	Consistent with its submission on Proposed Plan Change 81, Kāinga Ora opposes the proposed Lawry Settlement Workers’ Housing and Parkfield Terrace Historic Heritage Areas as a Qualifying Matter and in the absence of sufficient evidence.	Delete the proposed Lawry Settlement Workers’ Housing and Parkfield Terrace Historic Heritage Areas as qualifying matters.
28.	D20A	D20A. Stockade Hill Viewshaft Overlay	Oppose	Kāinga Ora seek the deletion of the overlay and oppose the identification of the qualifying matter on that basis that Council have not done a ‘site by site’ analysis in terms of section 77L(j) of the RMA as it seeks to control development to a lower threshold than required by the MDRS and Policy 3 of the NPS-UD and the associated costs have not been appropriately assessed.	Delete overlay in its entirety, until such time as Council as fully considered the costs as required by s77L(j) of the RMA Seek removal of ‘Redoubt local public view’ from the plan (and GIS view) as recommended by Council’s landscape expert as outlined in its s32 report. Remove amended figure D20A.6.1.1 shown on page 3 of the Council notified chapter.
Chapter D21 – Sites and Places of Significance to Mana Whenua					
29.	D21	D21 – Sites and Places of Significance to Mana Whenua Overlay	Support	Kāinga Ora supports the identification of the Sites and Places of Significance to Mana Whenua Overlay as a Qualifying Matter via the inclusion of the note at the start of the Chapter D21.	Retain the proposed note at the start of Chapter D21 which identifies the Sites and Places of Significance to Mana Whenua Overlay as a qualifying matter.
Chapter D24 – 26 – Infrastructure					
30.	D24	D24 – Aircraft Noise Overlay	Oppose in part	Kāinga Ora supports the identification of the high aircraft noise area (HANA) as a qualifying matter to ensure the safe and efficient operation of Airports and Airfields. However, Kāinga Ora request that all land within HANA be zoned MHU rather than either LDRZ or THAB as is currently proposed. This relief is requested as a consequential amendment to the overarching relief sought seeking the LDRZ be deleted in its entirety. Kāinga Ora do not support the use of the THAB zone within the HANA, it is acknowledged that new activities sensitive to aircraft noise is a Prohibited activity as per (A29) in Activity	Given Kāinga Ora other submissions opposing the introduction of the LDRZ, as a consequential amendment Kāinga Ora oppose the Councils proposed residential zoning within the HANA overlay, noted as either LDRZ or THAB and seek that all land within the HANA be zoned MHU, as consistent with Kāinga Ora’s mapping relief sought and submitted as Appendix 2.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought									
				Table D24.4.3 which distinguishes this approach from Kāinga Ora's relief sought on other qualifying matters.										
31.	D24	D24.4.1(A37) D24.4.1(A38)	Oppose	<p>Kāinga Ora opposes the identification of elements of the moderate aircraft noise area (MANA) as a Qualifying Matter and seeks the removal of the blanket density restrictions for residential sites within the MANA overlay.</p> <p>The intention of the MANA overlay is to manage noise sensitive activities so that reverse sensitivity issues could be addressed, rather than provide for the safe and efficient operation of these infrastructure. In addition, a site by site assessment has not been undertaken by Council on the costs and benefits of extending the density restrictions as part of the qualifying matter into MANA when noise attenuation of new buildings can adequately manage the effects of noise exposure by occupants.</p>	<p>Delete activity D24.4.1(A37) and D24.4.1(A38) from Chapter D24, and replace D24.4.1(A37) with a new permitted activity standard for new dwellings where rule D24.6.3 is complied with as outlined below. Retain existing standard (A41) as follows:</p> <table border="1" data-bbox="1460 604 2504 1451"> <tr> <td data-bbox="1460 604 1584 1045">(A37)</td> <td data-bbox="1584 604 2415 1045"> <p><u>New dwellings (or any subdivision for new dwellings) in a residential zone where:</u></p> <p><u>(a) average density does not exceed one dwelling per 400m²; or</u></p> <p><u>(b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are complied with</u></p> <p><u>New dwellings within the moderate aircraft noise area and/or the 57dB Ldn boundary shown in Figure 1 complying with rule D24.6.3</u></p> </td> <td data-bbox="2415 604 2504 1045"><u>P</u></td> </tr> <tr> <td data-bbox="1460 1045 1584 1310">(A38)</td> <td data-bbox="1584 1045 2415 1310"> <p><u>New dwellings (or any subdivision for new dwellings) in a residential zone where:</u></p> <p><u>(a) average density exceeds one dwelling per 400m²; or</u></p> <p><u>(b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are complied with</u></p> </td> <td data-bbox="2415 1045 2504 1310"><u>RD</u></td> </tr> <tr> <td data-bbox="1460 1310 1584 1451">(A41)</td> <td data-bbox="1584 1310 2415 1451">New activities sensitive to aircraft noise within the moderate aircraft noise area and/or the 57dB Ldn boundary shown in Figure 1 not otherwise listed within this activity table</td> <td data-bbox="2415 1310 2504 1451">D</td> </tr> </table>	(A37)	<p><u>New dwellings (or any subdivision for new dwellings) in a residential zone where:</u></p> <p><u>(a) average density does not exceed one dwelling per 400m²; or</u></p> <p><u>(b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are complied with</u></p> <p><u>New dwellings within the moderate aircraft noise area and/or the 57dB Ldn boundary shown in Figure 1 complying with rule D24.6.3</u></p>	<u>P</u>	(A38)	<p><u>New dwellings (or any subdivision for new dwellings) in a residential zone where:</u></p> <p><u>(a) average density exceeds one dwelling per 400m²; or</u></p> <p><u>(b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are complied with</u></p>	<u>RD</u>	(A41)	New activities sensitive to aircraft noise within the moderate aircraft noise area and/or the 57dB Ldn boundary shown in Figure 1 not otherwise listed within this activity table	D
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(A41)	New activities sensitive to aircraft noise within the moderate aircraft noise area and/or the 57dB Ldn boundary shown in Figure 1 not otherwise listed within this activity table	D												
Chapter E – Auckland-wide														
33.	E12	E12 Land Disturbance - District E12.3.2 Activity Table	Oppose	The following are required as subsequent amendments to the relief sought for D14.	<p>Delete new overlay reference 'Residential Zones within Height and Building Sensitive Areas' and associated RD activity statuses for (A32) and (A33) as follows:</p> <table border="1" data-bbox="1460 1696 2504 1858"> <tr> <td colspan="3" data-bbox="1460 1696 2504 1751"><u>Residential Zones within Height and Building Sensitive Areas'</u></td> </tr> <tr> <td data-bbox="1460 1751 1584 1806"><u>A32</u></td> <td data-bbox="1584 1751 2415 1806"><u>Greater than 5m² up to 250m³</u></td> <td data-bbox="2415 1751 2504 1806"><u>RD</u></td> </tr> <tr> <td data-bbox="1460 1806 1584 1858"><u>A33</u></td> <td data-bbox="1584 1806 2415 1858"><u>Greater than 250m²</u></td> <td data-bbox="2415 1806 2504 1858"><u>RD</u></td> </tr> </table>	<u>Residential Zones within Height and Building Sensitive Areas'</u>			<u>A32</u>	<u>Greater than 5m² up to 250m³</u>	<u>RD</u>	<u>A33</u>	<u>Greater than 250m²</u>	<u>RD</u>
<u>Residential Zones within Height and Building Sensitive Areas'</u>														
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
34.	E12	E12.8. Assessment – restricted discretionary activities E12.8.1. Matters of discretion	Oppose	The following are required as subsequent amendments to the relief sought for D14.	Delete E12.8.1.(f) as follows: (f) Residential Zones within Height and Building Sensitive Areas; (i) mana whenua values associated with the maunga; (ii) the visual character, identity, physical integrity, and form of the maunga.
35.	E12	E12.8.2. Assessment criteria	Oppose	The following are required as subsequent amendments to the relief sought for D14.	Delete E12.8.2.(f) as follows: (f) Residential Zones within Height and Building Sensitive Areas; (i) Policies listed in Chapter D14.8.2(2);
36.	E36	E36 – Natural Hazards and Flooding	Oppose	<p>Kāinga Ora opposes the approach of ‘down-zoning’ sites affected by an identified natural hazard to the Low Density Residential Zone. Specifically, that only those sites zoned Single House are proposed to be ‘down-zoned’ to Low Density Residential. It is understood that no other residential zones are proposed to be managed this way (that is, ‘down-zoning’ residential properties subject to identified natural hazards). This raises questions as to why higher order zones (being Mixed Housing Urban and / or THAB zones), for example, are not addressed even if they are identified to be at risk of a significant natural hazard.</p> <p>The section 32 report concludes that all residential properties within the coastal erosion hazard area, coastal inundation hazard area and the 1% AEP + 1.5m sea level rise area, and zoned Single House are to be re-zoned Low Density Residential Zone.</p> <p>It is considered that this approach is a non-proportionate response to the management of an identified Qualifying Matter or the significance each hazard proposes to the individual properties - posing questions as to the evidence-based justification for proposing this approach.</p>	Retain the approach of managing identified natural hazards (with the exception of flooding that is managed by city wide rules) via overlays and delete the proposed application of the Low Density Residential Zone on those properties that have been down-zoned. The underlying zoning should either be Mixed Housing Urban or THAB Zone as per the relief sought in mapping to the submission attached as appendix 2.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
				Kāinga Ora reiterates that simply ‘down-zoning’ a property on the basis it is either entirely or partially identified to be at risk of coastal erosion, coastal inundation or a 1% AEP + 1.5m sea level rise is not appropriate.							
37.	E36	Maps – Natural Hazards and Flooding	Support in part	Kāinga Ora support the approach of spatially identifying natural hazards on maps. However, Kāinga Ora seeks that these maps are a non-statutory set of interactive maps that sit outside of the plan and therefore can be updated over time without the use of the Schedule 1 RMA process.	Retain the Operative Plan approach of identification of natural hazards related to flooding on a non-statutory set of interactive maps that sit outside of the plan. Delete any flood hazard mapping as a statutory layer from the plan.						
38.	E38	E38.2 Subdivision -Urban – Objectives E38.3 Subdivision - Urban - Policies	Support in part	Kāinga Ora generally supports the proposed amendments to the objective and policy framework of Chapter E36. However, as consequential relief, Kāinga Ora seeks the deletion of Policy E38.2(32) to align with its submission point seeking the deletion of the Beachlands Transport Constraints Control from the plan.	Retain the proposed extent of amendments to objectives E38.2(1)-(11) and policies E38.3(1)-(31) & (33)-(35) as notified and delete Policy E38.3(32), as follows: Subdivision in areas subject to the infrastructure – Beachlands Transport Constraints Control as identified in the planning maps (32) Avoid vacant site subdivision that does not comply with the minimum site size in areas identified on the planning maps as subject to transport infrastructure constraints.						
39.	E38	E38.4.1 Activity Table	Support in part	Kāinga Ora generally supports the proposed amendments to the activity table contained in Chapter E36. However, as consequential relief, Kāinga Ora seeks the deletion of reference to “Residential – Low Density Residential Zone” and activities E38.4.1(A29C)-(A29D) to align with its submission point seeking the deletion of both the Low Density Residential Zone and the Beachlands Transport Constraints Control from the plan.	Retain the proposed extent of amendments to activity table E38.4.1 as notified and delete reference to ‘Residential - Low Density Residential Zone and activities E38.4.1(A29C) and E38.4.1(A29D), as follows: <u>Subdivision for the purpose of the construction or use of dwellings, which are provided for as either permitted or restricted discretionary activities in the Residential – Low Density Residential Zone, Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone</u> <table border="1" data-bbox="1457 1455 2504 1715"> <tbody> <tr> <td data-bbox="1457 1455 1584 1587"><u>A29C</u></td> <td data-bbox="1584 1455 2415 1587">Vacant site subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Beachlands Transport Constraints Control complying with Standard 38.8.2.9.</td> <td data-bbox="2415 1455 2504 1587"><u>D</u></td> </tr> <tr> <td data-bbox="1457 1587 1584 1715"><u>A29D</u></td> <td data-bbox="1584 1587 2415 1715">Vacant site subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Beachlands Transport Constraints Control not complying with Standard 38.8.2.9.</td> <td data-bbox="2415 1587 2504 1715"><u>NC</u></td> </tr> </tbody> </table>	<u>A29C</u>	Vacant site subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Beachlands Transport Constraints Control complying with Standard 38.8.2.9.	<u>D</u>	<u>A29D</u>	Vacant site subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Beachlands Transport Constraints Control not complying with Standard 38.8.2.9.	<u>NC</u>
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought		
40.	E38	E38.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare	Oppose	Kāinga Ora opposes the proposed amendment to the minimum net site area for subdivision involving parent sites of less than 1 hectare table to include the Low Density Residential Zone. As consequential relief, Kāinga Ora seeks the deletion of reference to “Residential – Low Density Residential Zone” to align with its submission point seeking the deletion of the Low Density Residential Zone from the plan.	Delete the proposed Low Density Residential Zone from Table E38.2.3.1, as follows: <table border="1" data-bbox="1463 363 2504 417"> <tr> <td data-bbox="1463 363 2273 417">Residential – Low Density Residential Zone</td> <td data-bbox="2273 363 2504 417">600m²</td> </tr> </table>	Residential – Low Density Residential Zone	600m²
Residential – Low Density Residential Zone	600m²						
41.	E38	E38.8.2.9(1) Standards – residential restricted discretionary activities	Support in part	Kāinga Ora generally supports the proposed amendments to the subdivision standards of Chapter E36. However, as consequential relief, Kāinga Ora seeks the deletion of standard E38.8.2.9(1) to align with its submission point seeking the deletion of the Beachlands Transport Constraints Control from the plan.	Retain the proposed extent of amendments to the subdivision standard contained in Chapter E38 notified and delete standard E38.8.2.9(1), as follows: E38.8.2.9 Subdivision of sites in areas identified on the planning maps as being subject to the infrastructure – Beachlands Transport Constraints Control (1) Proposed vacant sites identified in the Infrastructure – Beachlands Transport Constraints Control Overlay must comply with a minimum net site area of 600m²		
Chapter G Rural Urban Boundary (RUB) and Walkable Catchments							
42.	G2	Walkable Catchments	Support in part	Kāinga Ora supports the inclusion of text explaining the concept of ‘walkable catchments’ and how these catchments have been applied in the Auckland context. It is considered that this will assist plan users to understand how the zone patterns have been developed within Auckland. However, Kāinga Ora seeks the following amendments to the explanatory text / Chapter G2 to align with its position that has been adopted nationally. It should be noted that the relief sought aligns with the philosophy and approach taken for the proposed rezoning maps provided by Kāinga Ora as part of its submission.	Amend the explanatory text in Chapter G2 to increase the walkable catchment from the edge of the Business – City Centre Zone from 1,200m to 2,000m and from the edge of the Business – Metropolitan Centre Zones and from the pedestrian access points to existing or planned rapid transit stops from 800m to 1,200m, as follows: G2 Walkable Catchments <u>Policy 3(c) of the National Policy Statement on Urban Development 2020, updated May 2022, requires policy statements and district plans in tier 1 urban environments to enable building heights of at least six storeys within at least a walkable catchment of the following:</u> <ul style="list-style-type: none"> (i) <u>existing and planned rapid transit stops</u> (ii) <u>the edge of city centre zones, and</u> (iii) <u>the edge of metropolitan centre zones.</u> <u>Auckland is a tier 1 urban environment.</u> <u>A walkable catchment of around 1,200,000m is applied from the edge of the Business – City Centre Zone. A walkable catchment of around 800,200m is applied from both the edge of the Business – Metropolitan Centre Zones and from the pedestrian access points to existing or planned rapid transit stops.</u> <u>Edge and route modifying factors such as property boundaries, road boundaries, severance, topography, block sizes, the walking environment and the mix of land use activities can affect these general walkable catchment distances.</u>		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<p>The depiction of walkable catchments in the planning maps is a district plan method pursuant to section 75(2) of the Resource Management Act 1991 for implementing the policies of the district and giving effect to the National Policy Statement on Urban Development 2020, updated May 2022.</p> <p>The planning maps show the location and extent of walkable catchment boundaries, many of which overlap with each other. The location or extent of a walkable catchment can only be amended by way of a plan change pursuant to Schedule 1 of the Resource Management Act 1991.</p> <p>Any amendment to the location or extent of a walkable catchment must give effect Policy 3(c) of the National Policy Statement on Urban Development 2020, updated May 2022.</p>					
Chapter H - Zones					
Single House Zone					
43.	H3	Chapter Wide	Oppose	<p>Kāinga Ora opposes the retention of the Single House Zone on the basis that the MDRS applies to all urban residential zones – which includes the Single House Zone.</p> <p>The s32 report identifies the urban environment as ‘all land zoned residential, business and adjoining special purpose zones and open space zones as identified in the AUP, including the Hauraki Gulf Island Section of the District Plan, which includes metropolitan Auckland, all towns, and all rural and coastal towns and villages’ and includes:</p> <ul style="list-style-type: none"> • ‘all urban areas in the region that are of an urban character regardless of size;’ • ‘all areas that are part of the Auckland housing and labour market;’ and • ‘areas which are zoned for urban purposes, but which are not yet urbanised i.e. areas “intended” to be urban in character’ <p>This would extend to the 23 urban settlements identified in the section 32 report as ‘separated from the main urban area.’ Only the Rural and / or Coastal</p>	Delete the Single House Zone in full and replace with the Mixed Housing Urban Zone as illustrated in Appendix 2. Consequential amendments to planning maps are also sought.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Settlement zones within such settlements would be precluded from applying the MDRS as these would not constitute “residential” areas / zones.</p> <p>In brief, the Mixed Housing Urban Zone should be the baseline residential zone – with anything providing less density being Rural / Coastal Settlement Zones. The Single House Zone is, by definition, a “residential” zone and it is not considered that the section 32 provides sufficient evidential basis to justify its retention.</p>	
Low Density Residential Zone					
44.	H3A	Chapter Wide	Oppose	<p>Kāinga Ora opposes the introduction and application of a Low Density Residential Zone as a means of managing Qualifying Matters.</p> <p>Qualifying Matters should be applied as overlays without altering (i.e., ‘down zoning’, as notified) the underlying zone with a blanket set of more restrictive development standards which are not tailored to address the individual qualifying matters (noting tailored provisions should form part of the overlay framework of each respective qualifying matter irrespective of the underlying zone). This approach sought by Kāinga Ora is considered best practice with regards to how ‘zones’ and ‘overlays’ are applied within Resource Management Plan frameworks and it ensures consistency with the National Planning Standards – which stipulates using overlays to spatially identify distinctive values, risks or other factors which require management in a different manner from underlying zone provisions (with the location of these layers in a district-wide matters chapter).</p>	Delete the Low Density Residential Zone in full and replace with the Mixed Housing Urban Zone at a minimum, or Terrace Housing and Apartment Building Zone in appropriate locations as illustrated in Appendix 2. Consequential amendments to planning maps are also sought.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Moreover, the proposed Low Density Residential Zone, as drafted, comprises a set of objectives and policies that contradict one another thus creating further ambiguity for plan users when addressing qualifying matters applying to an underlying, incoherent zone framework that is not directly responding to the specific issue/s of the qualifying matter that has been applied to the site and is the reason for the zone change.</p>	
Mixed Housing Suburban Zone					
45.	H4	Chapter Wide	Oppose	<p>Kāinga Ora opposes the retention of the Mixed Housing Suburban Zone on the basis that the MDRS applies to all urban residential zones – which includes the Mixed Housing Suburban Zone.</p> <p>The s32 report identifies the urban environment as ‘all land zoned residential, business and adjoining special purpose zones and open space zones as identified in the AUP, including the Hauraki Gulf Island Section of the District Plan, which includes metropolitan Auckland, all towns, and all rural and coastal towns and villages’ and includes:</p> <ul style="list-style-type: none"> • ‘all urban areas in the region that are of an urban character regardless of size;’ • ‘all areas that are part of the Auckland housing and labour market;’ and • ‘areas which are zoned for urban purposes, but which are not yet urbanised i.e. areas “intended” to be urban in character’ <p>This would extend to the 23 urban settlements identified in the section 32 report as ‘separated from the main urban</p>	<p>Delete the Mixed Housing Suburban Zone in full and replace with the Mixed Housing Urban Zone as illustrated in Appendix 2. Consequential amendments to planning maps are also sought.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>area.’ Only the Rural and / or Coastal Settlement zones within such settlements would be precluded from applying the MDRS as these would not constitute “residential” areas / zones.</p> <p>In brief, the Mixed Housing Urban Zone should be the baseline residential zone – with anything providing less density being Rural / Coastal Settlement Zones. The Mixed Housing Suburban Zone is, by definition, a “residential” zone and it is not considered that the section 32 provides sufficient evidential basis to justify otherwise.</p>	
Terrace Housing and Apartment Zone					
46.	H6	Chapter Wide	Support	Kāinga Ora supports the inclusion of the prescribed Medium Density Residential Standard (MDRS) as required by the Housing Supply Act into the District Plan.	Retain, as notified, where they are consistent with the prescribed MDRS (including the consequential amendments, including deletions, to ensure the correct references within the framework).
47.	H6	H6.1. Zone Description	Support in part	Kāinga Ora supports, in part, amendments to the zone description to reflect the proposed changes resulting from PC78. However, Kāinga Ora seeks further amendments to the zone description to reflect the relief sought in this submission regarding building height within and outside of identified walkable catchments.	<p>Amend the zone description to reflect the relief sought in this submission, as follows:</p> <p>H6.1. Zone Description</p> <p>The Residential – Terrace Housing and Apartment Buildings Zone is a greater high- high-intensity zone enabling a greater high- intensity of residential development than previously provided for. This zone provides for urban residential living in <u>a range of the forms of including terrace housing and apartments.</u> The zone is predominantly located around <u>city, metropolitan, town and local centres and the public transport network to support the highest levels of intensification.</u></p> <p>The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres.</p> <p>The zone provides for the greatest density, height and scale of development of all the residential zones. <u>Six storey buildings are enabled across the zone, with additional heights of up to eight, ten, or twelve storeys provided for where located within identified walkable catchments of centres and/or rapid transit stops, or as otherwise identified by Height Variation Control. Within walkable catchments, as identified on the planning maps, development of at least six twelve storeys is enabled unless qualifying matters apply. Outside the walkable catchments, buildings are enabled up to at least five six storeys six or seven storeys in. In identified Height Variation Control areas buildings of seven or more storeys are enabled. Permitted hHeight standards-variation controls vary from the base height within the zone</u> depending on the scale of the adjoining centre <u>and what it contains</u>, to achieve a transition in height from the centre to adjoining lower-scale residential zones.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>This form of development will, over time, result in a change from a <u>predominantly existing</u> suburban character to urban built character with a corresponding <u>a high</u> degree of visual change. The zone enables a mix of housing types including <u>three-storey</u> attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and papakāinga.</p> <p>The Residential – Terrace Housing and Apartment Buildings Zone is a relevant residential zone as defined in the RMA. The zone incorporates Medium Density Residential Standards (MDRS) <u>as modified to be made more enabling. The development outcomes anticipated by the RMA are enabled in the zone and are less enabling of development where one or more qualifying matters apply.</u></p> <p>Standards are applied to all buildings and resource consent is required for <u>all</u> developments with <u>four-seven</u> or more dwellings and for other specified buildings and activities in order to:</p> <ul style="list-style-type: none"> • achieve the planned urban built character of the zone; • achieve attractive and safe streets and public open spaces; • manage the effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight; and • achieve high quality on-site living environments. <p>The resource consent requirements for <u>four-seven</u> or more dwellings enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.</p> <p>This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.</p>
48.	H6	H6.2.(1A) & (2) Objectives	Support in part	<p>Kāinga Ora supports, in part proposed Objective H6.2(1A) and the amendments sought to Objective H6.2(2). However, Kāinga Ora seeks further amendments to the objectives description to reflect the relief sought in this submission regarding building height within and outside of identified walkable catchments.</p>	<p>Amend Objectives H6.2(1A) and H6.2(2) to reflect the relief sought in this submission, as follows:</p> <p><u>(1A) Development of at least six storeys is enabled across the zone within walkable catchments, with seven or more storey buildings in identified areas, additional heights of up to eight, ten, or twelve storeys provided for within identified walkable catchments of centres, while also achieving a high-quality built environment.</u></p> <p>(2) Development <u>outside walkable catchments</u> is in keeping with the areas’ <u>changing</u> planned urban built character of predominantly <u>five-six or more</u> storeys <u>or six or seven storey buildings where specified in identified areas</u>, in a variety of forms.</p>
49.	H6	H6.2(3) Objectives	Oppose	<p>Kāinga Ora opposes Objective H6.2(3) as modified by plan change 78 to the extent that it introduces a greater degree of subjectivity and does not provide sufficient certainty to applicants.</p> <p>Seek that Objective H6.2(3) is retained as operative.</p>	<p>Reinstate H6.2(3) as operative.</p> <p>3.—Development provides high-quality amenity:—</p> <p>a.—on-site residential amenity for residents;—</p> <p>b.—to adjoining sites; and—</p> <p>c.—to the street.—</p> <p><u>3. Development provides quality on-site residential amenity for residents and the street.</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
50.	H6	H6.2(8) Objectives	Oppose in part	Kāinga Ora opposes Objective H6.2(8) insofar as it suggests the shifting of responsibility for the surrounding pedestrian network from the Council onto applicants. It is the view of Kāinga Ora that the responsibility for public infrastructure falls to the Council.	Delete Objective H6.2(8). (8) Enable safer pedestrian movement within the immediate locality of higher density developments to ensure ease of pedestrian movement to the rapid transport stops.
51.	H6	H6.2(9) Objectives	Oppose	Kāinga Ora opposes proposed Objective H6.2(9) and considers Significant Ecological Areas are already appropriately dealt with via the D9 overlay provisions. As consequential relief to its wider submission that any overlay constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach is consistent with National Planning Standards.	Delete Objective H6.2(9) from the THAB Zone chapter, as follows: (9) Development is enabled on sites subject to significant ecological areas where it provides for the protection and management of the significant ecological values.
52.	H6	H6.3.(2) & (4) Policies	Oppose in part	Kāinga Ora supports, in part, amendments to the zone description to reflect the proposed changes resulting from PC78. However, Kāinga Ora seeks further amendments to the zone description to reflect the relief sought in this submission regarding building height within and outside of identified walkable catchments. Kāinga Ora considers that 'encourage' is a more appropriate word for Policy H6.3.(2), particularly in relation to (2)(b) as the appropriateness of bulk and massing will be somewhat site dependent.	Amend Policies H6.3(2) and (4) to reflect the relief sought in this submission, as follows: (2) Require Encourage the height, bulk, form and appearance of multi-unit development and the provision of setbacks and landscaped areas to achieve a high-quality built environment <u>high density planned urban form</u> : (a) with a high-density urban built character of predominantly five, six or seven storey buildings, or up to eight, ten, or twelve storeys in identified areas; <u>and</u> (b) through building and site design which locates bulk and mass towards the street and provides for setbacks, outlook spaces, private and communal outdoor spaces and landscaped areas. – in a variety of forms. (4) In identified locations adjacent to centres, enable greater building height through the of <u>five at least six, storey's outside walkable catchments, at least six and up to eight, ten, or twelve storeys in certain walkable catchments – within walkable catchments</u> and the application of the Height Variation Control where additional development potential <u>is enabled and which</u> : [...]

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
53.	H6	H6.3(A4) Policies	Oppose in part	<p>Kāinga Ora considers that operative policies H6.3(3), (5), and (6), sufficiently address the matters raised in Policy H6.3(A4). In relation to those items in Policy H6.3(A4) not explicitly covered by operative policies:</p> <ul style="list-style-type: none"> • Clause (e) – there are no relevant standards and / or assessment criteria relating to “garages” within the Mixed Housing Urban Zone chapter that would warrant a policy framework specific to the control of garages. Carparking is addressed within Chapter E27. • Clause (f) – it is considered that stormwater runoff effects can be mitigated in cases where high levels of impervious surface is proposed and seeks amendments to recognise this. • Clause (g) - forms part of the policy framework supporting the deep soil area standard. This standard is sought to be deleted as part of this submission and, therefore, the deletion of this clause is sought as consequential relief. • Clause (i) – it is not considered appropriate to control the internal layout / configuration of a residential dwelling through the resource consent process – particularly given the subjective nature on what constitutes “practical” and / or “sufficient” or how the landowner wishes to configure the internal space of their property to meet their individual needs. <p>Based on the above, Kāinga Ora seeks deletion of proposed Policy H6.3(A4) and reinstatement of operative Policies H6.3(3), (5), and (6) with amendments.</p>	<p>Delete Policy H6.3(A4) and reinstate operative policies (3), (5), and (6) with amendments, as follows:</p> <ol style="list-style-type: none"> 3. Encourage development to achieve attractive and safe streets, and public open spaces including by: <ol style="list-style-type: none"> a. providing for passive surveillance b. optimising front yard landscaping c. minimising visual dominance of garage doors. 5. Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments. 6. Require accommodation to be designed to meet the day to day needs of residents by: <ol style="list-style-type: none"> a. providing privacy, and outlook; and b. providing access to daylight and sunlight, and providing the amenities necessary for those residents <p>(A4) Require development to achieve a built form that contributes to high-quality built well-functioning urban environment outcomes by:</p> <ol style="list-style-type: none"> (a) Maintaining a level of privacy, outlook, daylight and sunlight access to provide for the health and safety amenity of residents on-site; (b) providing for resident’s safety and privacy while enabling passive surveillance on the street; (c) minimising/managing visual dominance effects on adjoining sites; (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites; (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and (h) designing practical, sufficient space for residential waste management; and (i) designing practical, sufficient space for internal storage and living areas.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
54.	H6	H6.3(12) Policies	Oppose	Kāinga Ora considers that Policy H6.3(12) is already addressed via other legislation (i.e. the Building Act) such that a policy is not required within the THAB Zone.	Delete Policy H6.3(12) as follows: Require dwellings to be provided with access to safe and reliable drinking water and wastewater services.
55.	H6	H6.3.(13) & (15) Policies	Oppose	Kāinga Ora opposes newly proposed Policies H6.3(13) & (15) as consequential relief to its wider submission that any overlay constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach is consistent with National Planning Standards. Of note, proposed Policy 13 is already addressed in Chapter E27 and Policy 15 is addressed within the suite of Significant Ecological Overlay provisions contained within the plan.	Delete Policies H6.3(13) & (15) from the THAB Zone chapter, as follows: (12) Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, to be provided with appropriate infrastructure. (15) Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas.
56.	H6	H6.3.(14) Policies	Oppose	Kāinga Ora opposes newly proposed Policy H6.3(14) insofar as this policy places too much responsibility on the applicant, when ultimately it is considered both Auckland Council and Auckland Transport are responsible for the road environment. Kāinga Ora considers the method of achieving the intended outcomes of the policy is unclear.	Delete Policies H6.3(14) from the THAB Zone chapter, as follows: (14) Require development to contribute to safety improvements of the immediate urban road environment to achieve pedestrian connectivity to public transport
57.	H6	H6.4. Activity Table	Oppose in part	Kāinga Ora opposes the inclusion of rules into the zone structure that should more appropriately be located in an Overlay chapter of the plan (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach is consistent with National Planning Standards.	Delete activities that should more appropriately be located in the relevant overlay chapter. Delete references to standards that are sought to be deleted within this submission. Delete the approach to splitting “up to 3 dwellings” and “4 or more dwellings”. In addition, increase both the permitted and restricted discretionary activity thresholds regarding the number of residential dwellings, as follows: H6.4. Activity Table

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																																		
				<p>Moreover, Kāinga Ora opposes the proposed approach to split the activity standards into a “up to X dwellings” and “Y or more dwellings” framework, particularly in relation to standards addressing on-site amenity matters. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users.</p> <p>Similarly, Kāinga Ora opposes the introduction of standards to be complied with ‘within’ and ‘outside’ of walkable catchments, as this creates two differing expectations within the zone. Instead, Kāinga Ora seeks that Height Variation Controls are introduced to those areas within certain walkable catchments, and all other standards are generally consistent across the zone.</p> <p>Kāinga Ora opposes retaining both the permitted and restricted discretionary activity threshold regarding the number of residential dwellings, and considers that a higher threshold is required to ensure outcomes consistent with a high intensity residential zone. Kāinga Ora seeks to increase these thresholds commensurate with a higher density zone than the THAB Zone (noting these thresholds are currently the same across both zones).</p> <p>In relation to Proposed Standards H6.6.20, H6.6.21 , and H6.6.22, Kāinga Ora opposes these and queries how their inclusion within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.</p>	<table border="1"> <thead> <tr> <th data-bbox="1537 306 1997 573">Activity</th> <th data-bbox="1997 306 2184 573">Activity status</th> <th data-bbox="2184 306 2427 573">Standards to be complied with across the zone</th> <th data-bbox="2427 306 2653 573"><u>Additional standards to be complied with outside walkable catchments</u></th> <th data-bbox="2653 306 2870 573"><u>Additional standards to be complied with inside walkable catchments</u></th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="1537 573 2870 621">Use</td> </tr> <tr> <td data-bbox="1537 621 1665 709">(A1)</td> <td data-bbox="1665 621 1997 709">Activities not provided for</td> <td data-bbox="1997 621 2184 709">NC</td> <td data-bbox="2184 621 2427 709"></td> <td data-bbox="2427 621 2870 709"></td> </tr> <tr> <td colspan="5" data-bbox="1537 709 2870 751">Residential</td> </tr> <tr> <td data-bbox="1537 751 1665 800">(A2)</td> <td data-bbox="1665 751 1997 800">Camping grounds</td> <td data-bbox="1997 751 2184 800">NC</td> <td data-bbox="2184 751 2427 800"></td> <td data-bbox="2427 751 2870 800"></td> </tr> <tr> <td data-bbox="1537 800 1665 1879">(A2A)</td> <td data-bbox="1665 800 1997 1879"><u>One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5</u></td> <td data-bbox="1997 800 2184 1879">€</td> <td data-bbox="2184 800 2427 1879"> <u>Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B: Dwellings within the Infrastructure — Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure — Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height;</u> </td> <td data-bbox="2427 800 2870 1879"></td> </tr> </tbody> </table>					Activity	Activity status	Standards to be complied with across the zone	<u>Additional standards to be complied with outside walkable catchments</u>	<u>Additional standards to be complied with inside walkable catchments</u>	Use					(A1)	Activities not provided for	NC			Residential					(A2)	Camping grounds	NC			(A2A)	<u>One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5</u>	€	<u>Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B: Dwellings within the Infrastructure — Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure — Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height;</u>	
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought					
				<p>Kāinga Ora opposes the inclusion of rules regarding Significant Ecological Areas within zones in the first instance but also considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. If the amended provisions are required, they should be located within the overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act).</p>				<p><u>Standard H6.6.6(1) Height in relation to boundary;</u> <u>Standard H6.6.9 Yards;</u> <u>Standard H6.6.10(3) Maximum impervious area;</u> <u>Standard H6.6.11(2) Building coverage;</u> <u>Standard H6.6.12(A1), (A2) and (4) Landscaped area;</u> <u>Standard H6.6.13(A1) Outlook space;</u> <u>Standard H6.6.15(A1) – (B1) Outdoor living space;</u> <u>Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways;</u> <u>Standard H6.6.20 Deep soil area and canopy tree;</u> <u>Standard H6.6.21 Safety and privacy buffer to</u></p>		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									<u>private pedestrian and vehicle accessways;</u>		
						<u>(A2B)</u>	<u>Two or three dwellings per site where located in a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5)</u>	<u>D</u>	<u>Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum</u>		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
						(A3)	Dwellings (up to three <u>six</u>)	RD P	Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls;		
									Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought				
									density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious area; Standard H6.6.11 Building coverage; Standard H6.6.12 (A1) (A2) Landscaped area; Standard H6.6.13 (A1) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 (A1) (B1) Outdoor living space; Standard H6.6.19 (1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									<u>accessways; and Standard H6.6.20 Residential waste management.</u>		
					A3A	<u>Dwellings (four seven or more)</u>	RD	<u>H6.6.4B Dwellings within the Infrastructure</u> <u>— Combined Wastewater Network Control as identified on the planning maps; H6.6.4C Dwellings within the Infrastructure</u> <u>— Stormwater Disposal Constraints Controls;</u> <u>Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious area;</u> <u>Standard H6.6.11 Building coverage;</u> <u>Standard H6.6.12(1) — (3) Landscaped area;</u> <u>Standard H6.6.13(1) — (9) Outlook space;</u> <u>Standard H6.6.14 Daylight;</u>	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
						(A3C)	One dwelling per site in the Infrastructure – Water and Wastewater Constraints Control	RD			
						(A4)	Integrated residential development	RD	Standard H6.6.7 Alternative height in relation to boundary;	Standard H6.6(1)(b) Building height;	Standard H6.6.5(1)(c) Building height;
									Standard H6.6.8 Height in relation to boundary adjoining lower density zones;	Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;	Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;
									Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls;	Standard H6.6.8 Height in relation to boundary adjoining lower density zones;	
									Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious area;		
									Standard H6.6.11 Building		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									<p>coverage; <u>Standard H6.6.12</u>(1)–(3) <u>Landscaped area; Standard H6.6.13</u> (1)–(9) <u>Outlook space;</u> <u>Standard H6.6.14</u> <u>Daylight;</u> <u>Standard H6.6.15</u> (1)–(4) <u>Outdoor living space;</u> <u>Standard H6.6.16</u> <u>Front, side and rear fences and walls; Standard</u> <u>H6.6.19(2)</u> <u>Windows to street and private vehicle and pedestrian accessways;</u> <u>Standard H6.6.20</u> <u>Deep soil area and canopy tree;</u> <u>Standard H6.6.21</u> <u>Safety and privacy buffer to private pedestrian and vehicle accessways.</u></p>		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought					
					(A5)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1)-(3) Landscaped area; Standard H6.6.13(1)-(9) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(1)-(4) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.19(2) Windows to street and private	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									<u>vehicle and pedestrian accessways;</u> <u>Standard H6.6.20 Deep-soil area and canopy tree;</u> <u>and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways.</u>		
					(A6)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	<u>Standard H6.6.7 Alternative height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u> <u>Standard H6.6.9 Yards; Standard H6.6.12(1)–(3) Landscaped area;</u> <u>Standard H6.6.13(1)–(9) Outlook space;</u> <u>Standard H6.6.15(1)–(4) Outdoor living space; Standard H6.6.19(2) Windows to street and private</u>	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									<u>vehicle and pedestrian accessways;</u> <u>Standard H6.6.20 Deep-soil area and canopy tree;</u> <u>and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways</u>		
					(A7)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	<u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u> <u>Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas;</u> <u>Standard H6.6.11 Building coverage;</u> <u>Standard H6.6.12(1)–(3) Landscaped area;</u> <u>Standard H6.6.13(1)–(9) Outlook space;</u> <u>Standard H6.6.14 Daylight;</u> <u>Standard H6.6.15(1)–(4)</u>	<u>Standard H6.6.5(1)(b) Building height;</u> <u>Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;</u> <u>Standard H6.6.8 Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c) Building height;</u> <u>Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;</u>	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.19(2) <u>Windows to street and private vehicle and pedestrian accessways;</u> Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.		
					(A8)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.12(1)-(3) <u>Landscaped area;</u> Standard H6.6.13	Standard H6.6.5(1)(b) <u>Building height;</u> Standard H6.6.6(1A), (2), (3), (4), (7) <u>Height in relation to boundary;</u> Standard H6.6.8 <u>Height in</u>	Standard H6.6.5(1)(c) <u>Building height;</u> Standard H6.6.6(1B), (1C), (2), (3), (4), (7) <u>Height in relation to boundary;</u>	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought					
								(1)–(9) Outlook space; Standard H6.6.15 (1)–(4) Outdoor living space; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways.	relation to boundary adjoining lower density zones;	
					(A9)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard	Standard H6.6.5(1)(b) Building height; Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary	Standard H6.6.5(1)(c) Building height; Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									<u>impervious area;</u> <u>Standard</u> <u>H6.6.12(1)–(3)</u> <u>Landscaped area;</u> <u>Standard</u> <u>H6.6.19(2)</u> <u>Windows to</u> <u>street and private</u> <u>vehicle and</u> <u>pedestrian</u> <u>accessways;</u> <u>Standard H6.6.20</u> <u>Deep-soil area</u> <u>and canopy tree;</u> <u>and Standard</u> <u>H6.6.21. Safety</u> <u>and privacy</u> <u>buffer to private</u> <u>pedestrian and</u> <u>vehicle</u> <u>accessways.</u>	<u>relation to</u> <u>boundary</u> <u>adjoining lower</u> <u>density zones;</u>	
					Community						
					(A11)	Care centres accommodating up to 10 people per site excluding staff	P	<u>Standard H6.6.8</u> <u>Height in relation</u> <u>to boundary</u> <u>adjoining lower</u> <u>density zones;</u> <u>Standard H6.6.9</u> <u>Yards; Standard</u> <u>H6.6.10</u> <u>Maximum</u> <u>impervious areas;</u> <u>Standard H6.6.11</u> <u>Building</u> <u>coverage;</u> <u>Standard</u>	<u>Standard</u> <u>H6.6.5(1)(b)</u> <u>Building height;</u> <u>Standard</u> <u>H6.6.6(1A), (2),</u> <u>(3), (4), (7)</u> <u>Height in</u> <u>relation to</u> <u>boundary;</u> <u>Standard H6.6.8</u> <u>Height in</u> <u>relation to</u>	<u>Standard</u> <u>H6.6.5(1)(c)</u> <u>Building</u> <u>height;</u> <u>Standard</u> <u>H6.6.6(1B),</u> <u>(1C), (2), (3),</u> <u>(4), (7) Height</u> <u>in relation to</u> <u>boundary;</u>	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									area and canopy tree.		
					(A13)	Community facilities	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 (1)–(3) Landscaped area; Standard H6.6.16 Front, side and rear fences and walls; and H6.6.20 Deep soil area and canopy tree.	Standard H6.6.5(1)(b) Building height; Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;	Standard H6.6.5(1)(c) Building height; Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;	
					(A14)	Emergency services adjoining an arterial road	D				

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought					
					(A15)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1)-(3) Landscaped area; Standard H6.6.16 Front, side and rear fences and walls; and H6.6.20 Deep soil area and canopy tree;	Standard H6.6.5(1)(b); Building height; Standard H6.6.8(2), (5)-(7), (10) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;	Standard H6.6.5(1)(c); Building height; Standard H6.6.6(3), (4), (5)-(7), (10) Height in relation to boundary;

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
						(A16)	Internal and external alterations to buildings <u>for a development of up to three dwellings</u>	P	Standard H6.6.5 (1)(a) Building height; Standard H6.6.6 (1), (5), (6), (7), (10) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 (A1) (A2) Landscaped area; Standard H6.6.13 (A1) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 (A1) (B1) Outdoor living space; Standard H6.6.16 Front, side and rear fences and		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									walls; H6.6.17 Minimum dwelling size; <u>Standard H6.6.19(1)</u> <u>Windows to street and private vehicle and pedestrian accessways;</u> <u>Standard H6.6.20</u> <u>Deep soil area and canopy tree;</u> <u>Standard H6.6.21</u> <u>Safety and privacy buffer to private pedestrian and vehicle accessways;</u>		
						<u>(A17A)</u>	<u>Internal and external alterations to buildings for a development of four or more dwellings</u>	<u>P</u>	<u>Standard H6.6.9</u> <u>Yards; Standard H6.6.10</u> <u>Maximum impervious areas;</u> <u>Standard H6.6.11</u> <u>Building coverage;</u> <u>Standard H6.6.12(1) – (3)</u> <u>Landscaped area;</u> <u>Standard H6.6.13(1) – (9)</u> <u>Outlook space;</u> <u>Standard H6.6.14</u> <u>Daylight;</u>	<u>Standard H6.6.5(1)(b)</u> <u>Building height;</u> <u>Standard H6.6.6(2), (5) – (7), (10) Height in relation to boundary;</u> <u>Standard H6.6.8</u> <u>Height in relation to boundary</u> <u>adijoining lower density zones;</u>	<u>Standard H6.6.5(1)(c)</u> <u>Building height;</u> <u>Standard H6.6.6(3), (4), (5) – (7), (10)</u> <u>Height in relation to boundary;</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought					
								<p>Standard H6.6.15(1) – (4)</p> <p>Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls;</p> <p>H6.6.18 Windows to street;</p> <p>Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways;</p> <p>Standard H6.6.20 Deep soil area and canopy tree;</p> <p>Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.</p>		
					(A32)	<p>Accessory buildings associated with developments of up to three dwellings</p>	P	<p>Standard H6.6.5 (1)(a)</p> <p>Building height;</p> <p>Standard H6.6.6 (1), (5), (6), (7), (10) Height in relation to boundary;</p> <p>Standard H6.6.9 Yards; Standard</p>		

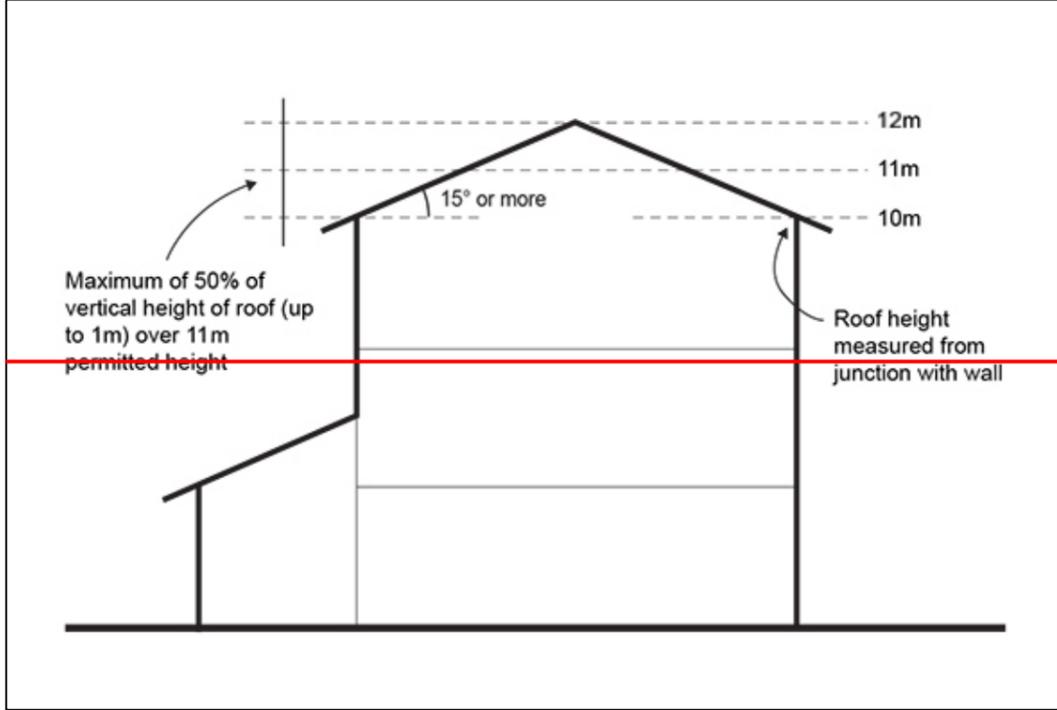
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
						(A18)	Additions to an existing dwelling from a development of up to three dwellings	P	Standard H6.6.5 (1)(a) Building height Standard H6.6.6 (1), (5), (6), (7), (10) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 (A1) – (A2) Landscaped area; Standard H6.6.13 (A1) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 (A1) – (B1) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; H6.6.17 Minimum dwelling size; Standard H6.6.19(1)		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought								
									<u>Windows to street and private vehicle and pedestrian accessways;</u> <u>Standard H6.6.20</u> <u>Deep soil area and canopy tree;</u> <u>Standard H6.6.21</u> <u>Safety and privacy buffer to private pedestrian and vehicle accessways;</u>				
									<u>(A19A)</u> <u>Additions to an existing dwelling from a development of four more dwellings</u>	P	<u>Standard H6.6.9</u> <u>Yards; Standard H6.6.10</u> <u>Maximum impervious areas;</u> <u>Standard H6.6.11</u> <u>Building coverage;</u> <u>Standard H6.6.12(1) – (3)</u> <u>Landscaped area;</u> <u>Standard H6.6.13(1) – (9)</u> <u>Outlook space;</u> <u>Standard H6.6.14</u> <u>Daylight;</u> <u>Standard H6.6.15(1) – (4)</u> <u>Outdoor living space; Standard H6.6.16 Front;</u>	<u>Standard H6.6.5(1)(b)</u> <u>Building height;</u> <u>Standard H6.6.6(2), (5) – (7), (10) Height in relation to boundary;</u> <u>Standard H6.6.8</u> <u>Height in relation to boundary adjoining lower density zones;</u>	<u>Standard H6.6.5(1)(c)</u> <u>Building height;</u> <u>Standard H6.6.6(3), (4), (5) – (7), (10) Height in relation to boundary;</u>

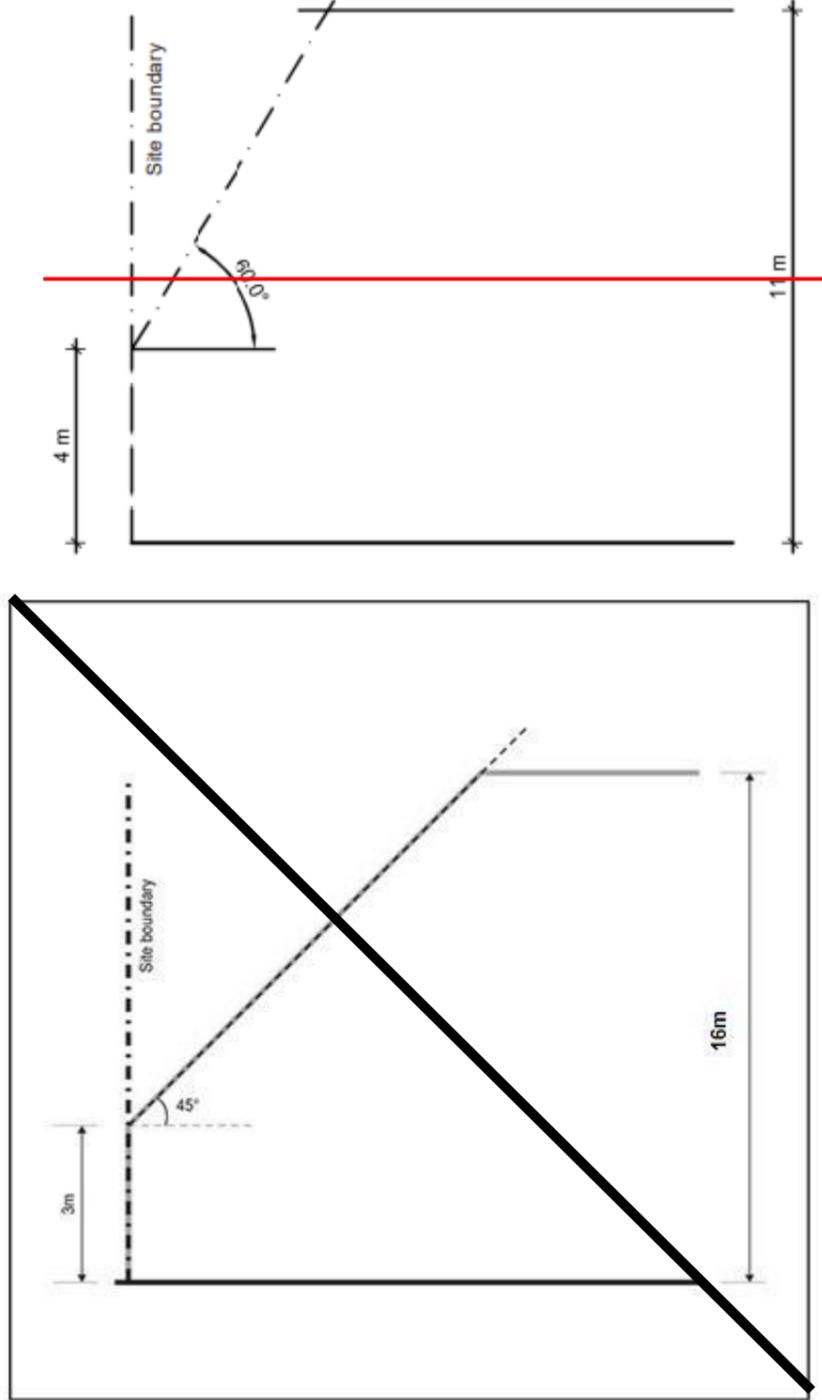
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									side and rear fences and walls; H6.6.17 Minimum dwelling size; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways;		
						(A33B)	New buildings and additions and alterations to buildings subject to the Significant Ecological Area Overlay which do not comply with Standard H6.6.11(2) Building coverage	D			
58.	H6	H6.5. Notification	Support in part	Kāinga Ora supports, in part, the proposed amendments to the notification provisions. However, it is considered a refined version of these provisions that targets three dwellings per site, four or more dwellings	Delete the notification standard and insert a new notification standard, as follows: (1) <u>Any application for resource consent pursuant to Rules (A3) Up to six dwellings per site, (A3A) seven or more dwellings per site or (A7) Integrated Residential development in Table H6.4.1 Activity table which comply with all of the following standards:</u>						

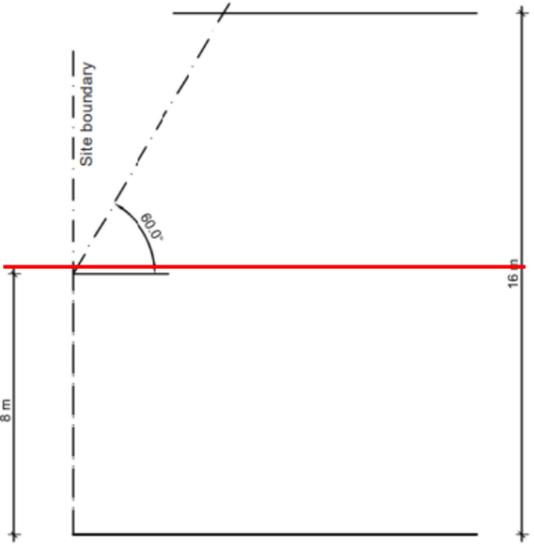
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>per site and integrated residential development is clearer for plan users when determining whether notifications precluded for these specific activities.</p>	<p>a) <u>Standard H6.6.5 Building Height;</u> b) <u>Standard H6.6.6 Height in relation to boundary;</u> c) <u>Standard H6.6.9 Yards;</u> d) <u>Standard H6.6.11 Building Coverage; and</u> e) <u>Standard H6.6.13 Outlook Space;</u></p> <p><u>Will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council determines that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991.</u></p> <p>(2) <u>Any application for resource consent pursuant to Rule (A3) Up to six dwellings per site in Table H6.4.1 Activity table will be considered without public notification unless the Council determines that special circumstances exist under section 95A(9) of the Resource Management Act 1991.</u></p> <p>(3) <u>Any application for resource consent pursuant to Rules (A3A) seven or more dwellings per site or (A7) Integrated residential development in Table H6.4.1 Activity Table which comply with all of the following standards:</u></p> <p>a) <u>Standard H6.6.5 Building Height;</u> b) <u>Standard H6.6.9(1) Yards (front) and H6.6.9(2); and</u> c) <u>Standard H6.6.11 Building Coverage;</u></p> <p><u>Will be considered without public notification unless it is determined that special circumstances exist under section 95A(9) of the Resource Management Act 1991.</u></p> <p>(4) <u>Any application for resource consent for an activity listed in Table H6.4.1 Activity table and which is not listed in H6.5(1), H6.5(2) or H6.5(3) above will be subject to the normal tests for notification under sections 95A and 95B of the Resource Management Act 1991.</u></p>
59.	H6	H6.6.4A Number of dwellings per site	Oppose	<p>Kāinga Ora opposes standard H6.6.4A and seeks it be deleted. The number of dwellings per site is already addressed within the activity table and, therefore, retaining this standard is an unnecessary duplication.</p>	<p>Delete standard H6.6.4A from the THAB Zone chapter, as follows: <u>H6.6.4A Number of dwellings per site</u> (1) <u>There must be no more than three dwellings per site.</u></p>
60.	H6	H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps	Oppose	<p>Kāinga Ora opposes standard H6.6.4B and seeks it be deleted from the THAB Zone chapter and be relocated into the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach</p>	<p>Delete standard H6.6.4B from THAB Zone chapter, as follows: <u>H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps</u> <u>Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network.</u></p>

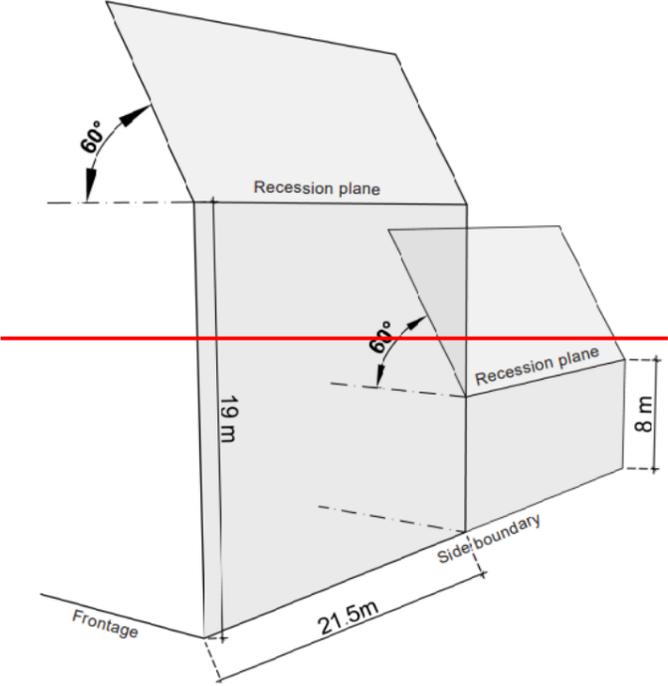
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				sought by Kāinga Ora would ensure consistency with the National Planning Standards.	(2) A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network.
61.	H6	H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control	Oppose	Kāinga Ora opposes standard H6.6.4C and seek it be deleted from the THAB Zone chapter and be relocated into the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with National Planning Standards.	Delete standard H6.6.4C from the THAB Zone chapter, as follows: H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to ensure adequate provision for stormwater disposal from the site. (1) A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage capacity must either be able to connect to the public stormwater network or provide sufficient stormwater disposal capacity on-site.
62.	H6	H6.6.5. Building height	Oppose in part	Kāinga Ora opposes the approach to building height standards located within and outside of walkable catchments. Kāinga Ora seeks that a base height of 6 storeys is applied within the THAB Zone, with additional height provided for via Height Variation Control where located within identified walkable catchments. Amendments sought.	Amend standard H6.6.5 as follows: H6.6.5. Building height Purpose: to manage the height of buildings to provide for terrace housing and apartments and achieve an urban built character of predominantly five <u>six</u> storeys, or six or seven <u>eight to twelve</u> storeys in identified locations adjacent to <u>or within walkable catchments of certain</u> centres (as specified in the Height Variation Control). (1) Buildings must not exceed the height in metres specified in clauses H6.6.5.1(a) – H6.6.5.1(c) <u>16m in height. 22m (6 storeys) in height unless otherwise specified in the Height Variation Control in the planning maps.</u> Developments containing up to three dwellings must comply with the following standard: (a) Buildings must not exceed 11m (3 storeys) in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H6.6.5.1 below: Figure H6.6.5.1 Building height

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<div data-bbox="1507 310 2564 1020" data-label="Diagram">  </div> <p data-bbox="1463 1056 1745 1087"><u>Any other development:</u></p> <p data-bbox="1507 1119 2828 1192">(b) Buildings outside a walkable catchment must not exceed 16m (5 storeys) in height unless otherwise specified in the Height Variation Control on the planning maps.</p> <p data-bbox="1507 1224 2828 1297">(c) Buildings in a walkable catchment must not exceed 2143m (612 storeys) in height unless otherwise specified in the Height Variation Control on the planning maps.</p> <p data-bbox="1463 1329 2828 1402">(2) [deleted] If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for the site on the planning maps.</p> <p data-bbox="1463 1434 2828 1539">(3) Standard H5.6.4 Building height applies to the site at 16 Spring Street, Freemans Bay (Lot 1 DP 85829) within a 10m setback area along Spring Street, England Street and adjoining the reserve at 10 England Street (Lot 1 DP 85953) as indicated on the planning maps. Outside of the setback area Buildings must not exceed 16m in height. [deleted]</p> <p data-bbox="1463 1612 2828 1812">As per its submission to rule H6.6.5 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H6.6.5 are deleted in full from the plan.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
62.	H6	<p>H6.6.6. Height in relation to boundary</p> <p>H6.6.7. [Deleted] Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone</p> <p>H6.6.8. Height in relation to boundary adjoining lower intensity zones</p>	Support in part	<p>Kāinga Ora seeks amendments to the permitted and restricted discretionary height in relation to boundary standards, consistent with the intent of the THAB Zone as a high intensity residential zone.</p> <p>Moreover, Kāinga Ora opposes the proposed approach to split the activity standards into a “up to X dwellings” and “Y or more dwellings” framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users.</p> <p>Kāinga Ora considers that Standard H6.6.8 as amended can be deleted, consistent with its position on the Low Density Residential Zone.</p>	<p>Amend standard H6.6.6 and H6.6.8 as follows:</p> <p>H6.6.6. Height in relation to boundary</p> <p>Purpose:</p> <ul style="list-style-type: none"> • For buildings developments containing no more than threesix dwellings, to minimise s, <u>To enable up to 6 storeys or greater in identified locations where locating bulk and mass towards the street, so as to manage</u> the adverse effects of building height on neighbours (i.e. dominance and shading) and reduce the overall visual dominance of buildings at upper levels. • For buildings outside a walkable catchment, to enable 5 storeys, achieving a high-quality built environment whilst limiting the adverse effects of building height on neighbouring sites (i.e. dominance and shading) to acceptable levels and managing the overall visual dominance of buildings on the rear parts of adjoining sites. • For buildings in a walkable catchment, to enable 6 storeys that locate bulk and mass towards the street and achieving a high-quality built environment whilst limiting the adverse effects of building height on neighbouring sites (i.e. dominance and shading) to acceptable levels and reducing the overall visual dominance of buildings on the rear parts of adjoining sites. <p><u>Developments containing up to threesix dwellings must comply with the following:</u></p> <p>(4) Buildings must not project beyond a 4560-degree recession plane measured from a point 34m vertically above ground level along the side and rear boundaries, as shown below in Figure H6.6.6.1 Height in relation to boundary for up to three dwellings. Buildings within 25m from the frontage must not project beyond a 60-degree recession plane measured from a point 22m vertically above ground level along the side boundaries; and</p> <p>(1AA) Buildings 25m from the frontage must not project beyond a 60-degree recession plane measured from a point 6m vertically above ground level along the side and rear boundaries.</p> <p style="text-align: center;"><u>Figure H6.6.6.1 Height in relation to boundary for up to three dwellings</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					 <p>(1) Buildings within 21.5m from the frontage must not project beyond a 60 degree recession plane measured from a point 22m vertically above ground level along the side boundaries.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>Developments containing four or more dwellings and any other development outside a walkable catchment must comply with the following:</u></p> <p><u>(1A) Buildings must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side and rear boundaries, as shown in Figure H6.6.6.2 below.</u></p> <p style="text-align: center;"><u>Figure H6.6.6.1A Height in relation to boundary for four or more dwellings and any other development outside a walkable catchment</u></p>  <p><u>Developments containing four seven or more dwellings and any other development in a walkable catchment must comply with the following:</u></p> <p><u>(1B) Buildings within 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 129m vertically above ground level along the side boundaries as shown in Figure H6.6.6.3 Height in relation to boundary for four seven or more dwellings and any other development within walkable catchments below; and</u></p> <p><u>(1C) Buildings 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side and rear boundaries as shown in Figure H6.6.6.3 Height in relation to boundary for four seven or more dwellings and any other development within walkable catchments below.</u></p> <p style="text-align: center;"><u>Figure H6.6.6.1B Height in relation to boundary for four seven or more dwellings and any other development within walkable catchments</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					 <p>All Buildings must also comply with the following:</p> <p>(5) Standard H6.6.6(1) and (1AA) and H6.6.6(2) does not apply to a boundary, or part of a boundary, adjoining any of the following:</p> <ul style="list-style-type: none"> (a) <u>Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone;</u> or (b) [Deleted]sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone: <ul style="list-style-type: none"> (i) that are greater than 2000m²; (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below. <p>(6) Standard H6.6.6(1) and (1AA) H6.6.6(2) and H6.6.6(3) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>(7) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1), H6.6.6(2) and H6.6.6(3), and (1AA) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.</p> <p>H6.6.8 Height in relation to boundary adjoining lower intensity zones</p> <p>Purpose: for development located outside walkable catchments, to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.</p> <p>(8) Where sites in the Residential—Terrace Housing and Apartment Buildings Zone are located outside walkable catchments and adjoin:</p> <ul style="list-style-type: none"> (a) a site in the Residential—Single House Zone Low Density Residential Zone; or (b) a site in the Residential—Mixed Housing Suburban Zone; or (c) sites less than 2000m² in the Open Space—Conservation Zone; Open Space—Informal Recreation Zone; Open Space—Sports and Active Recreation Zone; Open Space—Civic Spaces Zone; or the Open Space—Community Zone except Standard H6.6.8(1)(c) does not apply to the site at 16 Spring Street, Freemans Bay (Lot DP 58529); <p>then buildings must not project beyond a 45-60-degree recession plane measured from a point 2.5-4m vertically above ground level along the boundary of the site in the Residential—Terrace Housing and Apartment Buildings Zone with the zone listed in Standard H6.6.8(1)(a) — (c) above.</p> <p>(9) [Deleted] Where sites in the Residential—Terrace Housing and Apartment Buildings Zone adjoin sites in the Residential—Mixed Housing Urban Zone then Standard H5.6.5 Height in relation to boundary in the Residential—Mixed Housing Urban Zone or Standard H5.6.6 Alternative height in relation to boundary in the Residential—Mixed Housing Urban Zone applies to the boundary of the site in the Residential—Terrace Housing and Apartment Buildings Zone that adjoins the Residential—Mixed Housing Urban Zone.</p> <p>(10) The building setback must be a stepped profile and must not be a literal regression of the recession plane.</p> <p>(11) Where the boundary forms part of a legal right of way, entrance strip or access site or pedestrian access way, the control in Standard H6.6.8(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.</p> <p>(12) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:</p> <ul style="list-style-type: none"> a. no greater than 1.5m² in area and no greater than 1m in height; and b. no greater than 2.5m cumulatively in length measured along the edge of the roof.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																
63.	H6	H6.6.9. Yards	Support	Kāinga Ora supports amending standard H6.6.9 to adopt the MDRS standard regarding minimum depth of the front yard.	<p>Retain standard H6.6.9, as follows:</p> <p>H6.6.9. Yards</p> <p>Purpose:</p> <ul style="list-style-type: none"> to create an urban streetscape character and provide sufficient space for landscaping within the front yard; to maintain a reasonable standard of residential amenity for adjoining sites; to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and to enable buildings and services on the site or adjoining sites to be adequately maintained. <p>(13) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H6.6.9.1 Yards (Density Standard) below.</p> <p>Table H6.6.9.1 Yards (Density Standards)</p> <table border="1" data-bbox="1641 890 2528 1068"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5m</td> </tr> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1m</td> </tr> </tbody> </table> <p>(1A) A building or parts of a building must be set back from the relevant edge or boundary by the minimum depth listed in Table H6.6.9.2 Yards below.</p> <p>Table H6.6.9.2 Yards</p> <table border="1" data-bbox="1641 1276 2528 1528"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Riparian</td> <td>10m from the edge of all other permanent and intermittent streams</td> </tr> <tr> <td>Lakeside</td> <td>30m</td> </tr> <tr> <td>Coastal protection yard</td> <td>10m, or as otherwise specified in Appendix 6 Coastal protection yard</td> </tr> </tbody> </table> <p>(14) Standard H6.6.9(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.</p>	Yard	Minimum depth	Front	1.5m	Side	1m	Rear	1m	Yard	Minimum depth	Riparian	10m from the edge of all other permanent and intermittent streams	Lakeside	30m	Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard
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Lakeside	30m																				
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard																				
64.	H6	H6.6.10 Maximum impervious area	Oppose	Kāinga Ora considers that stormwater runoff effects can be mitigated in cases where a high level of impervious surface is proposed, and seeks deletion of the standard to recognise this.	<p>Delete standard H6.6.10, as follows:</p> <p>H6.6.10 Maximum impervious area</p> <p>Purpose:</p>																

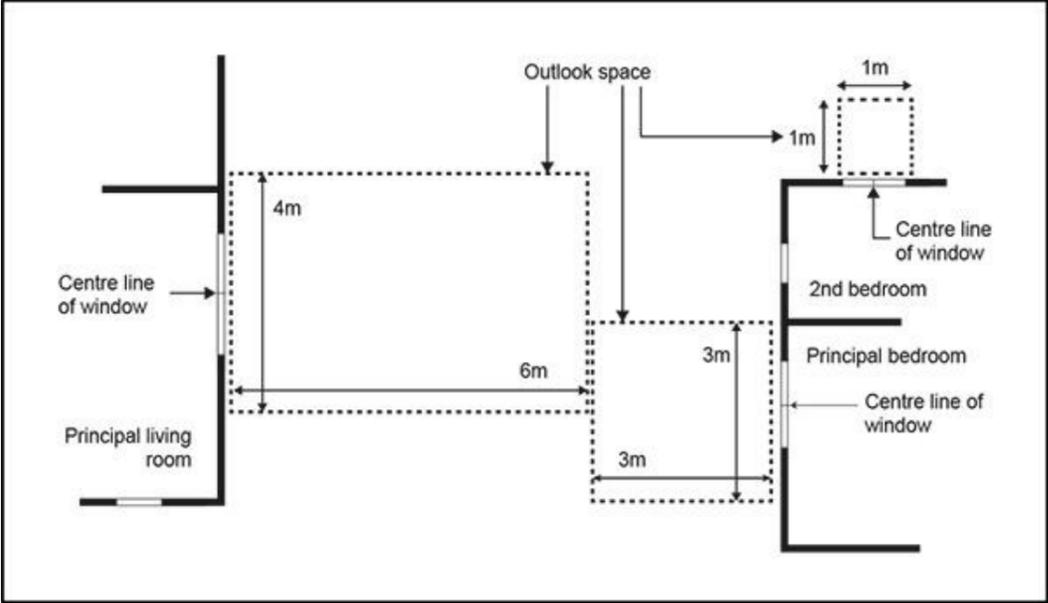
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<ul style="list-style-type: none"> ● to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks; ● to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology; ● to reinforce the building coverage and landscaped area standards; ● to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood. <p>(1) The maximum impervious area must not exceed 70 per cent of site area.</p> <p>(2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.</p>
65.	H6	H6.6.11. Building coverage	Oppose in part	<p>Kāinga Ora opposes the retention of the 50% maximum building coverage threshold in standard H6.6.11, Kāinga Ora seeks to increase the threshold to 60% so as to differentiate it from the Mixed Housing Urban Zone.</p> <p>In addition, Kāinga Ora opposes the inclusion of rules regarding Significant Ecological Areas within zones in the first instance but also considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. If the amended provisions are required, they should be located within the overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.</p>	<p>Amend standard H6.6.11 as follows:</p> <p>H6.6.11. Building coverage</p> <p>Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and to provide for the protection and management of significant ecological areas.</p> <p>(15) The maximum building coverage must not exceed 5060 per cent of the net site area.</p> <p>(16) On a site subject to a Significant Ecological Areas Overlay:</p> <ul style="list-style-type: none"> (a) the maximum building coverage must not exceed 50 per cent of the net site area; and (b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m² of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and (c) other than provided for in H6.6.11(2)(b), building coverage must not be located within a significant ecological area.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
66.	H6	H6.6.12. Landscaped area	Oppose in part	<p>Kāinga Ora opposes the proposed approach to splitting the landscaped area standard into an “up to X dwellings” and “Y or more dwellings” framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users.</p> <p>For clarity, and as addressed in other submission points, Kāinga Ora supports the amendments to standard H6.6.12 to incorporate the MDRS standards.</p> <p>Kāinga Ora seeks deletion of the reference to the purpose being to the streetscape, as the MDRS does not specify where landscaped area is to be located on site.</p>	<p>Delete the approach to splitting “up to X dwellings” and “Y or more dwellings” and retain the 20% minimum landscaped threshold for all development, as follows:</p> <p>H6.6.12. Landscaped area</p> <p>Purpose:</p> <ul style="list-style-type: none"> to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open-space <u>vegetation</u>; and to create a landscaped vegetated urban streetscape character within the zone; <p>Developments containing up to three dwellings must comply with the following:</p> <p><u>(A1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></p> <p><u>(A2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.</u></p> <p>Developments containing four or more dwellings and any other development must comply with the following:</p> <p>(1) The minimum landscaped area must be at least 30% per cent of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch.</p> <p>(2) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m² as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.</p> <p>(3) A minimum 50 per cent of the front yard must be a landscaped area.</p>
67.	H6	H6.6.13. Outlook space	Oppose in part	<p>Kāinga Ora opposes the proposed approach to split on-site amenity standards into a “up to X dwellings” and “Y or more dwellings” framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users.</p> <p>For clarity, and as addressed in other submission points, Kāinga Ora supports the</p>	<p>Delete the approach to splitting “up to X dwellings” and “Y or more dwellings” in relation to on-site amenity standards, as follows:</p> <p>H6.6.13 Outlook Space</p> <p>Purpose:</p> <ul style="list-style-type: none"> to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; in combination with the daylight control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space. <p>Development containing up to three dwellings must comply with the following:</p>

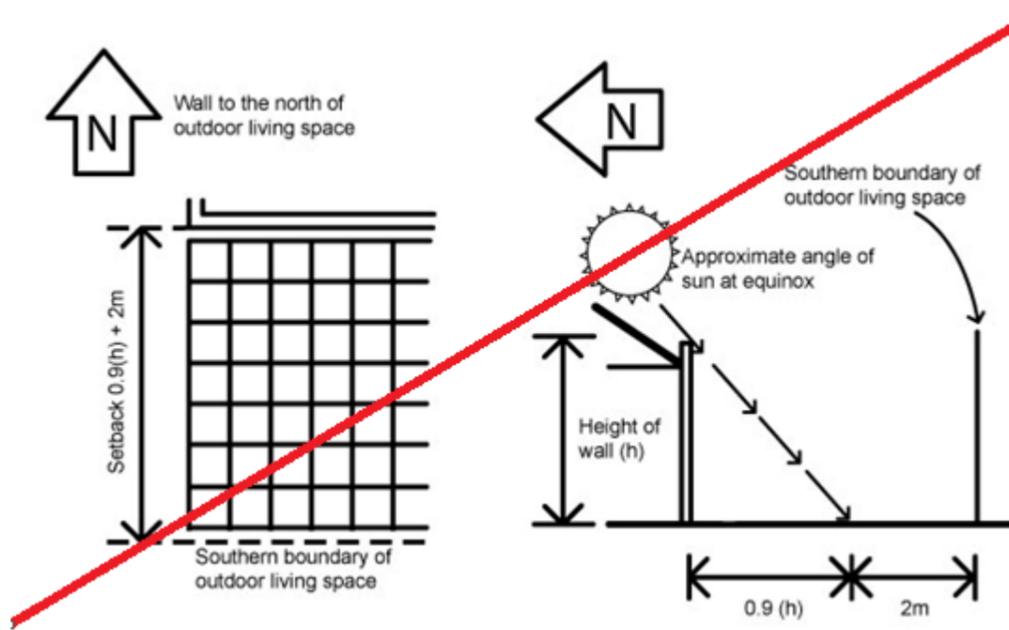
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>amendments to standard H6.6.13 to incorporate the MDRS standards.</p>	<p>(A1) An outlook space must be provided for each dwelling, <u>Integrated Residential Development, Supported residential care facility, or boarding house</u> as specified in this clause.</p> <p>(a) <u>An outlook space must be provided from habitable room windows as shown in Figure H6.6.6.13.1 Outlook space for development containing up to three dwellings below:</u></p> <p>(b) <u>The minimum dimensions for a required outlook space are as follows and as shown in Figure H6.6.6.13.1 Outlook space for development containing up to three dwellings below:</u></p> <ul style="list-style-type: none"> i. <u>a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</u> ii. <u>all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u> <p>(c) <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies as shown below in Figure H6.6.6.13.1 Outlook space requirements for development containing up to three dwellings.</u></p> <p>(d) <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></p> <p>(e) <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></p> <p>(f) <u>Outlook spaces may be under or over a balcony.</u></p> <p>(g) <u>Outlook spaces required from different rooms within the same building may overlap.</u></p> <p>(h) <u>Outlook spaces must—</u></p> <ul style="list-style-type: none"> i. <u>be clear and unobstructed by buildings; and</u> ii. <u>not extend over an outlook space or outdoor living space required by another dwelling</u> <p style="text-align: right;">Figure H6.6.13.A1 Outlook space requirements <u>for development containing up to three dwellings</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<div data-bbox="1670 310 2288 913" data-label="Diagram"> </div> <p data-bbox="1463 997 2712 1024"><u>Development containing four or more dwellings and any other development must comply with the following:</u></p> <ol data-bbox="1463 1052 2861 1864" style="list-style-type: none"> <li data-bbox="1463 1052 2861 1163">(1) <u>An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or area of glazing.</u> <li data-bbox="1463 1190 2861 1629">(2) <u>The minimum dimensions for a required outlook space are as follows:</u> <ol style="list-style-type: none"> <li data-bbox="1507 1247 2861 1358">(a) <u>a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space as shown in Figure H6.6.13.1 Required outlook space for four or more dwellings and any other development, with a minimum dimension of:</u> <ol style="list-style-type: none"> <li data-bbox="1730 1392 2154 1419">i <u>6m in depth and 4m in width; and</u> <li data-bbox="1730 1455 2861 1524">ii <u>Except for buildings greater than 3 storeys where the minimum dimension is 8m depth and 4m in width and, or</u> <li data-bbox="1730 1560 2861 1629">iii <u>Where the principal living room outlook is on the ground floor and is defined by a boundary fence, outlook depth may be reduced to 5m.</u> <li data-bbox="1507 1665 2861 1734">(b) <u>a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and</u> <li data-bbox="1507 1770 2861 1797">(c) <u>all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.</u> <li data-bbox="1463 1833 2861 1860">(3) <u>The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>(4) The width of the outlook space is measured from:</p> <ul style="list-style-type: none"> (a) the centre point of the largest window on the building face to which it applies where outlook depth is reduced to 5m as provided for under H5.6.13(2)(a)(iii) above; or (b) the centre line of the façade of the largest window or balcony edge whichever is closer to the boundary or opposing building. <p>(5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.</p> <p>(6) Outlook spaces may be within the site, over a public street, or other public open space.</p> <p>(7) Outlook spaces required from different rooms within the same building may overlap.</p> <p>(8) Outlook spaces may overlap where they are on the same wall plane.</p> <p>(9) Outlook spaces must:</p> <ul style="list-style-type: none"> c. be clear and unobstructed by buildings and servicing area; (d) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H6.6.13(6) above; and (e) not extend over an outlook spaces or outdoor living space required by another dwelling; and (f) must align with private outdoor living space, except for where the outlook space is over a public street or public open space as required in H6.6.13(6) above.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p style="color: red; text-align: center;">Figure H6.6.13.1 Required outlook space for four or more dwellings and any other development</p> 
68.	H6	H6.6.15. Outdoor living space	Oppose in part	<p>Kāinga Ora opposes the proposed approach to split on-site amenity standards into an “up to X dwellings” and “Y or more dwellings” framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users.</p> <p>Kāinga Ora opposes the proposed communal outdoor living space standard, and considers this needs to be more nuanced depending on the typologies proposed, amount of exclusive outdoor living space being provided per dwelling, and proximity to public open space.</p> <p>For clarity, and as addressed in previous submission points, Kāinga Ora supports the</p>	<p>Delete the approach to splitting “up to X dwellings” and “Y or more dwellings” in relation to on-site amenity standards and delete clause (4), as follows:</p> <p>H6.6.15. Outdoor living space</p> <p>Purpose: to provide dwellings, <u>integrated residential development</u>, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, <u>is separated from vehicle access and manoeuvring areas</u>, and <u>ensure</u>:</p> <ul style="list-style-type: none"> ● private outdoor living spaces are <u>is</u> directly accessible from the principal living room, dining room or kitchen and is separated from vehicle access and manoeuvring areas. ● communal outdoor living spaces are conveniently accessible for all occupants. <p style="color: red;">Development containing up to three dwellings must comply with the following:</p> <p>(A1) A dwelling, <u>Integrated Residential Development, Supported Residential Care Facility, or Boarding House</u> at ground floor level must have an outdoor living space that is at least 20m² square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—</p> <ol style="list-style-type: none"> (a) <u>where located at ground level, has no dimension less than 3 metres; and</u> (b) <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 m² square metres and has a minimum dimension of 1.8 metres; and</u> (c) <u>is accessible from the dwelling; and</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>amendments to standard H6.6.15 to incorporate the MDRS standards.</p>	<p>(d) <u>may be—</u></p> <ul style="list-style-type: none"> i. <u>grouped cumulatively by area in 1 communally accessible location; or</u> ii. <u>located directly adjacent to the dwelling; and</u> <p>(e) <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></p> <p><u>(B1) A dwelling, Integrated Residential Development, Supported Residential Care Facility, or Boarding House located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</u></p> <ul style="list-style-type: none"> (a) <u>is at least 8m² square metres and has a minimum dimension of 1.8 metres; and</u> (b) <u>is accessible from the dwelling and</u> (c) <u>may be—</u> <ul style="list-style-type: none"> i. <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u> ii. <u>located directly adjacent to the dwelling.</u> <p>Developments containing four or more dwellings and any other development must comply with the following:</p> <p>(1) A dwelling, integrated residential development, supported residential care or boarding house at ground floor level, must have an private outdoor living space that is at least 20m² that comprises ground floor, patio and/or balcony/roof terrace space that:</p> <ul style="list-style-type: none"> (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and (d) is free of buildings, parking spaces, servicing and manoeuvring areas. <p>(2) A dwelling, integrated residential development, supported residential care or boarding house located above ground floor level must have an private outdoor living space in the form of a balcony, patio or roof terrace that:</p> <ul style="list-style-type: none"> (a) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.

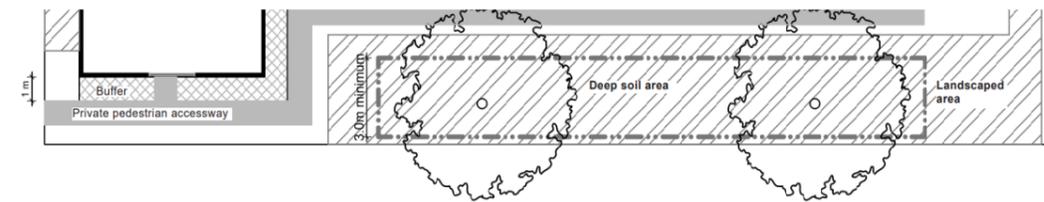
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>(3) Where private outdoor living space required by Standard H6.6.15(1) or Standard H6.6.15(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least $2m + 0.9(h)$, where (h) is the height of the wall or building as shown in the Figure H6.6.15.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.</p> <p>(4) In addition to H6.6.15 (1) and H6.6.15(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more, must provide a communal outdoor living space that:</p> <ul style="list-style-type: none"> a) is located in a communally accessible location; b) is at least $10m^2$ for every five dwellings it serves; c) has a minimum dimension of 4m; d) is free of buildings, parking spaces, and servicing and manoeuvring areas; e) for an area of at least $20m^2$ of the total communal outdoor living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June; and f) has a gradient not exceeding 1 in 20; and g) may be split into no more than two outdoor communal living spaces per development. <p>Figure H6.6.15.1 Location of private outdoor living space</p> 

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
69.	H6	H6.6.19. Windows to street and private vehicle and pedestrian accessways	Oppose in part	<p>Kāinga Ora supports amendments incorporating the MDRS standards, however considers that in the case of 7+ dwellings and Integrated Residential Development, passive surveillance can be assessed through the resource consenting process via associated matters of discretion and assessment criteria. As such, Kāinga Ora seeks deletion of the standard for 7+ dwellings and integrated residential development.</p> <p>For clarity, and as addressed in previous submission points, Kāinga Ora supports the amendments to standard H6.6.19 to incorporate the MDRS standards.</p>	<p>Delete the standard applying to “Y or more dwellings”, as follows:</p> <p>H6.6.19. Windows to street and private vehicle and pedestrian accessways</p> <p><u>Purpose: To provide for passive surveillance while maintaining privacy for dwellings.</u></p> <p>Development containing up to three six dwellings must comply with the following:</p> <p>(1) <u>Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.</u></p> <p>Developments containing four or more dwellings and any other development must comply with the following:</p> <p>(2) <u>Any dwelling, integrated residential development, supported residential care, boarding house, and visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.</u></p>
70.	H6	H6.6.20. Deep soil area and canopy tree	Oppose	<p>Kāinga Ora opposes the proposed addition of this new standard and queries how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.</p>	<p>Delete standard H6.6.20 from the THAB Zone chapter, as follows:</p> <p>H6.6.20. Deep soil area and canopy tree</p> <p><u>Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.</u></p> <p>(1) <u>Any sites greater than 200m² must provide a deep soil area that must comply with the following:</u></p> <p>(a) <u>10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions;</u></p> <p>(b) <u>Except that sites 1,200m² or greater may have more than 1 deep soil area provided that:</u></p> <p>(i) <u>each deep soil area is a minimum of 60m² with 3m dimensions; and</u></p> <p>(ii) <u>the combined total deep soil area is a minimum 10 per cent of the site area;</u></p> <p>(c) <u>Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure H6.6.20.1 Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer below; and</u></p> <p>(d) <u>The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; and</u></p> <p>(2) <u>Trees required by H6.6.20(1) can be existing canopy trees or new canopy trees in accordance with Table H6.9(3).</u></p> <p><u>Table H6.6.20.1 Minimum requirements for canopy trees on sites prior to development or re-development</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
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<u>Site Area (prior to development or re-development)</u>	<u>Minimum canopy tree requirements</u>
<u>200m² – 600m²</u>	<u>1 small canopy tree per 200m² of site</u>
<u>601m² – 1,500m²</u>	<u>1 medium canopy tree per 300m² of site</u>
<u>1,501m² or more</u>	<u>1 large canopy tree or 2 medium canopy trees per 500m² of site</u>

Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer



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71.	H6	H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways	Oppose	Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	<p>Delete standard H6.6.21 from the THAB Zone chapter, as follows:</p> <p>H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways</p> <p><i>Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.</i></p> <p>(1) <i>A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown above in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.</i></p> <p>(2) <i>The buffer area must be:</i></p> <p style="padding-left: 20px;">(a) <i>free of buildings, parking spaces, servicing and manoeuvring areas.</i></p> <p style="padding-left: 20px;">(b) <i>planted with shrubs or ground cover plants.</i></p>
72.	H6	H6.6.22. Residential waste management	Oppose	Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	<p>Delete standard H6.6.22 from the THAB Zone chapter, as follows:</p> <p>H6.6.22. Residential waste management</p> <p><i>Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings.</i></p> <p>(1) <i>On-site waste storage using individual or communal waste bins must be provided as follows:</i></p> <p style="padding-left: 20px;">(a) <i>Where individual bins are used, a total storage space of 1.4m² per dwelling</i></p> <p style="padding-left: 20px;">(b) <i>Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.</i></p> <p style="padding-left: 20px;">(c) <i>The location of bins must:</i></p> <p style="padding-left: 40px;">(iv) <i>be visually screened from within the site, from the street and/or adjacent sites.</i></p> <p style="padding-left: 40px;">(v) <i>not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)</i></p> <p style="padding-left: 40px;">(vi) <i>be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and</i></p> <p style="padding-left: 40px;">(vii) <i>provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.</i></p> <p>(2) <i>Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H6.6.22(3) and either H6.6.22(4) or (5).</i></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>(3) Four or more dwellings using a private collection service must provide a waste management and minimisation plan.</p> <p>(4) Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.</p> <p>(5) Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.</p> <p>(6) A waste management and minimisation plan must be provided and implemented for 10 or more dwellings.</p>
73.	H6	H6.7. Assessment – Controlled Activities	Oppose	<p>Kāinga Ora opposes proposed assessment matter H6.7 as consequential relief to its wider submission that any overlay or constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach is consistent with National Planning Standards. In the first instance, Kāinga Ora considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.</p>	<p>Amend H6.7 from the THAB Zone chapter, as follows:</p> <p>H6.7. Assessment – controlled activities</p> <p>There are no controlled activities in the zone.</p> <p><u>H6.7.1 Matters of Control</u></p> <p>The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:</p> <p>(1) For one dwelling per site subject to a located within a Significant Ecological Area Overlay:</p> <p>(a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;</p> <p>(b) The location, bulk and scale of built development relative to the surrounding ecological values.</p> <p><u>H6.7.2 Assessment criteria</u></p> <p>The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:</p> <p>(1) For one dwelling per site subject to a located within a Significant Ecological Area Overlay</p> <p>(a) refer to Policy H6.3(15)</p>
74.	H6	H6.8. Assessment – restricted discretionary activities	Oppose in part	<p>Kāinga Ora opposes, in part, aspects of the matters of discretion and assessment criteria that are proposed to be amended and / or inserted through Plan Change 78. In particular, the relief sought seeking amendments and deletions are, in some instances, consequential to the relief sought throughout this submission and those submission on both PC79 and PC80. Relief sought that is not consequential to other submission points is primarily to ensure the matters of discretion are appropriately framed and targeted to the</p>	<p>Amend the matters of discretion contained in H6.8 to both respond to other submission points and to appropriately frame and target these matters to the key effects to be considered / assessed, as follows:</p> <p>H6.8. Assessment – restricted discretionary activities</p> <p>H6.8.1. Matters of discretion</p> <p>The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:</p> <p>(17) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per</p>

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				<p>key effects to be considered / assessed, as considered appropriate by Kāinga Ora.</p> <p>Kāinga Ora opposes the inclusion of H6.8.1(c) which seeks to unnecessarily shift responsibility for the public pedestrian environment onto the applicant.</p> <p>In relation to Standards H6.6.20, H6.6.21, and H6.6.22, it is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.</p> <p>Therefore consequential amendments are sought.</p>	<p>site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:</p> <p>(a) infrastructure and servicing;</p> <p>(b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:</p> <p>(viii) building intensity, building scale, location, form and appearance;</p> <p>(ix) traffic;</p> <p>(x) location and design of parking and access <u>and parking (if provided)</u>; and</p> <p>(xi) noise, lighting and hours of operation.</p> <p>(c) the effects of the development on the safe access and walkability of the immediate urban road environment to frequent public transport stops.</p> <p>(18) for four <u>seven</u> or more dwellings per site:</p> <p>(a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:</p> <p>(i) building intensity, scale <u>and</u> location, <u>including</u>:</p> <p>A. the way in which buildings are orientated to the street <u>and adjoining sites</u>, and</p> <p>B. the extent to which the height, roof form and design of buildings respond to <u>the local streetscape and the planned urban built character within the zone of the surrounding area</u>,</p> <p>(ia) <u>building form and appearance including</u>:</p> <p>A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;</p> <p>B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;</p> <p>C. whether <u>the</u> design provides for the balance between a reasonable standard of privacy and opportunities for passive surveillance, and</p> <p>D. whether <u>the</u> design provides for <u>a degree</u> privacy, and sunlight and daylight access for adjoining sites;</p> <p>E. the interface with an identified special character area or a scheduled historic heritage place;</p> <p>(ib) <u>the extent to which the functional, day to day needs of residents are provided for in terms of</u>:</p> <p>A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;</p> <p>B. internal storage;</p>

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					<p>C. <u>residential waste management, including the kerbside and/or on-site capacity for residential waste management.</u></p> <p>(xii) traffic; and</p> <p>(xiii) <u>location and design of parking and access (including pedestrian access) and parking (if provided).</u></p> <p>(b) [deleted]-all of the following standards:</p> <p>(xiv) <u>Standard H6.6.10 Maximum impervious areas;</u></p> <p>(xv) <u>Standard H6.6.11 Building coverage;</u></p> <p>(xvi) <u>Standard H6.6.12 Landscaped area;</u></p> <p>(xvii) <u>Standard H6.6.13 Outlook space;</u></p> <p>(xviii) <u>Standard H6.6.14 Daylight;</u></p> <p>(xix) <u>Standard H6.6.15 Outdoor living space;</u></p> <p>(xx) <u>Standard H6.6.16 Front, side and rear fences and walls; and</u></p> <p>(viii) Standard H6.6.17 Minimum dwelling size</p> <p>(c) <u>the effects on three waters infrastructure, and servicing including:</u></p> <p>(i) <u>Existing infrastructure capacity.</u></p> <p>(d) the effects of the development on the safe access and walkability on the immediate urban road environment to frequent public transport stops.</p> <p>(19) for integrated residential development:</p> <p>(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area on adjacent sites from all of the following:</p> <p>(xxi) <u>building intensity, scale, location, form and appearance; including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account:</u></p> <p>A. <u>the planned urban built character of the zone;</u></p> <p>B. <u>the location, orientation and design of development; and</u></p> <p>C. the effect of the proposed height on the surrounding and neighbouring development.</p> <p>(xxii) <u>traffic;</u></p> <p>(xxiii) <u>location and design of parking and access (including pedestrian access) and parking (if provided); and</u></p> <p>(xxiv) <u>noise, lighting and hours of operation.</u></p> <p>(b) [deleted]-all of the following standards:</p>

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					<p>(xxv) Standard H6.6.10 Maximum impervious areas;</p> <p>(xxvi) Standard H6.6.11 Building coverage;</p> <p>(xxvii) Standard H6.6.12 Landscaped area;</p> <p>(xxviii) Standard H6.6.13 Outlook space;</p> <p>(xxix) Standard H6.6.14 Daylight;</p> <p>(xxx) Standard H6.6.15 Outdoor living space;</p> <p>(xxxi) Standard H6.6.16 Front, side and rear fences and walls; and</p> <p>(viii) Standard H6.6.17 Minimum dwelling size</p> <p>(c) Infrastructure and servicing.</p> <p>(d) <u>the effects of the development on the safe access and walkability of the immediate urban road environment to frequent public transport stops.</u></p> <p>(20) for buildings that do not comply with <u>the relevant standard(s) specified in Table H6.4.1</u> Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size:</p> <p>(a) any policy which is relevant to the standard;</p> <p>(b) the purpose of the standard;</p> <p>(c) the effects of the infringement of the standard;</p> <p>(d) the effects on the <u>planned</u> urban built character of the zone;</p> <p>(e) the effects on the amenity of neighbouring sites;</p> <p>(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;</p> <p>(g) the characteristics of the development;</p> <p>(h) any other matters specifically listed for the standard; and</p> <p>(i) where more than one standard will be infringed, the effects of all infringements.</p> <p>(21) [deleted] For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:</p>

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					<p>d. Visual dominance effects;</p> <p>(g) Attractiveness and safety of the street; and</p> <p>(h) Overlooking and privacy.</p> <p>(22) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.</p> <p>e. Infrastructure and servicing.</p> <p>(23) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control.</p> <p>f. Stormwater disposal.</p> <p>H6.8.2. Assessment Criteria</p> <p>The Council will consider the relevant assessment criteria below for restricted discretionary activities:</p> <p>(24) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:</p> <p>(a) infrastructure and servicing:</p> <p>(xxxii) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.</p> <p>(xxxiii) Where adequate network capacity is not available, whether adequate mitigation is proposed.</p> <p>(b) building intensity, scale, location, <u>building</u> form and appearance:</p> <p>(xxxiv) whether the intensity and scale of the activity, the building location, form and appearance is <u>of a high quality and compatible with the planned character and residential amenity provided for within the zone and compatible with the surrounding residential area adjacent sites</u>;</p> <p>(c) traffic:</p> <p>(xxxv) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.</p> <p>(d) location and design of parking and access (including pedestrian access) and parking (if provided):</p> <p>(xxxvi) whether adequate parking and access is provided or required.</p> <p>(xxxvii) <u>whether car parking and parking areas are integrated into the overall design of the development</u></p>

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					<p>(xxxviii) <u>whether parking is located away from street frontages and screened from the street by buildings or vegetation.</u></p> <p>(xxxix) <u>Whether safe, well-lit pedestrian access is provided and integrated into the design of the development.</u></p> <p>(e) noise, lighting and hours of operation:</p> <p>(xl) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:</p> <ul style="list-style-type: none"> • locating noisy activities away from neighbouring residential boundaries; and • screening or other design features; and • controlling the hours of operation and operational measures. <p>(f) <u>Safe access and walkability of routes to frequent public transport:</u></p> <p>(xli) <u>the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:</u></p> <ul style="list-style-type: none"> • <u>Footpaths of at least 1.8m in width;</u> • <u>Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;</u> • <u>Narrowed pedestrian crossing distances of vehicle carriageways;</u> • <u>Front berms to separate pedestrians from traffic; and</u> • <u>Other traffic management measures as relevant to improve the safety of pedestrians.</u> <p>(25) For <u>fourseven</u> or more dwellings on a site:</p> <p>g. the extent to which or whether the development achieves the purpose outlined in the following <u>relevant</u> standards <u>specified</u> and <u>identified in Table H6.4.1</u> or what alternatives are provided that result in the same or a better outcome.:</p> <p>(xlii) [deleted]-Standard H6.6.10 Maximum impervious areas;</p> <p>(xliii) [deleted]-Standard H6.6.11 Building coverage;</p> <p>(xliv) [deleted]-Standard H6.6.12 Landscaped area;</p> <p>(xlv) [deleted]-Standard H6.6.13 Outlook space;</p> <p>(xlii) [deleted]-Standard H6.6.14 Daylight;</p> <p>(xlvii) [deleted]-Standard H6.6.15 Outdoor living space; and</p> <p>(xlviii) [deleted]-Standard H6.6.16 Front, side and rear fences and walls; and</p> <p>(xlix) [deleted]-Standard H6.6.17 Minimum dwelling size</p>

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					<p>(aa) the extent to which the building location, scale, form and appearance is of a high-quality and compatible with the planned urban built character and residential amenity of the surrounding residential area provided for within the zone.</p> <p>(ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by:</p> <ul style="list-style-type: none"> (l) placing taller larger-buildings on towards the street front (li) varying roof form and building height (lii) using modulation and/or architectural features to break up the mass of buildings into visually distinct elements (liii) using the proportion and arrangements of windows and doors to provide relief to building length and bulk (liv) using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls (lv) providing adequate breaks in long continuous buildings to minimise the appearance of length (lvi) locating deep soil areas and/or communal outdoor spaces between the breaks in buildings to provide space and soften the built form (lvii) designing balconies as an integral part of the building <p>(ac) the extent to which buildings use quality, durable and easily maintainable materials.</p> <p>(ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.</p> <p>(ae) the extent to which building frontages contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways by:</p> <ul style="list-style-type: none"> (lviii) having clearly defined fronts that provide passive surveillance from windows and balconies. (lix) maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy. (lx) maximising the number of dwellings that directly front, align and orientate to public streets. (lxi) ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance. (lxii) where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space. <p>(af) the extent to which site layout creates legible, visible, attractive, and safe and well-lit connections between dwellings and the street.</p> <p>(i) refer to Policy H6.3(1);</p>

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					<p>(j) refer to Policy H6.3(2);</p> <p>(k) Refer to Policy H6.3(3);</p> <p>Refer to Policy H6.3(A4)</p> <p>(l) refer to Policy H6.3(4);</p> <p>(m) Refer to Policy H6.3(5);</p> <p>(n) Refer to Policy H6.3(6);</p> <p>(o) refer to Policy H6.3(7); and</p> <p>(p) Refer to Policy H6.3(8)</p> <p><u>(ia) refer to Policy H6.3(10);</u></p> <p><u>(ib) refer to Policy H6.3(11);</u></p> <p>(ic) refer to Policy H6.3(12);</p> <p>(id) refer to Policy H6.3(13);</p> <p>(ie) refer to Policy H6.3(14);</p> <p>(if) refer to Policy H6.3(15) and</p> <p>(q) infrastructure and servicing:</p> <p style="padding-left: 40px;">(lxiii) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.</p> <p style="padding-left: 40px;">(lxiv) Where adequate network capacity is not available, whether adequate mitigation is proposed.</p> <p>(r) the extent to which the necessary storage and waste collection and recycling facilities is provided in locations conveniently accessible and screened from streets and public open spaces.</p> <p>(s) traffic:</p> <p style="padding-left: 40px;">(lxv) the extent to which the <u>activity design of any site access provided</u> avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.</p> <p style="padding-left: 40px;">(lxvi) H6.8.2 (2)(l)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.</p> <p><u>(t) Safe walkability and accessibility of route to frequent public transport:</u></p>

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					<p>(lxvii) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:</p> <ul style="list-style-type: none"> • Footpaths of at least 1.8m in width; • Facilities to safely and conveniently cross the road including pram crossings, and tactile paving; • Narrowed pedestrian crossing distances of vehicle carriageways; • Front berms to separate pedestrians from traffic; and • Other traffic management measures as relevant to improve the safety of pedestrians. <p>(26) for integrated residential development:</p> <p>h. the extent to which or whether the development achieves the purpose outlined in the following relevant standards specified and identified in Table H6.4.1 or what alternatives are provided that result in the same or a better outcome;</p> <p>(lxviii) [deleted]-Standard H6.6.10 Maximum impervious areas;</p> <p>(lxix) [deleted]-Standard H6.6.11 Building coverage;</p> <p>(lxx) [deleted]-Standard H6.6.12 Landscaped area;</p> <p>(lxxi) [deleted]-Standard H6.6.13 Outlook space;</p> <p>(lxxii) [deleted]-Standard H6.6.14 Daylight;</p> <p>(lxxiii) [deleted]-Standard H6.6.15 Outdoor living space;</p> <p>(lxxiv) [deleted]-Standard H6.6.16 Front, side and rear fences and walls; and</p> <p>(lxxv) [deleted]-Standard H6.6.17 Minimum dwelling size (excluding retirement villages).</p> <p>(u) refer to Policy H6.3(1);</p> <p>(v) refer to Policy H6.3(2);</p> <p>(w) refer to Policy H6.3(3);</p> <p>(da) refer to Policy H6.4(A4);</p> <p>(x) refer to Policy H6.3(4);</p> <p>(y) refer to Policy H6.3(5);</p> <p>(z) refer to Policy H6.3(6);</p> <p>(aa) refer to Policy H6.3(7);</p>

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					<p>(bb) refer to Policy H6.3(8); and</p> <p><u>(ia) refer to Policy H6.3(10)</u></p> <p><u>(ib) refer to Policy H6.3(11)</u></p> <p><u>(ic) refer to Policy H6.3(12);</u></p> <p><u>(id) refer to Policy H6.3(13);</u></p> <p><u>(ie) refer to Policy H6.3(15) and</u></p> <p>(cc) infrastructure and servicing:</p> <p style="padding-left: 40px;">(lxxvi) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.</p> <p style="padding-left: 40px;">(lxxvii) Where adequate network capacity is not available, whether adequate mitigation is proposed.</p> <p>(dd) traffic:</p> <p style="padding-left: 40px;">(lxxviii) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.</p> <p style="padding-left: 40px;">(lxxix) H6.8.2 (3)(k)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.</p> <p><u>(ee) Safe walkability and accessibility of route to frequent public transport:</u></p> <p style="padding-left: 40px;"><u>(lxxx) the extent to which the immediate urban road environment allows for safe pedestrian movement from the development the nearest frequent public transport stop by a combination of the following:</u></p> <ul style="list-style-type: none"> <u>• Footpaths of at least 1.8m in width;</u> <u>• Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;</u> <u>• Narrowed pedestrian crossing distances of vehicle carriageways;</u> <u>• Front berms to separate pedestrians from traffic; and</u> <u>• Other traffic management measures as relevant to improve the safety of pedestrians.</u> <p>(27) [deleted] For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:</p> <p>Visual dominance</p>

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					<p>(a) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:</p> <ul style="list-style-type: none"> (i) — the planned urban built character of the zone; (ii) — the location, orientation and design of development; and (iii) — the physical characteristics of the site and the neighbouring site. <p>Attractiveness and safety of the street</p> <p>(b) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:</p> <ul style="list-style-type: none"> (i) — providing doors, windows and balconies facing the street; (ii) — optimising front yard landscaping; (iii) — providing safe pedestrian access to buildings from the street; and (iv) — minimising the visual dominance of garage doors as viewed from the street. <p>Overlooking and privacy</p> <p>(c) The extent to which direct overlooking of a neighbour’s habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.</p> <p>(28) for building height:</p> <ul style="list-style-type: none"> i. refer to Policy H6.3(1); (ff) refer to Policy H6.3(2); (gg) refer to Policy H6.3(A4); and (hh) refer to Policy H6.3(5); (ii) refer to Policy H6.3(4) <p>(jj) Visual dominance</p> <p>(kk) <u>The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, infringements taking into account:</u></p> <ul style="list-style-type: none"> (i) <u>the planned urban built character of the zone; and</u> (ii) <u>the location, orientation and design of development.</u> (iii) — the effect of the proposed height on the surrounding and neighbouring development. <p>(ll) Character and Visual Amenity</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>(mm) The extent to which the form and design of the building and any additional height infringement responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast.</p> <p>(nn) The way in which buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:</p> <p>(i) whether roof plant, services and equipment are hidden from views; and</p> <p>(ii) whether the expression of the top of the building provides visual interest and variation.</p> <p>(29) for height in relation to boundary infringements:</p> <p>(a) refer to Policy H6.3(1);</p> <p>(b) refer to Policy H6.3(2);</p> <p>(c) refer to Policy H6.3(4A); and</p> <p>(d) Deleted refer to Policy H6.3(5);-and</p> <p>(e) Deleted refer to Policy H6.3(6);</p> <p>Visual dominance</p> <p>(f) <u>The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:</u></p> <p>(i) <u>the planned urban built character of the zone;</u></p> <p>(ii) <u>the location, orientation and design of development; and</u></p> <p>(iii) <u>the physical characteristics of the site and the neighbouring site.</u></p> <p>(iv) <u>the design of side and rear walls, including appearance and dominance; and</u></p> <p>(v) <u>providing adequate for the visual and/or physical break up of long continuous building forms.</u></p> <p>Attractiveness and safety of the street</p> <p>(g) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:</p> <p>(i) providing doors, windows and balconies facing the street;</p> <p>(ii) optimising front yard landscaping;</p> <p>(iii) providing safe pedestrian access to buildings from the street; and</p> <p>(iv) minimising the visual dominance of garage doors as viewed from the street.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>Overlooking and privacy</p> <p>(h) <u>The extent to which direct overlooking of a neighbour’s habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.</u></p> <p>(30) for alternative height in relation to boundary infringements:</p> <ul style="list-style-type: none"> (a) refer to Policy H6.3(1); (b) refer to Policy H6.3(2); (c) refer to Policy H6.3(3); (d) refer to Policy H6.3(4); (e) refer to Policy H6.3(5); and (f) refer to Policy H6.3(6). <p>(31) for height in relation to boundary adjoining lower density zones:</p> <ul style="list-style-type: none"> (a) refer to Policy H6.3(1); (b) refer to Policy H6.3(2); (c) refer to Policy H6.3(4); (d) refer to Policy H6.3(5); and (e) refer to Policy H6.3(6). <p>(32) for yards:</p> <ul style="list-style-type: none"> (a) refer to Policy H6.3(1); (b) refer to Policy H6.3(2); (c) refer to Policy H6.3(A4); and (d) [deleted]refer to Policy H6.3(5); (e) [deleted] refer to Policy H6.3(6); (f) <u>refer to Policy H6.3(11).</u> <p>(33) for maximum impervious areas:</p> <ul style="list-style-type: none"> j. refer to Policy H6.3(8A4). <p>(34) for building coverage:</p> <ul style="list-style-type: none"> (a) refer to Policy H6.3(1);

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>(b) refer to Policy H6.3(2);</p> <p>(c) refer to Policy H6.3(A4); and</p> <p>(d) refer to Policy H6.3(5); and</p> <p>(e) refer to Policy H6.3(6).</p> <p>(f) <u>whether the non-compliance is appropriate to the context taking into account:</u></p> <p>(i) <u>Whether the balance of private open space and buildings is high-quality and consistent with the planned urban character anticipated for the zone;</u></p> <p>(ii) <u>The degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;</u></p> <p>(iii) <u>The proportion of the building scale in relation to the proportion of the site.</u></p> <p>(35) for landscaped area:</p> <p>(a) refer to Policy H6.3(1);</p> <p>(b) refer to Policy H6.3(2);</p> <p>(c) refer to Policy H6.3(A4); and</p> <p>(d) refer to Policy H6.3(5).</p> <p>(e) <u>the extent to which existing trees are retained; and</u></p> <p>(36) for outlook space:</p> <p>(a) refer to Policy H6.3(1);</p> <p>(b) refer to Policy H6.3(2);</p> <p><u>(ba) refer to Policy H6.3(A4);</u></p> <p>(c) refer to Policy H6.3(4); and</p> <p>(d) refer to Policy H6.3(5); and</p> <p>(e) refer to Policy H6.3(6)</p> <p>(f) <u>the extent to which overlooking of a neighbour’s habitable room windows and private and/or communal outdoor living space can be reasonably minimised through the placement and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>(37) for daylight:</p> <ul style="list-style-type: none"> (a) refer to Policy H6.3(2); <u>(aa) refer to Policy H6.3(A4); and</u> (b) refer to Policy H6.3(4); (c) refer to Policy H6.3(5); and (d) refer to Policy H6.3(6). <p>(38) for outdoor living space:</p> <ul style="list-style-type: none"> (a) refer to Policy H6.3(1); (b) refer to Policy H6.3(2); <u>(ba) refer to Policy H6.3(A4);</u> (c) refer to Policy H6.3(5); (d) refer to Policy H6.3(6); and (e) refer to Policy H6.3(7) and (f) <u>The extent to which residential units provide private open space and communal open space that is useable, accessible and attractive for occupants.</u> <p><u>(15A) For windows to street and private ways</u></p> <ul style="list-style-type: none"> k. refer to Policy H6.3(C1) (oo) refer to Policy H6.3(3) H6.3(A4); and (pp) <u>The extent to which the glazing:</u> <ul style="list-style-type: none"> i. <u>allows views to the street and/or accessways to ensure passive surveillance; and</u> ii. <u>provides a good standard of privacy for occupants.</u> <p>(39) For front, side and rear fences and walls:</p> <ul style="list-style-type: none"> (a) refer to Policy H6.3(2); (b) refer to Policy H6.3(3); (c) refer to Policy H6.3(5); and

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>(d) refer to Policy H6.3(6) and</p> <p>(e) refer to Policy H6.3(C1); and</p> <p>(f) refer to Policy H6.3(A4);</p> <p>(40) For minimum dwelling size</p> <p>(a) refer to Policy H6.3(6);</p> <p>(b) refer to Policy H6.3(A4);</p> <p>(c) refer to Policy H6.3(10); and</p> <p>(d) The extent to which each residential unit is designed to:</p> <p style="padding-left: 20px;">(i) provide simple and convenient access and circulation;</p> <p style="padding-left: 20px;">(ii) include adequate storage; and</p> <p style="padding-left: 20px;">(iii) be large enough to allow the use of typical furnishings that meet the needs of the intended number of occupants.</p> <p>(41) For deep soil area and canopy tree</p> <p style="padding-left: 20px;">l. Refer to Policy H6.3(A4);</p> <p>(qq) The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and</p> <p>(42) For safety and privacy buffer from private pedestrian and vehicle accessways:</p> <p style="padding-left: 20px;">(a) refer to Policy H6.3(A4);</p> <p style="padding-left: 20px;">(b) the extent to which the buffer is:</p> <p style="padding-left: 40px;">(i) free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas; and</p> <p style="padding-left: 40px;">(ii) planted with suitable and low level plants.</p> <p>(43) For residential waste management</p> <p style="padding-left: 20px;">m. refer to Policy H6.3(A4)</p> <p style="padding-left: 20px;">(rr) refer to Policy H6.3(10);</p> <p>(e) The extent to which the development provides sufficient space for residential waste management that is suitably located for ease of movement to collection points;</p> <p>(f) The extent to which the waste management area is designed to minimise visibility;</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>(g) How the development intends to ensure the on-going management and maintenance of any communal waste management area;</p> <p>(h) Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and</p> <p>(i) Whether waste management vehicle can safely undertake collection.</p> <p>(44) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure— Combined Wastewater Network Control or the Infrastructure— Water and Wastewater Constraints Control</p> <p>n. Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).</p> <p>(ss) Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.</p> <p>(tt) Whether there is the ability connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future.</p> <p>(45) For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure— Stormwater Disposal Constraints Control</p> <p>(a) Whether there is the ability to adequately dispose of stormwater from the site via a connection to the public stormwater network.</p> <p>(b) Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice.</p>
75.	H6	H6.9. Special information requirements	Oppose	Kāinga Ora opposes the proposed special information requirements. The proposed requirements are considered to be unnecessarily onerous and do not relate to zone-specific matters as expected within the Mixed Housing Urban Zone framework.	<p>Delete the special information required proposed, as follows:</p> <p>H6.9. Special information requirements</p> <p>There are no special information requirements in this zone.</p> <p>Landscape Plans for all other developments as required by H6.6.12. Landscape area</p> <p>(1) A scaled landscape plan must be provided that contains landscaped areas and includes:</p> <p>(a) Plant and tree species, number of each species to be planted and planting grades;</p> <p>(b) Canopy of existing trees to be retained;</p> <p>(c) Any area of grass; and</p> <p>(d) Any paths included in landscaped area.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																				
					<p><u>Deep Soil Area and Canopy Tree</u></p> <p>(2) The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:</p> <ul style="list-style-type: none"> (a) plant and tree species, number of each species to be planted and planting grades; (b) location of existing trees to be retained; (c) dimensions of individual mature tree canopy; (d) any areas of grass; (e) Minimum tree canopy dimensions are specified in Table H6.9(3) below. <p style="text-align: center;"><u>Table H6.9(3) Minimum tree canopy dimensions</u></p> <table border="1" data-bbox="1748 890 2870 1270"> <thead> <tr> <th data-bbox="1748 890 1896 1066"><u>Residential waste management</u></th> <th data-bbox="1896 890 2113 1066"><u>Minimum mature tree height</u></th> <th data-bbox="2113 890 2341 1066"><u>Minimum mature canopy diameter</u></th> <th data-bbox="2341 890 2588 1066"><u>Minimum tree height above ground when planted</u></th> <th data-bbox="2588 890 2870 1066"><u>Indicative tree planting grade</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1748 1066 1896 1136"><u>Small</u></td> <td data-bbox="1896 1066 2113 1136"><u>8m</u></td> <td data-bbox="2113 1066 2341 1136"><u>6m</u></td> <td data-bbox="2341 1066 2588 1136"><u>2m</u></td> <td data-bbox="2588 1066 2870 1136"><u>120L</u></td> </tr> <tr> <td data-bbox="1748 1136 1896 1205"><u>Medium</u></td> <td data-bbox="1896 1136 2113 1205"><u>10m</u></td> <td data-bbox="2113 1136 2341 1205"><u>8m</u></td> <td data-bbox="2341 1136 2588 1205"><u>2.5m</u></td> <td data-bbox="2588 1136 2870 1205"><u>160L</u></td> </tr> <tr> <td data-bbox="1748 1205 1896 1270"><u>Large</u></td> <td data-bbox="1896 1205 2113 1270"><u>15m</u></td> <td data-bbox="2113 1205 2341 1270"><u>12m</u></td> <td data-bbox="2341 1205 2588 1270"><u>3m</u></td> <td data-bbox="2588 1205 2870 1270"><u>200L</u></td> </tr> </tbody> </table> <p>(3) Applications where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council's Solid Waste Calculator (Standard H6.6.22(1)(b)).</p> <p>(4) When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided as a minimum:</p> <ul style="list-style-type: none"> a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of; b) the frequency, location, access and on-site route of waste collection or transportation; and c) the method of waste collection, transportation or disposal. 	<u>Residential waste management</u>	<u>Minimum mature tree height</u>	<u>Minimum mature canopy diameter</u>	<u>Minimum tree height above ground when planted</u>	<u>Indicative tree planting grade</u>	<u>Small</u>	<u>8m</u>	<u>6m</u>	<u>2m</u>	<u>120L</u>	<u>Medium</u>	<u>10m</u>	<u>8m</u>	<u>2.5m</u>	<u>160L</u>	<u>Large</u>	<u>15m</u>	<u>12m</u>	<u>3m</u>	<u>200L</u>
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Business - City Centre Zone																									

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76.	H8	H8.2(1)-(13) – Objectives H8.3(1)-(12), (13)-(38) – Policies	Support	Kāinga Ora supports the amendments to the objectives and policies to give effect to the National Policy Statement on Urban Development 2020. In particular, Kāinga Ora supports the incorporation of the concept and terms of “well-functioning urban environment” and “qualifying matters” within the policy framework.	Retain the objectives and policies, as notified.
77.	H8	H8.2(13) – Business – City Centre Zone objectives	Support	Kāinga Ora supports proposed objective H8.2(13) insofar as the approach to enable building heights to realise as much development capacity as possible, unless a qualifying matter (or matters) applies that to a site which restricts the height.	Retain the approach to height limits in the City Centre Zone as directed through Policy H8.2(13), as notified. <u>Building heights are enabled to realise as much development capacity as possible, unless qualifying matters apply which modify the relevant building height and/or density of urban form.</u>
78.	H8	H8.3(12A) – Policies	Support in part	Kāinga Ora opposes proposed Policy H8.3(12A) which appears to pertain to the height limit of adjoining zones within the walkable catchment of the Business – City Centre Zone. Height limits within a walkable catchment of the City Centre Zone are regulated within the respective zone provisions and should not be addressed within the objectives and policies of the City Centre Zone.	Delete proposed Policy H8.3(12A), as follows: <u>(12A) Enable building height of at least six storeys (21m) within walkable catchments unless a qualifying matter applies that reduces height.</u>
79.	H8	H8.6.2 – General Building Height	Oppose	Kāinga Ora opposes retaining a suite of building height limits within the zone and seeks to enable an unlimited height across all the City Centre Zone except for those areas subject to qualifying matters – for which the overlay applies. This approach is considered to be more consistent with Policy H8.2(13).	Delete the maximum height limit in the General Height Area and apply an unlimited height across all the City Centre Zone.
80.	H8	H8.6 – Standards H8.7 – Assessment Criteria	Support	Kāinga Ora supports the amendments to the activity standards and associated assessment criteria which provides an overall less restrictive rule framework (in terms of activity status) to support greater levels of intensification within the City Centre Zone. Moreover, Kāinga Ora	Retain the proposed amendments to the rule framework and assessment criteria.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				supports the proposed sunlight, access, public amenity and safety standards introduced to the rule framework (and associated assessment criteria).	
81.	H8	Various Rules and Standards identified as Qualifying Matters	Oppose	Kāinga Ora opposes the identification of numerous existing rules and standards within the City Centre Zone as ‘qualifying matters’ and queries the adequacy and appropriateness of the evidential basis for these provisions which has led to their identification as qualifying matters as part of PC78.	<p>Delete the identification of the following rules and standards as ‘qualifying matters’ within the City Centre Zone:</p> <ul style="list-style-type: none"> • H8.6.3 – Admission of sunlight to public places; • H8.6.22 – Building in relation to boundary; • H8.6.23 – Streetscape improvement and landscaping; • H8.6.30 – Special amenity yards; • H8.6.31 – Street sightlines; and • H8.6.32 – Outlook space. <p>Make further consequential amendments throughout the City Centre Zone to delete further references to these rules / standards and associated matters of discretion / assessment criteria as ‘qualifying matters’.</p>
82.	H8	H8.6.11-20 Bonus floor area ratio standards	Support	Kāinga Ora supports the deletion of the relevant bonus floor area standards to provide certainty of the built form enabled in the City Centre and allows development capacity to be maximised as much as possible.	Retain the deletion of standards H8.6.11-20, as notified.
83.	H8	H8.6.21 Maximum total floor area ratio	Support	Kāinga Ora supports the deletion of maximum total floor area ratio to provide certainty of the built form enabled in the City Centre and allow development capacity to be maximised as much as possible.	Retain the deletion of standard H6.8.21, as notified.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
84.	H8	H8.10.1 – Alterations and additions to building identified as historic heritage and special character.	Oppose	Kāinga Ora opposes the proposed Special information requirements regarding alterations and additions to buildings identified as historic heritage and special character.	<p>Delete standard H8.10.1, as follows:</p> <p>H8.10. Special information requirements</p> <p><u>There are no special information requirements in this section.</u></p> <p><u>H8.10.1. Alterations and additions to buildings identified as historic heritage and special character</u></p> <p><u>(1) For scheduled historic heritage buildings, the applicant must prepare a conservation plan (or update an existing conservation plan where one already exists) and demonstrate that a programme of works will be undertaken including a maintenance plan to guide ongoing regular maintenance and cleaning. This information shall be provided where the application is for:</u></p> <ul style="list-style-type: none"> <u>(a) substantial demolition or destruction;</u> <u>(b) relocation within the scheduled extent of place; or</u> <u>(c) significant restoration or modification works.</u> <p><u>For any application for works affecting identified special character buildings, the applicant must prepare a character plan that details how the significant features of the building that contribute to streetscape amenity will be retained and enhanced. The plan must demonstrate that a programme of works will be undertaken, including a maintenance plan to guide ongoing regular maintenance and cleaning. The plan shall be commensurate with the effects of the proposed works on special character values. For the purpose of this information requirement, 'identified special character buildings' are all pre-1940s buildings within the Queen Street Valley precinct and those identified on Map H8.11.1.</u></p>
Business – Metropolitan Centre Zone					
85.	H9	H9.3(12A) – Policies	Support in part	Kāinga Ora opposes proposed Policy H9.3(12A) which appears to pertain to the height limit of adjoining zones within the walkable catchment of the Business – Metropolitan Centre Zone. Height limits within a walkable catchment of the Metropolitan Centre Zone are regulated within the respective zone provisions and should not be addressed within the objectives and policies of the Metropolitan Centre Zone.	<p>Delete proposed Policy H9.3(12A), as follows:</p> <p><u>(12A) Enable building height of at least six storeys (21m) within walkable catchments unless a qualifying matter applies that reduces height.</u></p>
86.	H9	H9.3(15A) – Policies	Support	Kāinga Ora supports proposed Policy 15A insofar as it stipulates that the Business – Metropolitan Zone enables greater building heights and densities than in town, local or neighbourhood centres.	Retain proposed Policy H9.3(15) as notified.
87.	H9	H9.6.1 – Building Height	Oppose	Kāinga Ora opposes retaining the 72.5m total building height limit and seeks to remove the maximum height limit to provide for an unlimited total building	<p>Delete a maximum permitted total building height in the Business – Metropolitan Centre Zone, as follows:</p> <p>(1) <u>Buildings height is unlimited must not exceed 72.5m, unless otherwise specified in the Height Variation Control on the planning maps</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																		
				height within the zone. Given the high level of employment opportunities and services available within a metropolitan zone, it is considered appropriate to maximise intensification enablement within this zone comparative to the other business zones (except for the City Centre Zone).	<p>(2) If a site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H9.6.1.1 below and for the site on the planning maps.</p> <p>(3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.</p> <p>Table H9.6.1.1 Total building height shown in the Height Variation Control on the planning maps</p> <table border="1"> <thead> <tr> <th>Occupiable building height</th> <th>Height for roof form</th> <th>Total building height shown on Height Variation Control on the planning maps</th> </tr> </thead> <tbody> <tr> <td>11m</td> <td>2m</td> <td>13m</td> </tr> <tr> <td>16m</td> <td>2m</td> <td>18m</td> </tr> <tr> <td>19m</td> <td>2m</td> <td>21m</td> </tr> <tr> <td>25m</td> <td>2m</td> <td>27m</td> </tr> <tr> <td>Same as on the planning maps</td> <td>NA</td> <td>Exceeding 27m</td> </tr> </tbody> </table>	Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps	11m	2m	13m	16m	2m	18m	19m	2m	21m	25m	2m	27m	Same as on the planning maps	NA	Exceeding 27m
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25m	2m	27m																					
Same as on the planning maps	NA	Exceeding 27m																					

Business – Town Centre Zone

88.	H10	H10.2(10) - Objectives H10.3(12A) – Policies	Oppose	Kāinga Ora opposes proposed Objective H10.2(10) and Policy H10.3(12A) which appears to pertain to the height limit of adjoining zones within the walkable catchment of the Business – Town Centre Zone. Height limits within a walkable catchment of the Town Centre Zone are regulated within the respective zone provisions and should not be addressed within the objectives and policies of the Town Centre Zone.	Delete proposed Objective H10.2(10) and Policy H10.3(12A), as follows: (10) Building height of at least six storeys is enabled within walkable catchments unless qualifying matters apply that modifies height. (12A) Enable building height of at least six storeys (21m) within walkable catchments unless a qualifying matter applies that reduces height.
89.	H10	H10.6.1 – Building Height	Support in part	Kāinga Ora supports, in part the amendments to standard H10.6.1 to increase the building heights within a walkable catchment. However, Kāinga Ora seeks to increase the permitted base building height across Town Centre Zone to 22m (six storeys), with additional heights enabled through the Height Variation Control. It is considered that this proposed total building height limit is	Amend the maximum permitted total building height to a base height of 22m (6 storeys) in the Business – Town Centre Zone, as follows: (1) Buildings must not exceed 22m (6 storeys) , unless otherwise specified the height in metres as shown in Table H10.6.1.1 below for sites subject to the Height Variation Control on the planning maps. (2) In walkable catchments, building heights must not exceed 21m (6 storeys) in height, unless otherwise specified in the Height Variation Control on the planning maps (3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment. Table H10.6.1.1 Total building height shown in the Height Variation Control on the planning maps

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																															
				<p>commensurate with those amendments sought in this submission to the other business zones and residential building heights.</p> <p>In addition, Kāinga Ora seeks the removal of any height restrictions contained in the operative Height Variation Control, or any other rule, below the heights sought in the submission for Town Centre Zone.</p>	<table border="1" data-bbox="1546 306 2873 842"> <thead> <tr> <th data-bbox="1546 306 1941 411">Occupiable building height</th> <th data-bbox="1941 306 2223 411">Height for roof form</th> <th colspan="2" data-bbox="2223 306 2873 411">Total building height shown on Height Variation Control on the planning maps</th> </tr> </thead> <tbody> <tr> <td data-bbox="1546 411 1941 506">Same as on the planning maps</td> <td data-bbox="1941 411 2223 506">NA</td> <td colspan="2" data-bbox="2223 411 2873 506">Less than or equal to 11m</td> </tr> <tr> <td data-bbox="1546 506 1941 558">11m</td> <td data-bbox="1941 506 2223 558">2m</td> <td colspan="2" data-bbox="2223 506 2873 558">13m</td> </tr> <tr> <td data-bbox="1546 558 1941 611">16m</td> <td data-bbox="1941 558 2223 611">2m</td> <td colspan="2" data-bbox="2223 558 2873 611">18m</td> </tr> <tr> <td data-bbox="1546 611 1941 674">19m</td> <td data-bbox="1941 611 2223 674">2m</td> <td colspan="2" data-bbox="2223 611 2873 674">21m</td> </tr> <tr> <td data-bbox="1546 674 1941 737">25m</td> <td data-bbox="1941 674 2223 737">2m</td> <td colspan="2" data-bbox="2223 674 2873 737">27m</td> </tr> <tr> <td data-bbox="1546 737 1941 842">Same as on the planning maps</td> <td data-bbox="1941 737 2223 842">NA</td> <td colspan="2" data-bbox="2223 737 2873 842">Exceeding 27m</td> </tr> </tbody> </table> <p data-bbox="1448 894 2873 1083">As per its submission to rule H10.6.1 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H10.6.1 are deleted in full from the plan.</p>				Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps		Same as on the planning maps	NA	Less than or equal to 11m		11m	2m	13m		16m	2m	18m		19m	2m	21m		25m	2m	27m		Same as on the planning maps	NA	Exceeding 27m	
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Same as on the planning maps	NA	Exceeding 27m																																		
90.	H10	H10.6.2 – Height in relation to boundary	Support in part	<p>Kāinga Ora supports, in part the amendments to Table H10.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from for buildings that are within the walkable catchments. Nevertheless, Kāinga Ora seeks to further apply the highest angle of recession plane and height above ground to measure from as the height in relation to boundary control in TCZ in order to enable an overall increase in development capacity in this centre zone, in line with Kāinga Ora’s other submissions.</p>	<p data-bbox="1448 1094 2873 1178">Amend the building in relation to boundary control to apply 60° as the angle of recession plane and 19m as the height above ground level which the recession plane will be measured from in the Business – Town Centre Zone, as follows:</p> <p data-bbox="1516 1220 2059 1251">Table H10.6.2.1 Height in relation to boundary</p> <table border="1" data-bbox="1516 1262 2873 1877"> <thead> <tr> <th data-bbox="1516 1262 1792 1877">Location</th> <th data-bbox="1792 1262 2148 1877">Zoning of adjacent site</th> <th data-bbox="2148 1262 2341 1877">Angle of recession plane (identified as x in Figure Error! No text of specified style in document..6.2.1 or Figure Error! No text of specified style in document..6.2.2)</th> <th data-bbox="2341 1262 2873 1877">Height above ground level which the recession plane will be measured from (identified as y in Figure Error! No text of specified style in document..6.2.1 or Figure Error! No text of specified style in document..6.2.2)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1516 1262 1792 1877"></td> <td data-bbox="1792 1262 2148 1877"></td> <td data-bbox="2148 1262 2341 1877"></td> <td data-bbox="2341 1262 2873 1877"></td> </tr> </tbody> </table>				Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure Error! No text of specified style in document..6.2.1 or Figure Error! No text of specified style in document..6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure Error! No text of specified style in document..6.2.1 or Figure Error! No text of specified style in document..6.2.2)																								
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought			
							style in document..6.2.2)	
					<u>NA Buildings outside walkable catchments</u>	<u>Residential — Single House Zone; or Residential — Mixed Housing Suburban Zone</u>	45°	2.5m
				<u>Residential — Low Density Residential Zone; or Residential — Mixed Housing Urban Zone</u>		45/60°	3.4m	
				<u>Residential — Terrace Housing and Apartment Buildings Zone</u>		60°	8m	
				<u>Special Purpose — Māori Purpose Zone; or Special Purpose School Zone</u>		45°	6m	
				<u>Business — Mixed Use Zone; or Business — General Business Zone</u>		60°	8m	
				<u>Open Space — Conservation Zone; Open Space — Informal Recreation Zone; Open Space — Sports and Active Recreation Zone; Open Space — Civic Spaces Zone; or Open Space — Community Zone</u>		45°	8.5m	
				<u>Buildings outside walkable catchments located on the</u>		<u>Open Space — Conservation Zone; Open Space — Informal Recreation Zone;</u>	45°	16.5m

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought			
						southern boundary of the adjacent site Open Space—Sports and Active Recreation Zone; Open Space—Civic Spaces Zone; or Open Space—Community Zone		
						NA Buildings within walkable catchments Residential – Low Density Residential Zone; Residential – Mixed Housing Urban Zone; Residential – Terrace Housing and Apartment Buildings Zone; Special Purpose – Māori Purpose Zone; or Special Purpose - School Zone; Business – Mixed Use Zone; Business – General Business Zone; Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	60°	19m
Business – Local Centre Zone								
91.	H11	H11.3(12A) – Policies	Support in part	Kāinga Ora generally supports providing for heights of at least six storeys within the centres, including the Business – Local Centre Zone. However, Kāinga Ora seek a consequential change to reflect the 22m height limit sought within this submission.		Amend proposed Policy H11.3(12A), as follows: <u>(12A) Enable building height of at least six storeys (22m) within walkable catchments unless a qualifying matter applies that reduces height or a Height Variation Control applies that enables additional height.</u>		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																														
92.	H11	H11.6.1 – Building Height	Support in part	<p>Kāinga Ora supports, in part the amendments to standard H11.6.1 to increase the building heights within a walkable catchment. However, Kāinga Ora seeks to increase the permitted base building height across Local Centre Zone to 22m (six storeys), with additional heights enabled through the Height Variation Control. It is considered that this proposed total building height limit is commensurate with those amendments sought in this submission to the other business zones and residential building heights.</p> <p>In addition, Kāinga Ora seeks the removal of any height restrictions contained in the operative Height Variation Control below the proposed base height for Local Centre Zone, or any other rule other than those specified across the plan that seeks to reduce the building heights below those sought in its submission.</p>	<p>Amend the maximum permitted total building height to a base height of 22m (6 storeys) in the Business – Local Centre Zone, as follows:</p> <p>(1) Buildings must not exceed 22m (6 storeys), the height in metres as specified in Table H11.6.1.1 below, unless otherwise specified in the Height Variation Control on the planning maps.</p> <p>Table H11.6.1.1 Building Height</p> <table border="1" data-bbox="1546 625 2858 827"> <thead> <tr> <th>Location</th> <th>Occupiable building height</th> <th>Height for roof form</th> <th>Total building height</th> </tr> </thead> <tbody> <tr> <td>Buildings outside a walkable catchment</td> <td>16m</td> <td>2m</td> <td>18m</td> </tr> <tr> <td>Buildings in a walkable catchment</td> <td>N/A</td> <td>N/A</td> <td>21m (6 storeys)</td> </tr> </tbody> </table> <p>(2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H11.6.1.2 and for the site on the planning maps.</p> <p>(3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.</p> <p>Table H11.6.1.1 Total building height shown in the Height Variation Control on the planning maps</p> <table border="1" data-bbox="1546 1142 2858 1507"> <thead> <tr> <th>Occupiable building height</th> <th>Height for roof form</th> <th>Total building height shown on Height Variation Control on the planning maps</th> </tr> </thead> <tbody> <tr> <td>11m</td> <td>2m</td> <td>13m</td> </tr> <tr> <td>16m</td> <td>2m</td> <td>18m</td> </tr> <tr> <td>19m</td> <td>2m</td> <td>21m</td> </tr> <tr> <td>25m</td> <td>2m</td> <td>27m</td> </tr> <tr> <td>Same as on the planning maps</td> <td>NA</td> <td>Exceeding 27m</td> </tr> </tbody> </table> <p>As per its submission to rule H11.6.1 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H11.6.1 are deleted in full from the plan.</p>	Location	Occupiable building height	Height for roof form	Total building height	Buildings outside a walkable catchment	16m	2m	18m	Buildings in a walkable catchment	N/A	N/A	21m (6 storeys)	Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps	11m	2m	13m	16m	2m	18m	19m	2m	21m	25m	2m	27m	Same as on the planning maps	NA	Exceeding 27m
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																								
93.	H11	H11.6.2 – Height in relation to boundary	Support in part	Kāinga Ora supports, in part the amendments to Table H11.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from for buildings that are within the walkable catchments. Nevertheless, Kāinga Ora seeks to further apply the highest angle of recession plane and height above ground to measure from as the height in relation to boundary control in LCZ in order to enable an overall increase in development capacity in this centre zone, in line with Kāinga Ora’s other submissions.	<p>Amend the building in relation to boundary control to apply 60° as the angle of recession plane and 19m as the height above ground level which the recession plane will be measured from in the Business – Local Centre Zone, as follows:</p> <p>Table H11.6.2.1 Height in relation to boundary</p> <table border="1"> <thead> <tr> <th data-bbox="1525 474 1792 1010">Location</th> <th data-bbox="1792 474 2145 1010">Zoning of adjacent site</th> <th data-bbox="2145 474 2338 1010">Angle of recession plane (identified as x in Figure 1.6.2.1 or Figure Error! No text of specified style in document.1.6.2.2)</th> <th data-bbox="2338 474 2858 1010">Height above ground level which the recession plane will be measured from (identified as y in Figure Error! No text of specified style in document.1.6.2.1 or Figure Error! No text of specified style in document..6.2.2)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1525 1010 1792 1192">NA Buildings outside walkable catchments</td> <td data-bbox="1792 1010 2145 1192">Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone</td> <td data-bbox="2145 1010 2338 1192">45°</td> <td data-bbox="2338 1010 2858 1192">2.5m</td> </tr> <tr> <td data-bbox="1525 1192 1792 1375"></td> <td data-bbox="1792 1192 2145 1375">Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone</td> <td data-bbox="2145 1192 2338 1375">45/60°</td> <td data-bbox="2338 1192 2858 1375">3/4m</td> </tr> <tr> <td data-bbox="1525 1375 1792 1524"></td> <td data-bbox="1792 1375 2145 1524">Residential – Terrace Housing and Apartment Buildings Zone</td> <td data-bbox="2145 1375 2338 1524">60°</td> <td data-bbox="2338 1375 2858 1524">8m</td> </tr> <tr> <td data-bbox="1525 1524 1792 1707"></td> <td data-bbox="1792 1524 2145 1707">Special Purpose – Māori Purpose Zone; or Special Purpose School Zone</td> <td data-bbox="2145 1524 2338 1707">45°</td> <td data-bbox="2338 1524 2858 1707">6m</td> </tr> <tr> <td data-bbox="1525 1707 1792 1881"></td> <td data-bbox="1792 1707 2145 1881">Open Space – Conservation Zone; Open Space – Informal Recreation Zone;</td> <td data-bbox="2145 1707 2338 1881">45°</td> <td data-bbox="2338 1707 2858 1881">4.5m</td> </tr> </tbody> </table>	Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure 1.6.2.1 or Figure Error! No text of specified style in document.1.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure Error! No text of specified style in document.1.6.2.1 or Figure Error! No text of specified style in document..6.2.2)	NA Buildings outside walkable catchments	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m		Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone	45/60°	3/4m		Residential – Terrace Housing and Apartment Buildings Zone	60°	8m		Special Purpose – Māori Purpose Zone; or Special Purpose School Zone	45°	6m		Open Space – Conservation Zone; Open Space – Informal Recreation Zone;	45°	4.5m
Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure 1.6.2.1 or Figure Error! No text of specified style in document.1.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure Error! No text of specified style in document.1.6.2.1 or Figure Error! No text of specified style in document..6.2.2)																										
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	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m																										
	Special Purpose – Māori Purpose Zone; or Special Purpose School Zone	45°	6m																										
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone;	45°	4.5m																										

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																
				Zone and the Business – General Business Zone (as required by the NPS-UD). However, Kāinga Ora seek a consequential change to reflect the 22m height limit sought within this submission.																	
95.	H12	H12.6.1 – Building Height	Support in part	Kāinga Ora supports, in part the amendments to standard H12.6.1 to increase the building heights within a walkable catchment. However, Kāinga Ora seeks additional heights enabled where the zone adjoins or abuts the Residential – Terraced Housing and Apartment Buildings through the Height Variation Control. It is considered that this proposed total building height limit is commensurate with those amendments sought in this submission to the other business zones and residential building heights.	<p>Amend the maximum permitted total building height for all Business - Neighbourhood Centre Zones that adjoin or abut the Residential – Terraced Housing and Apartment Buildings to a height of at least 22m (six storeys) through the use of a Height Variation Control.</p> <p>As per its submission to rule H12.6.1 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H12.6.1 are deleted in full from the plan.</p>																
96.	H12	H12.6.2 – Height in relation to boundary	Support in part	<p>Kāinga Ora supports, in part the amendments to Table H12.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from where buildings are located within walkable catchment. Nevertheless, Kāinga Ora seeks further amendments to Table H12.6.2.1 to align with other amendments sought in NCZ to enable an overall increase in development capacity in this centre zone.</p> <p>As a result of Kāinga Ora other submission points seeking that the Single House, Mixed Housing Suburban and Low Density Residential zones are removed from the plan, consequential amendments are sought to remove reference to these zones.</p>	<p>Amend the building in relation to boundary control to apply 60° as the angle of recession plane and 22m as the height above ground level which the recession plane will be measured from in the Business – Neighbourhood Centre Zone, as follows:</p> <p>Table H12.6.2.1 Height in relation to boundary</p> <table border="1" data-bbox="1525 1276 2608 1850"> <thead> <tr> <th data-bbox="1525 1276 1771 1514">Location</th> <th data-bbox="1771 1276 2119 1514">Zoning of adjacent site</th> <th data-bbox="2119 1276 2338 1514">Angle of recession plane (identified as x in Figure H12.6.2.1 or Figure H12.6.2.2)</th> <th data-bbox="2338 1276 2608 1514">Height above ground level which the recession plane will be measured from (identified as y in Figure H12.6.2.1 or Figure H12.6.2.2)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1525 1514 1771 1650">NA NA Buildings outside walkable catchments</td> <td data-bbox="1771 1514 2119 1650">Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone</td> <td data-bbox="2119 1514 2338 1650">45°</td> <td data-bbox="2338 1514 2608 1650">2.5m</td> </tr> <tr> <td data-bbox="1525 1650 1771 1787"></td> <td data-bbox="1771 1650 2119 1787">Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone</td> <td data-bbox="2119 1650 2338 1787">45/60°</td> <td data-bbox="2338 1650 2608 1787">3/4m</td> </tr> <tr> <td data-bbox="1525 1787 1771 1850"></td> <td data-bbox="1771 1787 2119 1850">Residential – Terrace Housing and Apartment Buildings Zone</td> <td data-bbox="2119 1787 2338 1850">60°</td> <td data-bbox="2338 1787 2608 1850">8/19m</td> </tr> </tbody> </table>	Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H12.6.2.1 or Figure H12.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H12.6.2.1 or Figure H12.6.2.2)	NA NA Buildings outside walkable catchments	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m		Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone	45/60°	3/4m		Residential – Terrace Housing and Apartment Buildings Zone	60°	8/19m
Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H12.6.2.1 or Figure H12.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H12.6.2.1 or Figure H12.6.2.2)																		
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	Residential – Terrace Housing and Apartment Buildings Zone	60°	8/19m																		

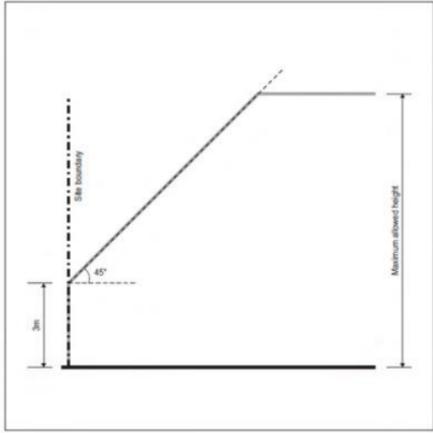
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought				
						Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m	
						Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	4.5m	
					Buildings <u>outside walkable catchments</u> located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m	
					Buildings <u>subject to Height Variation Control on the planning maps within walkable catchments</u>	Residential – Low Density Residential Zone; Residential – Mixed Housing Urban Zone; Residential – Terrace Housing and Apartment Buildings Zone; Special Purpose – Māori Purpose Zone; Special Purpose – School Zone; Business – Mixed Use Zone; Business – General Business Zone; Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	60°	22m	
Business – Mixed Use Zone									
97.	H13	H13.3(12A) – Policies	Support	Kāinga Ora generally supports providing for heights of at least six storeys within the centres, the Business – Mixed Use Zone and the Business – General Business Zone (as required by the NPS-UD).	Amend proposed Policy H13.3(12A), as follows: <u>(12A) Enable building height of at least six storeys (22m) within walkable catchments unless a qualifying matter applies that reduces height or a Height Variation Control applies that enables additional height.</u>				

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																				
				However, Kāinga Ora seek a consequential change to reflect the 22m height limit sought within this submission.																					
98.	H13	H13.6.1 – Building Height	Support in part	Kāinga Ora supports, in part the amendments to standard H13.6.1 to increase the building heights within a walkable catchment. However, Kāinga Ora seeks additional heights enabled where the zone adjoins or abuts the Residential – Terraced Housing and Apartment Buildings through the Height Variation Control. It is considered that this proposed total building height limit is commensurate with those amendments sought in this submission to the other business zones and residential building heights.	<p>Amend the maximum permitted total building height for all Business - Mixed Use Zones that adjoin or abut the Residential – Terraced Housing and Apartment Buildings to a base height of 22m (six storeys) through the use of a Height Variation Control.</p> <p>As per its submission to rule H13.6.1 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H13.6.1 are deleted in full from the plan.</p>																				
99.	H13	H13.6.2 – Height in relation to boundary	Support in part	<p>Kāinga Ora supports, in part the amendments to Table H13.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from where buildings are located within walkable catchment. Nevertheless, Kāinga Ora seeks further amendments to Table H13.6.2.1 to align with other amendments sought in MUZ to enable an overall increase in development capacity in this business zone.</p> <p>As a result of Kāinga Ora other submission points seeking that the Single House, Mixed Housing Suburban and Low Density Residential zones are removed from the plan, consequential amendments are sought to remove reference to these zones.</p>	<p>Amend the building in relation to boundary control to apply 60° as the angle of recession plane and 19m as the height above ground level which the recession plane will be measured from in the Business – Mixed Use Zone, as follows:</p> <p>Table H13.6.2.1 Height in relation to boundary</p> <table border="1" data-bbox="1525 1199 2608 1875"> <thead> <tr> <th data-bbox="1525 1199 1771 1436">Location</th> <th data-bbox="1771 1199 2119 1436">Zoning of adjacent site</th> <th data-bbox="2119 1199 2338 1436">Angle of recession plane (identified as x in Figure H13.6.2.1 or Figure H13.6.2.2)</th> <th data-bbox="2338 1199 2608 1436">Height above ground level which the recession plane will be measured from (identified as y in Figure H13.6.2.1 or Figure H13.6.2.2)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1525 1436 1771 1570">NA NA Buildings outside walkable catchments</td> <td data-bbox="1771 1436 2119 1570">Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone</td> <td data-bbox="2119 1436 2338 1570">45°</td> <td data-bbox="2338 1436 2608 1570">2.5m</td> </tr> <tr> <td data-bbox="1525 1570 1771 1705"></td> <td data-bbox="1771 1570 2119 1705">Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone</td> <td data-bbox="2119 1570 2338 1705">45/60°</td> <td data-bbox="2338 1570 2608 1705">34m</td> </tr> <tr> <td data-bbox="1525 1705 1771 1776"></td> <td data-bbox="1771 1705 2119 1776">Residential – Terrace Housing and Apartment Buildings Zone</td> <td data-bbox="2119 1705 2338 1776">60°</td> <td data-bbox="2338 1705 2608 1776">19m</td> </tr> <tr> <td data-bbox="1525 1776 1771 1875"></td> <td data-bbox="1771 1776 2119 1875">Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone</td> <td data-bbox="2119 1776 2338 1875">45°</td> <td data-bbox="2338 1776 2608 1875">6m</td> </tr> </tbody> </table>	Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H13.6.2.1 or Figure H13.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H13.6.2.1 or Figure H13.6.2.2)	NA NA Buildings outside walkable catchments	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m		Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone	45/60°	34m		Residential – Terrace Housing and Apartment Buildings Zone	60°	19m		Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m
Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H13.6.2.1 or Figure H13.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H13.6.2.1 or Figure H13.6.2.2)																						
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	Residential – Terrace Housing and Apartment Buildings Zone	60°	19m																						
	Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m																						

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought				
						Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m	
					Buildings <u>outside walkable catchments</u> located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	16.5m	
					Buildings <u>subject to Height Variation Control on the planning maps within walkable catchments</u>	Residential – Low Density Residential Zone; Residential – Mixed Housing Urban Zone; Residential – Terrace Housing and Apartment Buildings Zone; Special Purpose – Māori Purpose Zone; Special Purpose - School Zone; Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	60°	19m	
Business – General Business Zone									
100	H14	H14.3(24) – Policies	Support	Kāinga Ora generally supports providing for heights of at least six storeys within the centres, the Business – Mixed Use Zone and the Business – General Business Zone (as required by the NPS-UD). However, Kāinga Ora seek a consequential change to reflect the 22m height limit sought within this submission.	Amend proposed Policy H14.3(12A), as follows: <u>(12A) Enable building height of at least six storeys (22m) within walkable catchments unless a qualifying matter applies that reduces height or a Height Variation Control applies that enables additional height.</u>				

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																								
101	H14	H14.6.1 – Building Height	Oppose	Kāinga Ora opposes retaining the 16.5m maximum height limit within the Business – General Business Zone. However, Kāinga Ora seeks additional heights enabled where the zone adjoins or abuts the Residential – Terraced Housing and Apartment Buildings through the Height Variation Control. It is considered that this proposed total building height limit is commensurate with those amendments sought in this submission to the other business zones and residential building heights.	Amend the maximum permitted total building height for all Business- General Business Zones that adjoin or abut the Residential – Terraced Housing and Apartment Buildings to a base height of 22m (six storeys) through the use of a Height Variation Control.																								
102	H14	H14.6.2 – Height in relation to boundary	Support in part	Kāinga Ora supports, in part the amendments to Table H14.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from where buildings are located within walkable catchment. Nevertheless, Kāinga Ora seeks further amendments to Table H14.6.2.1 to align with other amendments sought in GBZ to enable an overall increase in development capacity in this business zone.	<p>Amend the building in relation to boundary control to apply 60° as the angle of recession plane and 19m as the height above ground level which the recession plane will be measured from in the Business – General Business Zone, as follows:</p> <p>Table H14.6.2.1 Height in relation to boundary</p> <table border="1" data-bbox="1525 1037 2608 1881"> <thead> <tr> <th data-bbox="1525 1037 1771 1276">Location</th> <th data-bbox="1771 1037 2119 1276">Zoning of adjacent site</th> <th data-bbox="2119 1037 2338 1276">Angle of recession plane (identified as x in Figure H14.6.2.1 or Figure H14.6.2.2)</th> <th data-bbox="2338 1037 2608 1276">Height above ground level which the recession plane will be measured from (identified as y in Figure H14.6.2.1 or Figure H14.6.2.2)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1525 1276 1771 1409">NA NA Buildings outside walkable catchments</td> <td data-bbox="1771 1276 2119 1409">Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone</td> <td data-bbox="2119 1276 2338 1409">45°</td> <td data-bbox="2338 1276 2608 1409">2.5m</td> </tr> <tr> <td data-bbox="1525 1409 1771 1541"></td> <td data-bbox="1771 1409 2119 1541">Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone</td> <td data-bbox="2119 1409 2338 1541">45/60°</td> <td data-bbox="2338 1409 2608 1541">3.4m</td> </tr> <tr> <td data-bbox="1525 1541 1771 1612"></td> <td data-bbox="1771 1541 2119 1612">Residential – Terrace Housing and Apartment Buildings Zone</td> <td data-bbox="2119 1541 2338 1612">60°</td> <td data-bbox="2338 1541 2608 1612">8m</td> </tr> <tr> <td data-bbox="1525 1612 1771 1717"></td> <td data-bbox="1771 1612 2119 1717">Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone</td> <td data-bbox="2119 1612 2338 1717">45°</td> <td data-bbox="2338 1612 2608 1717">6m</td> </tr> <tr> <td data-bbox="1525 1717 1771 1881"></td> <td data-bbox="1771 1717 2119 1881">Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and</td> <td data-bbox="2119 1717 2338 1881">45°</td> <td data-bbox="2338 1717 2608 1881">4.5m</td> </tr> </tbody> </table>	Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H14.6.2.1 or Figure H14.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H14.6.2.1 or Figure H14.6.2.2)	NA NA Buildings outside walkable catchments	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m		Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone	45/60°	3.4m		Residential – Terrace Housing and Apartment Buildings Zone	60°	8m		Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m		Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and	45°	4.5m
Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H14.6.2.1 or Figure H14.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H14.6.2.1 or Figure H14.6.2.2)																										
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	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m																										
	Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m																										
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and	45°	4.5m																										

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought				
						Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone <u>Buildings subject to Height Variation Control on the planning maps within walkable catchments</u>	Residential – Low Density Residential Zone; Residential – Mixed Housing Urban Zone; Residential – Terrace Housing and Apartment Buildings Zone;	60°	19m
H27 – Special Purpose – Maori Purpose Zone									
103	H27	General	Oppose	<p>Kāinga Ora opposes that the Special Purpose – Māori Purpose Zone has not been included for intensification as part of notified amendments for PPC78.</p> <p>One of the requirements of NPS-UD is to enable Māori to express their cultural traditions and norms (Policy 1(a)(ii)) and that any analysis of housing market and impact of planning must include the consideration of housing demands by Māori.</p> <p>Kāinga Ora recognises that this zone is not considered a ‘residential zone’. However, in accordance with section 80E(1)(b)(ii) – regarding the enablement of papakāinga housing through the IPI process - and the requirements of Policy 3(c) of the NPS-UD – regarding the enablement of building heights and densities of at least 6 storeys when located within specified walkable</p>	Apply MDRS provisions within the Special Purpose – Māori Purpose Zone, and seek consequential amendments to several density standards as per below submissions.				

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				catchments - it is considered that there is scope to realise intensification in this zone.	
104	H27	H27.6.2 Building Height		<p>Apply MDRS provision as per the requirements of the Housing Supply Act to a zone that provides for papakāinga housing. The amendment sought to the building height standard will enable the provision of papakāinga housing of different format to suit different housing needs by Māori.</p> <p>Where the Special Purpose – Māori Purpose Zone is located within walkable catchments, increased heights shall be further enabled as per the level of development envisaged by Policy 3(c) of the NPS-UD through HVCs.</p>	<p>Amend to apply MDRS provisions as follow:</p> <p>(3) All other buildings must not exceed 811m in height.</p> <p>Apply the HVC within the Special Purpose – Māori Purpose Zone where it is located within the following walkable catchments indicated on the maps attached in Appendix 2 of this submission.</p> <p>As per its submission to rule H27.6.2 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H27.6.2 are deleted in full from the plan.</p>
105	H27	H27.6.3 Height in relation to boundary		<p>Apply MDRS provision as per the requirements of the Housing Supply Act to a zone that provides for papakāinga housing. The amendment sought to the height in relation to boundary standard will enable the provision of papakāinga housing of different format to suit different housing needs by Māori.</p>	<p>Amend to apply MDRS provisions as follow:</p> <p>(1) Buildings must not exceed a height of 34m measured vertically above ground level at side and rear boundaries. Thereafter buildings must be set back 1m for every additional metre in height (4560 degrees) up to the maximum building height as shown in Future H27.6.3.1 Height in relation to boundary.</p> <p>Replace Figure H27.6.3.1 Height in relation to boundary with the dimensions sought (60 degrees angle recession plane and 4m vertical height from ground to measure from).</p> 

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought														
	H27	H27.6.4 Yards		Apply MDRS provision as per the requirements of the Housing Supply Act to a zone that provides for papakāinga housing. The amendment sought to the yard standard will enable the provision of papakāinga housing of different format to suit different housing needs by Māori.	<p>Amend to apply MDRS provisions as follow:</p> <p>(1) A building or parts of the building must be set back from the relevant boundary by the minimum depth listed in Table H27.6.4.1 Yards.</p> <p>Table H27.6.4.1 Yards</p> <table border="1" data-bbox="1507 583 2864 1045"> <thead> <tr> <th data-bbox="1507 583 2226 640">Yard</th> <th data-bbox="2226 583 2864 640">Minimum depth</th> </tr> </thead> <tbody> <tr> <td data-bbox="1507 640 2226 697">Front</td> <td data-bbox="2226 640 2864 697">31.5m</td> </tr> <tr> <td data-bbox="1507 697 2226 753">Side</td> <td data-bbox="2226 697 2864 753">1m</td> </tr> <tr> <td data-bbox="1507 753 2226 810">Rear</td> <td data-bbox="2226 753 2864 810">1m</td> </tr> <tr> <td data-bbox="1507 810 2226 898">Riparian</td> <td data-bbox="2226 810 2864 898">10m from the edge of all other permanent and intermittent streams</td> </tr> <tr> <td data-bbox="1507 898 2226 955">Lakeside</td> <td data-bbox="2226 898 2864 955">30m</td> </tr> <tr> <td data-bbox="1507 955 2226 1045">Coastal protection yard</td> <td data-bbox="2226 955 2864 1045">10m, or as otherwise specified in Appendix 6 Coastal protection yard</td> </tr> </tbody> </table>	Yard	Minimum depth	Front	31.5m	Side	1m	Rear	1m	Riparian	10m from the edge of all other permanent and intermittent streams	Lakeside	30m	Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard
Yard	Minimum depth																		
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Lakeside	30m																		
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard																		
106	H27	H27.6.8 Outdoor living space		Apply MDRS provision as per the requirements of the Housing Supply Act to a zone that provides for papakāinga housing. The amendment sought to the outdoor living space standard will enable the provision of papakāinga housing of different format to suit different housing needs by Māori.	<p>Amend to apply MDRS provisions as follow:</p> <p>(1) A dwelling at ground level must have an outdoor living space that is at least 20m² that comprises ground floor and/or balcony/roof terrace space that:</p> <p>(a) where located at ground level has no dimension less than <u>43m for three or more dwellings</u>; and has a gradient not exceeding 1 in 20; and/or</p> <p>(b) where provided in the form of balcony, patio or roof terrace, is at least <u>58m²</u> and has a minimum dimension of 1.8m; and</p> <p>(c) is accessible from the dwelling; and</p> <p>(d) is free of buildings, parking spaces, servicing and manoeuvring areas.</p> <p>(2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:</p> <p>(a) is at least <u>58m² for studio and one bedroom dwellings</u> and has a minimum dimension of 1.8m <u>for three or more dwellings</u>; or and</p> <p>(b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and</p> <p>(c) is accessible from the dwelling;</p> <p><u>(c) may be</u></p> <p><u>(i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or located directly adjacent to the unit.</u></p>														

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Chapter I Precincts – South					
112	I412	I412 Flat Bush Precinct	Oppose	Kāinga Ora oppose the proposed blanket density restrictions for residential sites within the moderate aircraft noise area overlay. It is not considered that restricting the density of residential sites within this overlay is not an appropriate response to managing the issue.	Delete the density restriction standards pertaining to the ‘moderate aircraft noise are overlay’ from the Flat Bush Precinct framework. Kāinga Ora seeks that the provisions relating to the MANA are removed from the precinct and that the city wide overlay provisions apply within the precinct.
113	I425	I425 – Manukau Precinct	Oppose	Kāinga Ora opposes the identification of ‘sunlight admission’ as a qualifying matter within the Manukau Civic Centre Precinct framework. It is not considered that ‘sunlight admission’ meets the requirements of section 771 of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct. It is noted that land adjacent to open space does not fall under section 771(f) of the RMA.	Delete the identification of ‘sunlight admission’ as a qualifying matter from I425 Manukau Centre Precinct.
114	I433	I433 – Pukekohe Hill Precinct	Oppose in part	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matter/s to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying	Delete qualifying matters pertaining to ‘Notable Trees’ and ‘Flooding’ from the Pukekohe Hill Precinct framework where these matters have been applied beyond the spatial extent of the identify overlay / control.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				to the whole site and / or adjoining sites, as proposed).	
115	I438	I438 – Takanini Precinct	Oppose in part	<p>Kāinga Ora oppose the proposed blanket density restrictions for residential sites within the moderate aircraft noise area overlay. It is not considered that restricting the density of residential sites within this overlay is an appropriate response to managing the issue.</p> <p>In addition, Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matter/s to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed).</p> <p>Moreover, Kāinga Ora opposes re-zoning residential land to Mixed Housing Urban or THAB, as appropriate, on the basis that a designation applies to that site. Designations should not restrict ‘up-zoning’ as if the designation is ever relinquished, the underlying land and zone still needs to be enabled for housing commensurate with the NPS-UD and MDRS requirements.</p>	<p>Delete the density restriction standards pertaining to the ‘moderate aircraft noise area overlay’ and from the Takanini Precinct framework. As with other submissions Kāinga Ora considers that the MANA overlay can address the city city wide.</p> <p>Delete qualifying matters pertaining to ‘Flooding’ from the Takanini Precinct framework where this matter has been applied beyond the spatial extent of the identified control.</p> <p>Review the residential zones that are affected by the designation and re-zone either Mixed Housing Urban or THAB Zone, as appropriate.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
117	I529	I529 – Orewa 1 Precinct	Oppose in part	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matters to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed).	Delete qualifying matters pertaining to the ‘Significant Ecological Area Overlay’ from the Orewa 1 Precinct framework where this matter has been applied to sites adjoining the spatial extent of this overlay.
118	I533	I533 – Red Beach Precinct	Oppose	Kāinga Ora opposes the identification of a ‘precinct interface’ as a qualifying matter within the Red Beach Precinct framework. It is not considered that the development on the boundary of a precinct meets the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct.	Delete the identification of a ‘precinct interface’ as a qualifying matter from the Red Beach Precinct.
119	I539	I538 – Smales 2 Precinct	Oppose	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matters to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays /	Delete qualifying matters pertaining to the ‘Outstanding Natural Features Overlay’ from the Smales 2 Precinct framework where this matter has been applied beyond the spatial extent of this overlay. Delete the proposed application of the Low Density Residential Zone on properties subject to the ‘Outstanding Natural Features Overlay’. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as identified on maps appended to the submission.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed).</p> <p>Moreover, Kāinga Ora opposes the blanket approach of 'down-zoning' precinct affected by the 'Outstanding Natural Features Overlay' to the Low Density Residential Zone. This approach appears to have been taken regardless of the fact that the precinct is not 100% affected by the overlay. As such, it is considered that this approach is a non-proportionate response to the management of an identified qualifying matter and poses questions to the evidence-based justification for proposing this approach.</p>	
121	I550	I550 – Millwater South Precinct	Oppose in part	<p>Kāinga Ora opposes the identification of a 'precinct interface' as a qualifying matter within the Millwater South Precinct framework (that is, identifying the effects of development on sites neighbouring the precinct as a qualifying matter). It is not considered that the development on the boundary of a precinct meets the requirements of section 771 of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct. It is noted that there is already a rule framework within the plan that considers the potential effects along boundaries.</p>	Delete the identification of a 'precinct interface' as a qualifying matter from the Millwater South Precinct.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
122	I552	I552 – Warkworth Clayden Road Precinct	Oppose in part	Kāinga Ora opposes the identification of ‘helicopter noise’ and the ‘rural-urban interface’ as qualifying matters within the Warkworth Clayden Road Precinct framework. It is not considered that these meet the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct. It is noted that there is already a rule framework within the plan that considers the potential effects arising from helicopter noise.	Delete the identification of ‘helicopter noise’ and the ‘rural-urban precinct’ as qualifying matters from the Warkworth Clayden Road Precinct.
123	I553	I553 – Warkworth North Precinct	Oppose in part	Kāinga Ora opposes the identification of ‘reverse sensitivity effects’ as qualifying matters within the Warkworth North Precinct framework. It is not considered that these meet the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct. It is noted that the RMA already provides a framework which governs the potential effects arising from reverse sensitivity issues.	Delete the identification of ‘reverse sensitivity effects’ as a qualifying matter from the Warkworth North Precinct.
Chapter I Precincts – West					
124	I605	I605 – Hobsonville Point Precinct	Oppose in part	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matters to entire sites where only a portion of that site is subject to an overlay	Delete qualifying matters pertaining to flooding from the Hobsonville Point Precinct framework where this matter has been applied beyond the spatial extent of this control.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				/ control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed).	
125	I607	I607 – New Lynn Precinct	Oppose in part	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matters to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed).	Delete qualifying matters pertaining to ‘historic heritage buildings’ from the New Lynn Precinct framework where these matters have been applied to sites adjoining sites with identified historic heritage buildings.
126	I609	I609 – Penihana North Precinct	Oppose	Kāinga Ora opposes the identification of what is assumed to be the ‘rural-urban interface’ (that is, Christian Road) as a qualifying matter within the Penihana North Precinct framework. It is not considered that this meets the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying	Delete the identification of the ‘rural-urban precinct’ (being Christian Road) as a qualifying matter from the Penihana North Precinct.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct.	
Chapter J – Definitions					
127	J	Canopy Tree	Oppose	Kāinga Ora opposes the proposed definitions of canopy tree as a consequential relief to the submissions seeking the deletion of these standards and associated assessment matters from the residential zone framework.	Delete the definitions Canopy tree from the definitions chapter. Canopy tree A tree that that has a minimum mature height of 8 metres and canopy diameter of 6 metres.
128	J	Coastal erosion hazard area	Oppose	Kāinga Ora opposes the proposed addition to the definition of coastal erosion hazard area on the basis that it is not required and will cause administrative burden to later remove.	Delete the proposed following addition to the Coastal erosion hazard area definition: Note: Auckland Council may prepare a future plan change that applies to coastal erosion hazard areas
129	J	Deep soil area	Oppose	Kāinga Ora opposes the proposed definition of deep soil area as consequential relief to the submissions seeking the deletion of these standards and associated assessment matters from the residential zone framework.	Delete the definition of Deep soil area from the chapter. Deep soil area A vegetated or mulched area which supports tree growth and promotes infiltration of stormwater with no obstructing structure above or below ground level. Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring areas below or above them. The surface of deep soil areas must be either vegetated in natural grass, trees or plants or in a natural mulch. Artificial grass and pavers are excluded from the deep soil area.
130	J	Dwelling	Support in part/oppose in part	Kāinga Ora support the inclusion of the text regarding a residential unit having the same meaning as in Section 2 of the Resource Management Act 1991 but query why the existing definition text has remained. Kāinga Ora submit that the newly added text could instead form the entire definition.	Amend definition of dwelling as below: Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen. A food preparation facility/kitchen includes all of the following: • means for cooking food, food rinsing, utensil washing and waste water disposal; and • space for food preparation (including a suitable surface) and food storage including a refrigerator or a perishable food storage area capable of being cooled. Includes a residential unit which Has the same meaning as in section 2 of the Resource Management Act 1991. This definition is nested within the Residential nesting table.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
131	J	Floodplain	Oppose in part	<p>Kāinga Ora opposes in part the proposed amendments to the note pertaining to the definition of <i>floodplain</i>. In particular, the proposed amendment to delete the word “may” from the note and replace it with the phrase, “will usually be required to”. This change relates to the provisions of a site-specific technical report to establish the frequency, extent, depth and flow characteristics of a floodplain specific to the property and development proposal. The proposed change from “may” - which implies it is not always required to provide a report – to “will usually be required” – which implies more often than not a report will be required – is not supported. It is considered more appropriate to retain “may” noting that the mapped floodplains are indicative only and therefore there will be a reasonably amount of instances where a report will not be provided.</p> <p>Kāinga Ora also oppose the inclusion of ‘(or stormwater)’ and the deletion of ‘although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain’ as these increase uncertainty for landowners.</p>	<p>Delete the proposed amendment to the definition of <i>floodplain</i> which seeks to delete “may” and replace with “will usually be required to provide”, as follows:</p> <p><i>Note: The Council holds publicly available information showing the modelled extent of floodplains, developed at a catchment level, affecting specific properties in its GIS viewer for the one per cent annual exceedance probability (AEP) rainfall event (the floodplain maps). The floodplain maps is are indicative only although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain. A party may will usually be required to provide the Council with a site specific technical report prepared by a suitably qualified and experienced person to establish the frequency, extent, depth and flow characteristics of the floodplain specific to their property and development proposal.</i></p> <p>When taking Site assessments will need to take account of impervious areas that would arise from changes in land use enabled by the policies and zonings of the Plan, and recognition should be given to any existing or planned flood attenuation works either existing or planned in an integrated catchment (or stormwater) management plan.</p> <p><i>Council will continually update the floodplain maps to reflect the best information available.</i></p>
132	J	Landscaped area	Oppose	<p>Kāinga Ora opposes the amendments to the definition of <i>landscaped area</i>, as notified. The proposed amendments exclude many of the allowances previously provided for under the operative definition. While the proposed amendments to the definition stipulate that the definition does not apply to any development of up to 3 dwellings in accordance with the MDRS, the definition is used across numerous zones within the AUP: OP and, therefore, increases the threshold for compliance across Auckland.</p>	<p>Delete the amendments to the definition of <i>landscaped area</i> and retain the previous definition and seeks the following relief:</p> <p>any part of that site not less than 5m² in area which is grassed and planted in trees, shrubs, or ground cover plants and may include:</p> <p>(1) One or more of the features in (a) (b) or (c) where the total land area occupied does not collectively cover more than 25 per cent of the landscaped area:</p> <p>(a) ornamental pools;</p> <p>(b) areas paved with open jointed slabs, bricks or gobi or similar blocks where the maximum dimension of any one paver does not exceed 650mm;</p> <p>(c) terraces or uncovered timber decks where no part of such terrace or deck exceeds more than 1m in height above the ground immediately below;</p>

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				<p>Moreover, the definition, as drafted, would apply to development of up to 3 dwellings that may infringe one of the standards or any developments of 4+ dwellings.</p> <p>In addition, it is noted that the section 32 report specifically notes¹ that <i>landscaped areas</i> is a common standard in various zones that can impact heights and density of urban forms. Therefore, it is queried why this standard is been made more restrictive as part of an intensification plan change.</p> <p>Kāinga Ora seek that the existing definition be retained with an amendment to refer to MDRS Landscaped Area standard regarding the canopy of trees being included no matter the ground treatment below them.</p>	<p>(2) non permeable pathways not exceeding 1.5m in width;</p> <p>(3) permeable artificial lawn in the residential zones, except:</p> <p>(a) that permeable artificial lawn must not cover more than 50 per cent of the landscaped area of the front yard;</p> <p>(b) Permeable artificial lawn must:</p> <ul style="list-style-type: none"> • be permeable; • resembles grass in colour including a mix of natural looking green tones; • have piles that are a minimum 30mm pile height, straight cut (not looped pile), and of a density and form that resembles grass; • is resistant to ultra violet degradation, weathering and ageing during its normal service life; and • is recyclable. <p>(4) Any part of a landscaped area may be situated over an underground structure with adequate soil depth and drainage.</p> <p><u>(5) includes the area covered by the canopy of trees regardless of the ground treatment below them.</u></p> <p>Excludes any area which:</p> <ul style="list-style-type: none"> • falls within the definition of building coverage; • is part of a non permeable pathway that is greater than 1.5m in width; • is used for the parking, manoeuvring or loading of motor vehicles.
133	J	Relevant residential zone	Oppose	<p>Kāinga Ora opposes the proposed definition of ‘relevant residential zone’ to the extent that it is inconsistent with the RMA definition.</p>	<p>Delete the proposed definition and adopt the RMA definition.</p> <p><u>Relevant residential zone Includes:</u></p> <ul style="list-style-type: none"> • Residential – Low Density Residential Zone • Residential – Mixed Housing Urban Zone • Residential – Terrace Housing and Apartment Buildings Zone <p><u>Excludes:</u></p> <ul style="list-style-type: none"> • Residential – Large Lot Zone • Residential – Rural and Coastal Settlement Zone • an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000 (Residential – Single House Zone, Residential – Mixed Housing Suburban) • an offshore island
134	J	New definition – street-facing facade	New definition sought	<p>Kāinga Ora seeks introduction of a new definition for ‘street-facing facade’ so as to clarify glazing standards and when they apply within residential zones.</p>	<p>Kāinga Ora proposes a new definition for the term ‘street-facing facade,’ which largely aligns with the existing operative definition for ‘street facing building facade:’</p> <p><u>Street-facing facade</u></p>

¹ Proposed Plan Change 78 – Intensification (PC78). Section 32 – Implementation of Policy 3 of the National Policy Statement – Urban Development: Evaluation Report. Appendix 7. Section 1.4.1, pg. 200.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>A wall or facade of a building that faces, directly or obliquely, the front boundary or boundaries of the site, is located within 20 metres of the front boundary, and is largely visible (and not obscured) from the road.</u></p> <p><u>In the case of a curved or circular wall or building it must be 45 degrees either side of that point of the wall that is nearest to the front boundary.</u></p>
135	J	Servicing Area	Oppose	Kāinga Ora opposes the proposed definition of Servicing Area as a consequential relief to the submissions seeking the deletion of these standards and associated assessment matters from the residential zone framework.	<p>Delete the definition of Servicing Area from the chapter.</p> <p><u>Servicing area</u></p> <p><u>The area used to accommodate facilities necessary for the day to day needs of residential occupants, including:</u></p> <ul style="list-style-type: none"> • <u>Storage sheds</u> • <u>External hot water cylinders</u> • <u>Waste storage areas</u> • <u>Bicycle parking and storage</u> • <u>Heat pump or air conditioning external units</u> • <u>Washing lines (excludes where these can be fully retracted or folded down)</u>
136	J	Urban Heat Island	Oppose	Kāinga Ora opposes the proposed definition of Urban Heat Island as a consequential relief to the submissions seeking the deletion of these standards and associated assessment matters from the residential zone framework.	<p>Delete the definition of Urban Heat Island from the chapter.</p> <p><u>Urban heat island</u></p> <p><u>Heat islands are urbanized areas that experience higher temperatures than outlying areas. Structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies. In these areas where these structures are highly concentrated and greenery is limited, these become "islands" of higher temperatures relative to outlying areas.</u></p>
Chapter K – Designations					
137	K	K – Designations	Support	Kāinga Ora support the approach taken to designations whereby Qualifying Matters status is applied but the current designations are retained in full and the provisions of the MDRS and Policy 3 of the NPS-UD are applied as required.	Retain Chapter K as notified.