

Attachment 1

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Please note: Where a specific objective, policy, matter for discretion, rule or rule requirement is not stated then Kāinga Ora are neutral in respect of the proposed provision.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
Part 2: District-wide Matters			
Part 2: Strategic Direction			
Part 2: Strategic Direction - Overview			
<i>Directions Overview</i>	Support	Kāinga Ora supports the strategic overview.	<i>Retain strategic directions overview as notified.</i>
Part 2: Strategic Direction – District Identity			
<i>SD-DI-01 Sensational Selwyn</i>	Support in part	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>An amendment is sought to strengthen wording to be consistent with the direction set by the NPS-UD to recognise that urban environments change over time. The proposed wording aligns with this direction through making reference to the “<i>planned urban form</i>”.</p> <p>Amendments sought.</p>	<p>Selwyn is an attractive and pleasant place to live, work, and visit, where development:</p> <ol style="list-style-type: none"> 1. takes into account the character of individual communitiesplanned urban form; 2. is well-connected, safe, accessible, and resilient; and 3. enhances environmental, economic, cultural and social outcomes for the benefit of the entire District.
<i>SD-DI-02 District Wellbeing and Prosperity</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
<i>SD-DI-03 Integration and Land Use,</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>Ecosystems, and Water - Ki Uta Ki Tai</i>			
<i>SD-DI-04 Our Environment</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
<i>SD-DI-05 Vibrant and Viable Centres</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
Part 2: Strategic Direction – Infrastructure, Risk and Resilience			
<i>SD-IR-01 Community Needs</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
<i>SD-IR-02 Effects of Important Infrastructure</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
<i>SD-IR-03 Natural Hazards</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
Part 2: Strategic Direction – Mana Whenua Values			
<i>SD-MWV-01 Partnership with Ngāi Tahu</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
Part 2: Strategic Direction – Urban Form and Development			
<i>SD-UFD-01 Compact and Sustainable Township Network</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
<i>SD-UFD-02 Urban Growth and Development</i>	Support in part	Kāinga Ora generally supports the policy as proposed.	There is <u>at all times at least</u> sufficient feasible development capacity to meet anticipated <u>expected</u> demands for housing

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments are sought to strengthen wording to be consistent with the direction set by the NPS-UD. Amendments sought.	and business activities <u>land over the short term, medium term and long term.</u>
<i>SD-UFD-03 Integration of Land Use and Infrastructure</i>	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
<i>Shift strategic objectives and policies for Urban Growth Overlay to Strategic Directions.</i>	Support	Many of the objectives and policies included in the Urban Growth Overlay section are strategic and apply to how urban growth and intensification is managed in Selwyn District. Kāinga Ora supports shifting the strategic objectives and policies for urban growth which are currently included in the Urban Growth Overlay into the Strategic Directions section.	<i>Shift the strategic objectives and policies for Urban Growth into the Strategic Directions section of the Plan.</i>
Part 2: District Wide Matters			
Part 2: District Wide Matters - Transport			
Part 2: District Wide Matters - Transport: Policies			
<i>Integrated land use, subdivision, and transport planning</i>			
<i>TRAN-P2</i>	Support in part	Kāinga Ora seeks changes to the wording of this policy. Land use activities and subdivision development generally will not impact on extensions to the transport network as these	Manage any extensions to the District's land transport network to ensure it occurs in an integrated way by: 1. Co-coordinating the timing of land use activities and subdivision development with the availability of capacity in land transport corridors;

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>extensions are provided for through the notice of requirement and designation process. Kāinga Ora considers it is the responsibility of land transport network providers to manage effects to adjacent land uses generated by the operation of this network.</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> 2. Providing a range of travel modes and ensuring these are integrated, including between walking, cycling, public transport, freight and private vehicle modes; and 3. Ensuring land use activities and subdivision development do not foreclose on the opportunity for land transport corridors to meet future land transport needs. <u>Ensuring that the District's land transport network is planned and constructed in a manner that avoids, mitigates or remediates adverse effects on people and the environment.</u>
TRAN-P3	Support in part	<p>Kāinga Ora generally support this policy with amendments to clarify the outcomes sought. Amendments sought</p>	<p>Require Integrated Transport Assessments to assess the effects of high trip generating activities on the surrounding land transport network to:</p> <ol style="list-style-type: none"> 1. Maintain the safety and efficiency of land transport infrastructure by ensuring there is sufficient capacity in land transport corridors, including by integrating development with funded improvements to the network and ensuring the timing aligns with capacity; and 2. Establish whether the high trip generating activity can be <u>located near and</u> supported by active transport modes, including accessibility to safe and convenient walking and cycling connections and access to public transport and public transport facilities.
<i>Recognising and protecting land transport networks and systems</i>			
TRAN-P10	Support in part	<p>Kāinga Ora generally support this policy with amendments to align the language with the</p>	<p>Supporting the economic growth of commercial centres through the appropriate <u>provision and supply</u> of vehicle and</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>NPS-UD. The NPS-UD removes the minimum car parking requirements. Therefore, amendments to this policy seek to promote active and public transport over private transport.</p> <p>Amendments sought</p>	<p>cycle parking areas and the establishment of <u>a range of active and</u> public transport facilities that correspond with the type and function of each centre.</p>
<i>Managing the effects of land transport infrastructure and corridors</i>			
TRAN-P12	Support in part	<p>Kāinga Ora generally support this policy with amendments to clarify the outcome sought.</p> <p>Amendments sought</p>	<p>Enable works to be carried out by network utility operators to construct, renew, improve, and operate network utilities within land transport corridors in an efficient manner, while managing the scale and types of works and activities. <u>so as to avoid, mitigate or remedy adverse effects on people and the environment.</u></p>
TRAN-P13	Support in part	<p>Kāinga Ora generally support this policy with amendments to clarify the outcome sought.</p> <p>Kāinga Ora requests amendments so that the policy is clear in that it places more responsibility on network utility operators and infrastructure providers to avoid, mitigate or remediate adverse effects on private property owners.</p> <p>Amendments sought.</p>	<p>Minimise the adverse effects of development on <u>from</u> the physical and natural environment by <u>transport network by:</u></p> <ol style="list-style-type: none"> 1. Locating, designing and operating development while minimising the effects on, the amenity values of the surrounding environment, public access, and the health and safety of people. 2. Encourage development <u>network utility operators and infrastructure providers</u> to consider alternative sites, routes or methods. 3. Limiting the presence and effects of development within Outstanding Natural Landscapes, Visual Amenity Landscapes, Areas of Significant Indigenous Vegetation and habitats of indigenous fauna, sites of

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>historic heritage and site and areas of significance to Māori to those which:</p> <ol style="list-style-type: none"> a) can demonstrate an operational or functional requirement for the location; and b) can demonstrate through site, route or method selection the minimisation of effects on the environment; and c) integrate design measures and management methods to mitigate adverse effects. <ol style="list-style-type: none"> 4. Requiring restoration of indigenous biodiversity and habitat following development in areas of Areas of Significant Indigenous Vegetation and habitats of indigenous fauna, and the on-going monitoring of that restoration. 5. Considering biodiversity off-setting or compensation where the loss of significant indigenous vegetation cannot be restored and significant habitats of indigenous fauna or wetlands cannot be fully mitigated where the adverse effects cannot be avoided or remedied. 6. Using the substantial upgrade of land transport infrastructure as an opportunity to reduce existing adverse effects.
Part 2: District Wide Matters - Transport: Rules			
<i>TRAN-R2 Creation of a new land transport corridor</i>	Oppose	Kāinga Ora opposes the Permitted Activity Status for the creation of a new land transport corridor and seeks that this should be replaced with a Discretionary Activity Status. The nature of these works is	<p>Activity status: PER DIS</p> <ol style="list-style-type: none"> 1. The creation of a new land transport corridor. <p>Where: The new land transport corridor:-</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>significant and there needs to be flexibility to consider the appropriateness through the resource consent process.</p> <p>Kāinga Ora also considers the notice of requirement and designation process is also an appropriate process for establishing new land transport corridors.</p> <p>Amendments sought.</p>	<p>a. is to be vested or dedicated in the road controlling authority; and</p> <p>b. is not located within a ONL or VAL; and</p> <p>c. is not located with a Site or Area of Significance to Māori; and</p> <p>d. is not located within the Coastal Environment Overlay; and</p> <p>e. is not located within a Significant Natural Areas Overlay; and</p> <p>f. is not within a heritage item setting, or the area includes a heritage item; and</p> <p>g. area does not include a notable tree.</p> <p>-</p> <p>And this activity complies with the following rule requirements:</p> <p>TRAN-REQ18 Land transport corridor creation standards</p> <p>TRAN-REQ20 Intersection spacing</p> <p>NH-REQ5 Natural Hazards and Infrastructure</p> <p>NH-REQ6 Natural Hazards and Land Transport Infrastructure</p> <p>Activity status where compliance is not achieved:</p> <p>2. When compliance with any of TRAN-R2.1 is not achieved: DIS.</p> <p>-</p> <p>3. When compliance with any rule requirement is not achieved: Refer to relevant rule requirement.</p>
TRAN-R3 Land transport	Support in part	Kāinga Ora opposes the Permitted Activity Status and seeks that this should be replaced	Activity status: PER <u>DIS</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>infrastructure not within a land transport corridor</i>		<p>with a Discretionary Activity Status. The nature of these works can be significant and there needs to be flexibility and opportunity to consider the appropriateness through the resource consent process.</p> <p>Amendments sought.</p>	<p>1. Land Transport Infrastructure works or activities carried out not within a Land Transport Corridor.</p> <p>Where this activity complies with the following rule requirements:</p> <p>TRAN-REQ1 Location of works TRAN-REQ19 formation standard TRAN-REQ21 PREC6 formation standard TRAN-REQ22 Activities or works within a VAL or ONL TRAN-REQ23 Activities or works within a SASM TRAN-REQ24 Signage TRAN-REQ25 Lighting TRAN-REQ26 Noise TRAN-REQ27 Waterbody Setbacks NH-REQ4 Natural Hazards and Earthworks NH-REQ5 Natural Hazards and Infrastructure NH-REQ6 Natural Hazards and Land Transport Infrastructure</p>
<i>TRAN-R8 High trip generating activities</i>	Support in part	<p>Kāinga Ora opposes residential activities being considered “high vehicle trip generating activities”. Kāinga Ora considers that the PDP should be enabling of residential development and requiring an ITA for this development is onerous and unnecessary.</p> <p>Amendments sought.</p>	<p>Activity Status: PER</p> <p>1. The establishment of a new, or expansion of an existing activity listed in TRAN-TABLE2.</p> <p>Where:</p> <p>a. The activity complies with the basic ITA threshold in TRAN-TABLE2.</p> <p>Activity status where compliance not achieved:</p> <p>2. When compliance with any of TRAN-R8.1 is not achieved: RDIS</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought																		
			<p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to TRAN-R8.2 is restricted to the following matters where a Basic ITA is required in TRAN-TABLE2:</p> <ul style="list-style-type: none"> a. TRAN-MAT8.1 Safety and efficiency b. TRAN-MAT8.2 Design and layout c. TRAN-MAT8.5 ITA requirements <p>4. The exercise of discretion in relation to TRAN-R8.2 is restricted to the following matters where a Full ITA is required in TRAN-TABLE2:</p> <ul style="list-style-type: none"> a. TRAN-MAT8 High Trip Generating Activities <p>TRAN-TABLE2 - HTGA thresholds and ITA requirements</p> <table border="1" data-bbox="1279 916 2018 1334"> <thead> <tr> <th data-bbox="1279 916 1525 978">Activity</th> <th data-bbox="1525 916 1771 978">Basic ITA</th> <th data-bbox="1771 916 2018 978">Full ITA</th> </tr> </thead> <tbody> <tr> <td data-bbox="1279 978 1525 1050">Education - Preschool</td> <td data-bbox="1525 978 1771 1050">40 Children</td> <td data-bbox="1771 978 2018 1050">90 children</td> </tr> <tr> <td data-bbox="1279 1050 1525 1121">Education - Schools</td> <td data-bbox="1525 1050 1771 1121">70 students</td> <td data-bbox="1771 1050 2018 1121">170 students</td> </tr> <tr> <td data-bbox="1279 1121 1525 1193">Education - Tertiary</td> <td data-bbox="1525 1121 1771 1193">250 FTE students</td> <td data-bbox="1771 1121 2018 1193">750 FTE students</td> </tr> <tr> <td data-bbox="1279 1193 1525 1265">Industrial</td> <td data-bbox="1525 1193 1771 1265">5,000m² GFA</td> <td data-bbox="1771 1193 2018 1265">12,000m² GFA</td> </tr> <tr> <td data-bbox="1279 1265 1525 1334">Warehousing and distribution</td> <td data-bbox="1525 1265 1771 1334">6,500m² GFA</td> <td data-bbox="1771 1265 2018 1334">25,000m² GFA</td> </tr> </tbody> </table>	Activity	Basic ITA	Full ITA	Education - Preschool	40 Children	90 children	Education - Schools	70 students	170 students	Education - Tertiary	250 FTE students	750 FTE students	Industrial	5,000m ² GFA	12,000m ² GFA	Warehousing and distribution	6,500m ² GFA	25,000m ² GFA
Activity	Basic ITA	Full ITA																			
Education - Preschool	40 Children	90 children																			
Education - Schools	70 students	170 students																			
Education - Tertiary	250 FTE students	750 FTE students																			
Industrial	5,000m ² GFA	12,000m ² GFA																			
Warehousing and distribution	6,500m ² GFA	25,000m ² GFA																			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought		
			Healthcare	300m ² GFA	1,200m ² GFA
			Office	2,000m ² GFA	4,800m ² GFA
			Residential	50 residential sites/units	120 residential sites/units
			Retail - Shops and supermarket	250m ² GLFA	900m ² GLFA
			Retail - Large format and bulk goods	550m ² GLFA	2,200m ² GLFA
			Service stations	2 filling points	6 filling points
			Mixed use or other activities not otherwise listed in this Table	50 vehicles per peak hour or 250 heavy vehicle trips per day, whichever is the greater of the above	120 vehicles per peak hour or 1,000 heavy vehicle trips per day, whichever is the greater of the above
<i>TRAN-R9 Structures and trees near level</i>	Support in part	Kāinga Ora generally support this standard and the proposed permitted activity status but seek revisions to add new permitted activity	<i>Revisions sought to add new permitted activity criteria so new structures do not block sightlines from existing vehicle crossings.</i>		

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>crossings (All Zones)</i>		criteria so new structures do not block sightlines from existing vehicle crossings. This is to maximise pedestrian and cyclist safety at level crossings.	
Part 2: District Wide Matters - Transport: Rule Requirements			
<i>TRAN-REQ1 Location of works</i>	Support in part	<p>Kāinga Ora opposes the Discretionary Activity Status of TRAN-REQ1(2) and seeks that this is replaced with a Restricted Discretionary Activity status and appropriate matters of discretion as the effects can be defined. This is consistent with Kāinga Ora's submission that the provisions should be more enabling of residential development.</p> <p>Amendments sought.</p>	<p>1. The land transport infrastructure works or activity are on land that has:</p> <ul style="list-style-type: none"> a) an average slope of less than 20°; and b) a gradient no steeper than 1:6 vertical. <p>Activity status where compliance is not achieved:</p> <p>2. When compliance with any of TRAN-REQ1.1 is not achieved: DIS-RDIS</p> <p>3. The land transport infrastructure works or activity comply with:</p> <ul style="list-style-type: none"> HH-R1 Maintenance or repairs; HH-R2 Earthquake strengthening; HH-R3 Alterations and repairs; HH-R4 Works within a heritage setting; HH-R5 Relocation of a heritage item within its setting; HH-R6 Relocation of a heritage item outside its setting; HH-R7 Partial demolition; and HH-R8 Demolition. <p>Activity status where compliance is not achieved:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>4. When compliance with any of TRAN-REQ1.3 is not achieved: Refer to the relevant rule listed in the Historical Heritage Chapter.</p> <p>5. The land transport infrastructure works or activity comply with:</p> <p>TREE-R1 Maintenance pruning; TREE-R2 Gardening and cultivation; TREE-R3 Activities close to scheduled notable trees; TREE-R4 Unsafe scheduled notable trees; TREE-R5 Power lines; TREE-R6 Fixing scheduled notable trees; and TREE-R7 Destruction or removal</p> <p>Activity status where compliance is not achieved:</p> <p>6. When compliance with any of TRAN-REQ1.5 is not achieved: Refer to the relevant rule listed in the Notable Tree Chapter.</p> <p>7. The land transport infrastructure works or activity comply with:</p> <p>EIB-R1 Indigenous Vegetation Clearance EIB-R2 Earthworks within an SNA EIB-R3 Potential Pest Species</p> <p>Activity status where compliance is not achieved:</p> <p>8. When compliance with any of TRAN-REQ1.7 is not achieved: Refer to the relevant rule listed in the Ecosystems and Indigenous Biodiversity Chapter.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<p><i>TRAN-REQ2 Vehicle crossing access restrictions (RESZ, CMUZ, GIZ, KNOZ, PORTZ)</i></p>	<p>Support in part</p>	<p>Kāinga Ora generally support this rule but seeks the deletion of sub clause (c) to reduce duplication with other standards and consistency with the approach to high trip generating activities. Kāinga Ora considers the focus of this standard should be on the road environment rather than on an activity itself.</p> <p>Kāinga Ora opposes the proposed 60km/hr speed limit and proposes that this is replaced with a 70km/hr speed limit.</p> <p>Kāinga Ora seeks that the package of provisions be revisited to ensure workability between standards.</p> <p>Amendments sought.</p>	<p>1. <u>Vehicle crossing access restrictions apply where t</u>The vehicle crossing is formed:</p> <ul style="list-style-type: none"> a) within a road where the posted speed limit is 6070km/hr or less; and b) where the site is solely used to accommodate a utility structure; or c) where the activities on the site(s) using the vehicle crossing generate less than 100ecmv/d. <p>Activity status where compliance is not achieved:</p> <p>2. When compliance with any of TRAN-REQ2.1 is not achieved: RDIS</p> <p>Matters for discretion</p> <p>3. The exercise of discretion in relation to TRAN-REQ2.2 is restricted to the following matters:</p> <ul style="list-style-type: none"> a) TRAN-MAT1.2 Safety and efficiency b) TRAN-MAT2.3 Site access c) TRAN-MAT2.4 Vehicle crossing design and location d) TRAN-MAT2.5 Number and type of vehicles
<p><i>New Rule Requirement: TRAN-REQ2 Vehicle crossing access restrictions</i></p>	<p>Support in part</p>	<p>Kāinga Ora seeks an additional rule requirement to TRAN-REG2(10) to ensure that vehicle crossings that are formed on arterial roads provide measures to protect pedestrian and cyclist safety such as traffic calming.</p> <p>New rule requirement sought.</p>	<p>10. Where a vehicle crossing is formed within an arterial road it shall comply with the following:</p> <ul style="list-style-type: none"> a) No alternative legal access is available from a collector road or local road; and b) Sufficient on-site manoeuvring is available so reversing onto the arterial road shall not occur.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>c) <u>Speed calming measures are implemented to protect pedestrian and cyclist safety.</u></p> <p>Matters for discretion 13. The exercise of discretion in relation to TRAN-REQ2.11 is restricted to the following matters:</p> <ul style="list-style-type: none"> a) Whether there is a need to separate entry and exit points to reduce potential traffic confusion and conflict b) TRAN-MAT1 Effects on the wider network c) TRAN-MAT2.4 Vehicle crossing design and location d) <u>Pedestrian and cyclist safety.</u>
<i>TRAN-REQ6 Vehicle crossing surface</i>	Support in part	<p>Kāinga Ora supports the requirement to seal vehicle crossings, but considers this is not practical in the rural zones where driveways may not be sealed.</p> <p>Amendments sought.</p>	<i>Amend the rule requirement to exclude the rural zone.</i>
<i>TRAN-REQ7 Accessway design and formation (GRUZ)</i>	Oppose	<p>Kāinga Ora opposes the requirements for access to be via a road for more than six sites. Kāinga Ora seeks that the PDP be enabling of residential development and this provision is considered onerous and unnecessary.</p> <p>Deletion sought.</p>	<p>12. Where access is shared to more than six sites this shall be via a road.</p> <p>Activity status where compliance is not achieved:</p> <p>13. When compliance with TRAN-REQ7.12 is not achieved: DIS</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<p><i>TRAN-REQ7 Accessway design and formation (CMUZ, GIZ, RESZ)</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes the requirements for access to be via a road for more than six sites. Kāinga Ora seeks that the PDP be enabling of residential development and this provision is considered onerous and unnecessary.</p> <p>Deletion sought.</p>	<p>14. Where access is shared to more than six sites this shall be via a road.</p> <p>Activity status where compliance is not achieved:</p> <p>15. When compliance with TRAN-REQ7.14 is not achieved: NC</p>
<p><i>TRAN-REQ15 Queuing Spaces</i></p>	<p>Support in part</p>	<p>Kāinga Ora generally support this rule however consider it is onerous to require queuing spaces within residential zones. Consistent with the wider submission on this chapter Kāinga Ora seeks provisions that are more enabling of residential activity.</p> <p>Amendment sought.</p>	<p>CMUZ, GIZ, RESZ</p> <ol style="list-style-type: none"> An on-site queuing space is provided for all vehicles entering or exiting any parking or loading area. The length of the queuing space shall comply with the dimensions listed in TRAN-TABLE12. <p>Note: The dimensions in TRAN-TABLE12 are measured from the road boundary to the nearest vehicle control point or the point where conflict with vehicles or pedestrians on established pathways already on the site could arise.</p> <p>Where the parking area has more than one access the number of parking spaces may be apportioned between the accesses in accordance with their potential usage.</p> <p>Activity status where compliance is not achieved:</p> <ol style="list-style-type: none"> When compliance with any of TRAN-REQ15.1 or TRAN-REQ15.2 are not achieved: RDIS <p>Matters of discretion:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>4. The exercise of discretion in relation to TRAN-REQ15.3 is restricted to the following matters:</p> <p style="padding-left: 40px;">a. TRAN-MAT4.8 Circulation and access</p> <p>Notification:</p> <p>5. Any application arising from TRAN-REQ15.3 shall not be subject to public notification.</p>
<p><i>TRAN-REQ16 Vehicle Manoeuvring</i></p>	<p>Oppose in part</p>	<p>Kāinga Ora considers it is onerous to require on-site manoeuvring for sites other than those that access a state highway or arterial road. Consistent with the wider submission on this chapter Kāinga Ora seeks provisions that are more enabling of residential activity.</p> <p>Kāinga Ora notes there is a potential conflict with this standard and other standards that require wider driveways/accesses for properties with more than four units. Kāinga Ora seeks that the rule package is revisited to ensure that the standards work together as a package.</p> <p>Amendment sought.</p>	<p>1. All activities shall provide sufficient on-site manoeuvring to ensure that vehicles do not reverse either onto or off a site which has access:</p> <p style="padding-left: 40px;">a) To a State Highway or Arterial Road; or b) To a Collector Road where three or more vehicle parking spaces are required; or c) To an accessway that serves a site with six or more vehicle parking spaces.</p> <p>2. Parking and loading areas are formed so that vehicle operators do not need to undertake more than one reverse manoeuvre to exit the parking space or loading area.</p> <p>Note: Two vehicle parking spaces may be provided in tandem where on-site manoeuvring is provided to ensure that vehicles do not reverse either onto or off the site.</p> <p>Activity status when compliance is not achieved:</p> <p>3. When compliance with TRAN-REQ16.1 is not achieved: NC 4. When compliance with TRAN-REQ16.2 is not achieved: DIS</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>Notification Provisions</i>	New Provision	Kāinga Ora seeks the introduction of a notification preclusion statement (for both public and limited notification) for consent requirements associated with residential activities. The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches.	<i>Amend the transport rules and rule requirements to add a notification preclusion statement for transport infrastructure associated with residential activities.</i>
Part 2: District Wide Matters - Transport: Matters for Control and of Discretion			
<i>TRAN-MAT1 Effects on the wider network</i>	Support in part	Kāinga Ora support the Matters of Control and of Discretion the Council has proposed. However, consequential amendments are requested corresponding to the changes sought throughout this table.	<i>Any consequential amendments required to align with Kāinga Ora's wider submission on the Transport provisions.</i>
<i>TRAN-MAT2 Vehicle crossings and accessways</i>			
<i>TRAN-MAT3 Surface</i>			
<i>TRAN-MAT4 Parking areas</i>			
<i>TRAN-MAT5 Cycle Parking</i>			
<i>TRAN-MAT6 Landscape</i>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>treatment strip protection</i>			
<i>TRAN-MAT7 Landscaping of parking areas</i>			
<i>TRAN-MAT8 High trip generating activities</i>	Support in part	<p>Kāinga Ora opposes residential activities being considered “high trip generating activities”.</p> <p>Kāinga Ora seeks consequential amendments to the matters for discretion to ensure that residential activities are excluded.</p> <p>Amendments sought</p>	<ol style="list-style-type: none"> 1. Whether the provision of access and on-site manoeuvring areas associated with the activity, including vehicle loading and servicing deliveries, affects the safety, efficiency, accessibility (including for people whose mobility is restricted) of the site, and the land transport network (including considering the network classification of the frontage road). 2. Whether the design and layout of the proposed activity maximises opportunities for travel other than private cars, including by providing safe and convenient access for travel using more active modes. 3. Having particular regard to the level of additional traffic generated by the activity and whether measures are proposed to adequately mitigate the actual or potential effects from the anticipated trip generation (for all transport modes) from the proposed activity, including consideration of cumulative effects with other activities in the vicinity, proposed infrastructure and construction work associated with the activity. 4. Whether there are any effects from the anticipated trip generation and how they are to be mitigated where activities will generate more than 250hvm/d.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought																																							
			5. Whether the ITA has been prepared by a suitably qualified and experienced transport specialist and has been approved by SDC.																																							
TRAN-MAT9 Vehicle movements	Support in part	Kāinga Ora support the Matters of Control and of Discretion the Council has outlined. However, consequential amendments are requested corresponding to the changes sought throughout this table.	Any consequential amendments required to align with Kāinga Ora's wider submission on the Transport provisions.																																							
Part 2: District Wide Matters - Transport: Schedules																																										
TRAN-SCHED1 - Accessways																																										
TRAN-TABLE3 Minimum requirements for shared accessways	Support in part	<p>Kāinga Ora considers it is onerous to require turning areas and that the requirement for these is best assessed on a case-by-case basis. Consistent with the wider submission on this chapter Kāinga Ora seeks provisions that are more enabling of residential activity.</p> <p>Kāinga Ora notes there is a potential conflict with this standard and other standards that require, for example turning areas and requirements for passing bays or two way accesses. Kāinga Ora seeks that the rule package is revisited to ensure that the standards work together as a package.</p>	<table border="1"> <thead> <tr> <th>Zone</th> <th>Potential number of sites (Excludes sites with direct road frontage)</th> <th>Length (m)</th> <th>Legal width (m)</th> <th>Carriageway width (m)</th> <th>Turning area</th> <th>Passing bay</th> </tr> </thead> <tbody> <tr> <td rowspan="4">RESZ MPZ TEZ GRAZ SKIZ</td> <td>1</td> <td>Any length</td> <td>3.5</td> <td>3.0</td> <td>Optional</td> <td>Optional</td> </tr> <tr> <td>2-3</td> <td>Any length</td> <td>4.5</td> <td>3.0</td> <td>Optional</td> <td>Optional</td> </tr> <tr> <td>4-6 4-9</td> <td>0-50</td> <td>5.0</td> <td>3.5</td> <td>Optional</td> <td>Optional</td> </tr> <tr> <td>4-6 10+</td> <td>Over 50</td> <td>6.5</td> <td>4.5</td> <td>Required Optional</td> <td>Required</td> </tr> <tr> <td>CMUZ GIZ KNOZ PORTZ</td> <td>1-6</td> <td>All lengths</td> <td>7.0</td> <td>5.5</td> <td>Required</td> <td>Optional</td> </tr> </tbody> </table>	Zone	Potential number of sites (Excludes sites with direct road frontage)	Length (m)	Legal width (m)	Carriageway width (m)	Turning area	Passing bay	RESZ MPZ TEZ GRAZ SKIZ	1	Any length	3.5	3.0	Optional	Optional	2-3	Any length	4.5	3.0	Optional	Optional	4-6 4-9	0-50	5.0	3.5	Optional	Optional	4-6 10+	Over 50	6.5	4.5	Required Optional	Required	CMUZ GIZ KNOZ PORTZ	1-6	All lengths	7.0	5.5	Required	Optional
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TRAN-SCHED1 – Vehicle Crossings																																													
<i>TRAN-TABLE4 Vehicle crossing distances from intersections</i>	Oppose	<p>Kāinga Ora opposes this rule in the current form because it considers the focus should be on speed limits rather than road type when setting requirements for distances of vehicles crossings from intersections, as the speed at which a vehicle is travelling is more likely to influence safe separation from accesses. It is recommended that the Council revisit these distances and propose new measurements.</p> <p>Kāinga Ora seeks the review of this table and consequential amendment so that the classifications are more appropriately set to effectively manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.</p> <p>Amendment sought.</p>	<table border="1"> <thead> <tr> <th colspan="6">Intersection Road Types – Minimum distances (m)</th> </tr> <tr> <th>Frontage road</th> <th>Posted speed Km/hr</th> <th>State Highway</th> <th>Arterial</th> <th>Collector</th> <th>Local</th> </tr> </thead> <tbody> <tr> <td>State Highway</td> <td colspan="5">Refer to NZTA's vehicle crossing design standards</td> </tr> <tr> <td>Arterial</td> <td>>50 <50</td> <td>100 30</td> <td>100 30</td> <td>100 30</td> <td>100 30</td> </tr> <tr> <td>Collector</td> <td>>50 <50</td> <td>75 30</td> <td>75 30</td> <td>60 30</td> <td>60 25</td> </tr> <tr> <td>Local</td> <td>>50 <50</td> <td>75 25</td> <td>75 25</td> <td>60 25</td> <td>60 10</td> </tr> </tbody> </table>							Intersection Road Types – Minimum distances (m)						Frontage road	Posted speed Km/hr	State Highway	Arterial	Collector	Local	State Highway	Refer to NZTA's vehicle crossing design standards					Arterial	>50 <50	100 30	100 30	100 30	100 30	Collector	>50 <50	75 30	75 30	60 30	60 25	Local	>50 <50	75 25	75 25	60 25	60 10
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Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought																																	
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<p>TRAN-TABLE6 Vehicle crossing width requirements</p>	<p>Oppose</p>	<p>Kāinga Ora oppose the residential thresholds set for the vehicle access classifications in TRAN-TABLE6. The corresponding specified legal widths are excessive for the level of development these accessways serve. Wider streets/corridors create faster speed environments, which does not align with the “Living Streets” initiative of Waka Kotahi, PCC, or Kāinga Ora.</p> <p>Kāinga Ora seeks the review of this table and consequential amendment so that the classifications are more appropriately set to effectively manage the safety and efficiency of the transport network, while recognising and</p>	<table border="1"> <thead> <tr> <th data-bbox="1290 927 1518 1158" rowspan="2">ZONE</th> <th colspan="2" data-bbox="1518 927 2022 1038">Width (m)</th> </tr> <tr> <th data-bbox="1518 1038 1778 1158">Minimum</th> <th data-bbox="1778 1038 2022 1158">Maximum</th> </tr> </thead> <tbody> <tr> <td data-bbox="1290 1158 1518 1366"> <p>RESZ <u>1-3 Sites</u></p> </td> <td data-bbox="1518 1158 1778 1366"> <p>Residential activities — 3.5m Non-residential activities — 4m</p> </td> <td data-bbox="1778 1158 2022 1366"> <p>Residential activities — 6m Non-residential activities — 7m</p> </td> </tr> </tbody> </table>	ZONE	Width (m)		Minimum	Maximum	<p>RESZ <u>1-3 Sites</u></p>	<p>Residential activities — 3.5m Non-residential activities — 4m</p>	<p>Residential activities — 6m Non-residential activities — 7m</p>																									
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Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought																											
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TRAN-SCHED3 – Road formation and operation standards																														
<i>TRAN-TABLE7 Road formation standards</i>	Oppose	<p>Kāinga Ora opposes the rule in its current form, in particular the specified legal widths (<i>TRAN-TABLE7</i>). These widths are excessive and wider streets/corridors create faster speed environments, which does not align with the “Living Streets” initiative of Waka Kotahi, PCC, or Kāinga Ora.</p>	<table border="1"> <tr> <td data-bbox="1285 1093 1518 1246">Road-Type</td> <td data-bbox="1518 1093 1632 1246">Legal-width (m)</td> <td data-bbox="1632 1093 1733 1246">Carriageway width (m)</td> <td data-bbox="1733 1093 1792 1246">Traffic lanes</td> <td data-bbox="1792 1093 1850 1246">Parking lanes</td> <td data-bbox="1850 1093 1937 1246">Specific provisions</td> <td data-bbox="1937 1093 2018 1246">Pedestrian Provisions</td> <td colspan="3"></td> </tr> </table>							Road-Type	Legal-width (m)	Carriageway width (m)	Traffic lanes	Parking lanes	Specific provisions	Pedestrian Provisions														
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Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought									
		<p>Kāinga Ora seeks the review of this table and consequential amendment so that the classifications are more appropriately set to effectively manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.</p> <p>Amendments sought.</p>		Min.	Ma	Mi	Ma	Min	Min	cycles	Minimum	
			State Highways	Refer to NZTA's road formation standards								
			Arterial (except in the GRUZ, GRAZ, SKIZ, TEZ, MPZ)	20	25	13	14	2	2	Yes	Both sides	
			Arterial and collector (GRUZ, GRAZ, SKIZ, TEZ, MPZ)	20	20	8.5	9	NA	NA	NA	NA	
			Collector (except in the CMUZ, GRUZ, GRAZ, SKIZ, TEZ, MPZ)	20	25	11	12	2	1	Yes	Both sides	
			Collector (in the CMUZ)	20	25	13	14	2	2	Yes	Both sides	
			Local (in CMUZ, GIZ)	20	25	12	13	2	2	Both sides	Option al	
			Local (in LLRZ)	18	20	6	6.5	2	NA	NA	One side	

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought								
			Local (in all other RESZ)	13	15	7	8	2	1	NA	One side
			Local (GRUZ, GRAZ, SKIZ, TEZ, MPZ)	15	20	6.7	7	NA	NA	NA	NA
			Cycle/pedestrian accessways	6	10	2.5	3	NA	NA	Yes	Yes
TRAN-SCHED5 – Parking manoeuvring and loading areas											
TRAN-TABLE9 Number of cycle spaces in all zones	Support in part	<p>Kāinga Ora supports the provision of cycles spaces but seeks revisions to make sure they are practical. With regard to requiring cycle spaces, consistent with the wider submission on this chapter Kāinga Ora seeks provisions that are more enabling of residential activity in particular. For example, Kāinga Ora considers it is onerous to require one cycle space per unit, and considers it more appropriate to require this if there are four or more units on a site.</p> <p>Kāinga Ora seeks the review of this table and consequential amendment so that the requirements are more appropriately set to effectively manage the safety and efficiency of the transport network and support cycling,</p>	Activity	Cycle spaces to be provided							
				Short term (Visitors)				Long term (Students/Staff/Residents)			
			Care home	1 space per 50 clients				1 space per 30 clients			
			Emergency service facility <u>And hospitals</u>	Nil				1 space per 5 FTES			
			Food and beverage	1 space per 100m ² GFA (2 spaces minimum)				1 space per 100m ² GFA			
			Health care facility	1 space per 200m ² GFA				1 space per 300m ² GFA			
			Home business	Nil				Nil			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought		
		<p>while recognising and providing for residential intensification.</p> <p>Amendments sought.</p>	Hospital	1 space per 1,000m ² GFA A	1 space per 300m ² GFA
			Industrial (excluding Warehousing and distribution)	NA	1 space per 1,000m ² GFA (2 spaces minimum)
			Large Format Retail and Bulk Goods Retail	2 spaces	1 space per 750m ² GFA
			Office	1 space per 500m ² GFA (2 space minimum)	1 space per 100m ² GFA
			Place of assembly	1 space per 30 people the facility is designed to accommodate	10% of visitor requirements
			Pre-school	1 space per 10 children	1 space per 3 FTE employees
			Public transport facility	NA	NA
			Recreation facility	1 space per 15 participants the facility is designed to accommodate for sport courts	Sport courts: NA 1 space per 300m ² GFA for a gymnasium

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought		
				One space per 100m ² GFA for a gymnasium	
			Research facility	1 space per 500m ² GFA	1 staff space per 4 FTES
			Four or more residential units	NA	1 residents' space per unit where no garage is provided
			Retail	1 space per 150m ² GFA (2 spaces minimum)	1 space per 500m ² GFA
			Retirement village	1 space per 10 units for developments with 10 or more units	NA
			School	1 space per 30 students for a Primary School 1 space per 100 students for a Secondary School	1 space per 7 students for a Primary School 1 space per 5 students for a Secondary School
			Service business	1 space per 500m ² GFA (2 spaces minimum)	1 space per 200m ² GFA

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought		
			Service station, garage and workshops	2 spaces	NA
			Temporary	NA	NA
			Tertiary Education	1 space per 100 FTE students	1 staff space per 4 FTES and 1 student space per 4 FTE students
			Trade Retail and Trade Suppliers	2 spaces	1 space per 750m ² GFA
			Visitor Accommodation	NA	1 space per 10 Visitor accommodation units where there is no garage provided
			Warehousing and distribution	NA	1 space per 1,500m ² GFA (2 spaces minimum)
			1—Where an activity is not listed in TRAN TABLE9 the activity closest in the definitions is to be used to		

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought				
			<p>calculate the estimated cycle parking demand that is likely to be generated from the new activity.</p> <p>2—Where there are two or more similar activities in TRAN-TABLE9 and there is uncertainty over which rate is most applicable, the activity with the higher cycle parking rate is to be used.</p> <p>3—Where there are two or more different activities listed in TRAN-TABLE9 occurring on the site, the total cycle parking rate for the site is to be the sum of the cycle parking requirements for each activity.</p> <p>4—Where a cycle parking requirement results in a fractional space, any fraction of one half or over shall be rounded up to the nearest whole number. Any fraction under one half is to be disregarded where there is a minimum of one space for each activity.</p>				
<p><i>TRAN-TABLE12 Parking and loading area queuing space lengths</i></p>	<p>Support in part</p>	<p>Kāinga Ora supports the requirement for queuing spaces, other than in residential zones. Consistent with the wider submission on this chapter Kāinga Ora seeks provisions that are more enabling of residential activity.</p> <p>Kāinga Ora seeks that the rule package is revisited to ensure that the standards work together as a package.</p> <p>Amendment sought.</p>	<p><u>For all zones except for RESZ:</u></p> <table border="1" data-bbox="1281 986 2024 1273"> <thead> <tr> <th data-bbox="1281 986 1671 1126">Number of on-site vehicle spaces</th> <th data-bbox="1671 986 2024 1126">Minimum queuing space length (m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1281 1126 1671 1273">1-20</td> <td data-bbox="1671 1126 2024 1273">5.5</td> </tr> </tbody> </table>	Number of on-site vehicle spaces	Minimum queuing space length (m)	1-20	5.5
Number of on-site vehicle spaces	Minimum queuing space length (m)						
1-20	5.5						

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought	
			21-50	10.5
			51-100	15.5
			101-150	20.5
			151 or over	25.5
Part 1: Introduction and General Provisions				
Part 1: Introduction and General Provisions: Interpretation: Definitions				
Definitions	Support in part	<p>Kāinga Ora supports the use of National Planning Standards definitions in the PDP but seeks changes to definitions used in those provisions where Kāinga Ora has requested amendments/deletions.</p> <p>Amendments sought.</p>	<p><i>Kāinga Ora seeks changes consistent with its overall submission on the PDP. Key areas of relief sought in the Definitions chapter are:</i></p> <ol style="list-style-type: none"> <i>1. Amendments or deletions of specific definitions including: Comprehensive Development, High Hazard Area, National Grid Yard, Small Site Development; and</i> <i>2. Any Consequential amendments required to definitions to support the changes sought by Kāinga Ora in its wider submission.</i> 	

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
Comprehensive Development	Oppose	<p>Kāinga Ora’s submission on this definition is a consequential amendment from the wider submission on the residential zone provisions. Currently the PDP provides for medium density housing through the comprehensive development and small lot development provisions which apply within the General Residential and Low Density Residential zones. Kāinga Ora oppose this approach to managing density in the PDP as it does not fully optimise the development opportunities and outcomes, as there is still an overall density requirement that must be complied with. Furthermore, this approach does not provide for intensification that is spatially targeted into areas where there is demand or good accessibility to active or public transport to a range of commercial activities and community services as required by the NPS-UD.</p> <p>Kāinga Ora considers that residential units should be enabled through a range of typologies across different zones, which can be controlled through the rule provisions themselves, rather than through a definition of Comprehensive Development.</p> <p>Deletion sought.</p>	<p>means a group of four (4) or more residential units that are designed, positioned and built in an integrated manner.</p> <p>Comprehensive development applies where all required land use and subdivision consents are submitted concurrently or where the required land use consent for comprehensive development is submitted and approved prior to a subdivision consent being submitted for the same.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Consequential amendments throughout the PDP are also requested to reflect the deletion of this definition.	
High Hazard Area	Oppose in part	<p>Kāinga Ora considers the High Hazard Areas should be identified by the Council in relation to flooding. Given the extensive coverage of the Flood Plains Management Overlay, it is likely that the majority of properties will need to be further investigated as to whether they are also within a 'high hazard area'. Kāinga Ora considers that the Council is best placed to identify these areas on a GIS view using a consistent methodology and model, rather than placing the burden on individual landowners or developers and identifying these areas in a piecemeal manner.</p> <p>Amendment sought.</p>	<p>Land within any of the:</p> <ol style="list-style-type: none"> 1. Coastal Erosion Overlay; or 2. Coastal Inundation Overlay; or 3. Waimakariri Flood Management Overlay; or 4. Plains Flood Management Overlay, but limited to land <u>as shown Council's GIS viewer</u>, where, in a 1 in 500 year Average Recurrence Interval flood event, either: <ol style="list-style-type: none"> a. the water depth (measured in metres) x the water velocity (measured in metres per second) is greater than 1; or b. the water depth is greater than 1m.
National Grid Yard	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) be reviewed.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed</p>	<p>The area measured</p> <ol style="list-style-type: none"> a.—12m in any direction from the outer visible foundation of a national grid support structure; and b.—12m either side of the centreline of an overhead national grid line on pi-poles and towers (and steel tubular monopoles where these replace towers); and c.—10m either side of an overhead national grid line on single poles.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	
Small Site Development	Oppose	<p>Kāinga Ora’s submission on this definition is a consequential amendment from the wider submission on the residential zone provisions. Currently the PDP provides for medium density housing through the comprehensive development and small lot development provisions which apply within the General Residential and Low Density Residential zones. Kāinga Ora oppose this approach to managing density in the PDP as it does not fully optimise the development opportunities and outcomes as there is still an overall density requirement that must be complied with. Furthermore, this approach does not provide for intensification that is spatially targeted into areas where there is demand or good accessibility to active or public transport to a range of commercial activities and community services as required by the NPS-UD.</p> <p>Kāinga Ora considers that different typologies be enabled through the provisions, and the</p>	<p>means smaller residential units built on sites that are a minimum of 400m² and a maximum of 499m².</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>definition of small site development is not required.</p> <p>Deletion sought.</p> <p>Consequential amendment throughout the PDP is also requested to reflect the deletion of this definition.</p>	
Part 2: District Wide Matters			
Part 2: District Wide Matters: Hazards and Risks: Natural Hazards			
Part 2: District Wide Matters: Hazards and Risks: Natural Hazards: Overview			
Overview of chapter	Support in part	<p>Kāinga Ora generally supports the risk-based approach to the management of natural hazards.</p> <p>Consistent with its overall submission, Kāinga Ora opposes flood plain hazard information being incorporated in a Hazard Overlay within the PDP, as these hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours.</p> <p>Kāinga Ora opposes the inclusion of flood hazard mapping as part of the PDP. Including Flood Hazard Overlays in the PDP ignores the dynamic nature of flood hazards and will create unnecessary additional cost and</p>	<p><i>Kāinga Ora seeks changes consistent with its overall submission on the PDP. Key areas of relief sought in the Natural Hazards chapter are (but not limited to):</i></p> <ol style="list-style-type: none"> <i>1. Removal of the mapped Flood Plains Management Overlay from within the PDP, this should instead be included as a non-statutory, information only mapping layer that sits outside the PDP;</i> <i>2. Identification (rather than description) if high flood hazard areas in relation to flooding as a mapping layer outside the PDP;</i> <i>3. Coastal hazards provisions to be relocated to the Coastal Environment chapter</i> <i>4. Earthworks provisions to be relocated to the Earthworks chapter;</i> <i>5. Consequential changes to the numbering of provisions following changes sought throughout chapter.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>uncertainty for landowners and land developers.</p> <p>Kāinga Ora accepts that it is appropriate to include rules in relation to flood hazards but seeks that the rules are not linked to statutory maps.</p> <p>The Auckland Unitary Plan (“AUP”) for example adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council’s ‘Geo Maps’ website – a separate mapping viewer to the statutory maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect.</p> <p>The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. This separate set of interactive maps are therefore able to be relied upon in a legal sense.</p>	

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Kāinga Ora opposes 'high hazard areas' in the Plains Flood Management Area to be described only, and considers these should be mapped (on non-statutory maps), given the directive in the policy framework to avoid these areas.</p> <p>Kāinga Ora otherwise supports the mapping of other, non-flooding natural hazards to be incorporated into the PDP maps, such as geotechnical hazards, as these hazards are less subject to constant change.</p> <p>The deletion of Plains Flood Management Overlay is sought. Consequential amendments also sought.</p>	
Part 2: District Wide Matters: Hazards and Risks: Natural Hazards: Policies			
NH-P6, NH-P7, NH-P8, NH-P9	Support in part	<p>Kāinga Ora supports the inclusion of policies for coastal hazards, but requests that these are moved to the Coastal Environment chapter, to be consistent with the National Planning Standards.</p> <p>Amendments sought.</p>	<i>Move the coastal hazards provisions to the Coastal Environment chapter.</i>
NH-P10	Support in part / Oppose in part	Kāinga Ora opposes the inclusion of flood hazard mapping as part of the PDP as discussed above. Including Flood Hazard Overlays in the PDP ignores the dynamic	In areas <u>identified on the Council's GIS viewer as being subject to a 200 year Average Return Interval (ARI) flood hazard within the Plains Flood Management Overlay</u> that are not a high hazard area, provide for any new subdivision, use, and

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers.</p> <p>Kāinga Ora supports the policy direction for floor levels to be above the 200-year Average Return Interval (ARI) design flood level, as this is consistent with the direction of the CRPS.</p> <p>Kāinga Ora supports the policy direction in relation to 'high hazard areas' but considers these should be identified by the Council. Given the extensive coverage of the Flood Plains Management Overlay, it is likely that the majority of properties will need to be further investigated as to whether they are also a 'high hazard area'. Kāinga Ora considers that the Council is best placed to identify these areas in a using a consistent methodology and model, rather than placing the burden on individual landowners or developers and identifying these areas in a piecemeal manner.</p> <p>Amendments sought.</p>	<p>development (other than important infrastructure and land transport infrastructure) only where every new residential unit or principal building has an appropriate floor level above the 200 year Average Return Interval (ARI) design flood level.</p>
Part 2: District Wide Matters: Hazards and Risks: Natural Hazards: Rules			
Note for plan users / NH-R1, NH-R2, NH-R3	Support in part	Kāinga Ora supports the note that rules relating to coastal hazards are found in the Coastal Environment Chapter as this is	<i>Move the coastal hazards provisions to the Coastal Environment chapter.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>required by the National Planning Standards, and Kāinga Ora supports consistency of plan structure across regions and districts. Kāinga Ora also supports rules relating to coastal hazards. However, it appears that the coastal hazards rules are located in the natural hazards chapter.</p> <p>Amendments sought.</p>	
NH-R1 Plains Flood Management Overlay	Oppose in part	<p>Kāinga Ora opposes the inclusion of flood hazard mapping as part of the PDP. Including this flood plain overlay in the PDP ignores the dynamic nature of this type of flood hazard and will create unnecessary additional cost and uncertainty for landowners and land developers. Kāinga Ora acknowledges the need to include provisions around controlling development within flood plain hazards areas. However, mapping should be included outside of the PDP.</p> <p>Given the extensive coverage of the Flood Plains Management Overlay/Area, it is likely that the majority of properties will need to be further investigated before any redevelopment as to whether they are also a 'high hazard area'. Kāinga Ora considers that the Council is best placed to identify these areas in on the GIS viewer along with the flood</p>	<p>Plains Flood Management Overlay <u>Plains Flood Management Area (shown on the Council's GIS viewer)</u></p> <p>Activity Status: PER</p> <p>15. The alteration, addition to, reconstruction or replacement of any existing residential unit or other principal building.</p> <p>Where:</p> <ul style="list-style-type: none"> a. The building is not located in a high hazard area; and b. The building finished floor height complies with one of: <ul style="list-style-type: none"> i. The building finished floor height of the existing building, where any addition after [date this rule has effect] results in a maximum total increase in residential unit or other principal building floor area of 25m², compared to the floor area of the residential

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>hazards mapping using a consistent methodology and model, rather than placing the burden on individual landowners or developers and identifying these areas in a piecemeal manner.</p> <p>Amendments sought.</p>	<p>unit or other principal building on [date this rule has effect]; or</p> <p>ii. a minimum building finished floor level 300mm above a 200 year Average Recurrence Interval (ARI) flood hazard event is identified a maximum of 2 years before the relevant building consent application is formally received by Council, and the building finished floor level is at or above that level.</p> <p>And this activity complies with the following rule requirements: NH-REQ2 Building position</p> <p>Activity status when compliance not achieved: 16. When compliance with any of NH.1.15. is not achieved: RDIS 17. When compliance with any rule requirement listed in this rule is not achieved: Refer to NH-Rule requirements</p> <p>Matters for discretion: 18. The exercise of discretion in relation to NH-R1.16. is restricted to the following matters:</p> <p>a. NH-MAT1 Natural Hazards Generally</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
NH-R2 Plains Flood Management Overlay	Oppose in part	<p>Kāinga Ora opposes the inclusion of flood hazard mapping as part of the PDP. Including this flood plain overlay in the PDP ignores the dynamic nature of this type of flood hazard and will create unnecessary additional cost and uncertainty for landowners and land developers. Kāinga Ora acknowledges the need to include provisions around controlling development within flood plain hazards areas. However, mapping should be included outside of the PDP.</p> <p>Amendments sought.</p>	<p>Plains Flood Management Overlay Plains Flood Management Area (shown on the Council's GIS viewer)</p> <p>Activity Status: PER</p> <p>3. The establishment of any new residential unit or other principal building.</p> <p>Where:</p> <ul style="list-style-type: none"> a. The building is not located in a high hazard area; and b. The building is not located between any surface water body and any stopbank designed to contain floodwater from that surface water body; and c. a minimum building finished floor level 300mm above a 200 year Average Recurrence Interval (ARI) flood hazard event is identified a maximum of 2 years before the relevant building consent application is formally received by Council, and the building finished floor level is at or above that level. <p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of NH-R2.3. a. or NH-R2.3. b. is not achieved: NC</p> <p>5. When compliance with any of NH-R2.3. c. is not achieved: RDIS</p> <p>Matters for discretion:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			6. The exercise of discretion in relation to NH-R2.5. is restricted to the following matters: NH-MAT1 Natural Hazards Generally.
NH-R3 Earthworks in Natural Hazards Overlays	Support in part	Kāinga Ora supports the inclusion of rules for earthworks in natural hazards overlays in the PDP, but requests that these are moved to the Earthworks chapter, consistent with the National Planning Standards. Amendments sought.	<i>Move the earthworks provisions to the Earthworks chapter.</i>
Part 2: District Wide Matters: Hazards and Risks: Natural Hazards: Rule Requirements			
NH-REQ1, NH-REQ2, NH-REQ3, NH-REQ4	Support in part	Kāinga Ora supports the inclusion of rule requirements for coastal hazards (and earthworks in relation to REQ4), but requests that these are moved to the Coastal Environment chapter (or Earthworks chapter in the case of the earthworks rules), consistent with the National Planning Standards. Amendments sought.	<i>Move the coastal hazards/earthworks provisions to the Coastal Environment or Earthworks chapter.</i>
Part 2: District Wide Matters			
Part 2: District Wide Matters: Energy, Infrastructure and Transport: Energy and Infrastructure			
Part 2: District Wide Matters: Energy, Infrastructure and Transport: Energy and Infrastructure: Policies			
EI-P6	Oppose	Kāinga Ora opposes the National Grid provisions in their current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.	Reverse Sensitivity Avoid <u>Manage</u> incompatible activities that may affect the efficient operation, maintenance, repair, upgrading, renewal, or development of important infrastructure and renewable electricity generation unless the activity is located:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Kāinga Ora opposes the noise provisions relevant to the Rail Corridor and State Highway network, and likewise opposes these aspects of this policy. This is expanded on further down this table.</p> <p>Amendment sought.</p>	<p>1. at a distance or in a position that does not adversely affect the important infrastructure or renewable electricity generation activity; and</p> <p>2. in a position that does not obstruct access to important infrastructure as required for maintenance, upgrading, or emergency purposes.</p>
Part 2: District Wide Matters: Energy, Infrastructure and Transport: Energy and Infrastructure: Rules			
EI-R1	Oppose	<p>Kāinga Ora opposes the National Grid provisions in their current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity</p>	<p>Activity Status: PER</p> <p>1. The establishment of a new, or expansion of an activity within a National Grid Yard.</p> <p>-Where:</p> <p>a. The activity does not involve the reticulation or storage of water in open channels, dams, or reservoirs; or</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p>b. The activity does not involve the storage and/or handling of hazardous substances with explosive or flammable intrinsic properties; or</p> <p>c. The activity does not involve mineral extraction.</p> <p>And where the activity complies with the following rule requirements:</p> <p>EI-REQ1 Access</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of EI-R1.1 is not achieved: NC</p> <p>3. When compliance with any rule requirement is not achieved: Refer to relevant Rule Requirement.</p> <p>Notification:</p> <p>4. Any application arising from EI-R1.2 shall not be subject to public notification and shall be limited notified to the following parties: Transpower, unless their written approval is provided.</p>
EI-R2	Oppose	<p>Kāinga Ora opposes the National Grid provisions in their current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity</p>	<p>Activity Status: PER-</p> <p>1. The establishment of a new, or expansion of an existing structure within the National Grid Yard-</p> <p>-</p> <p>Where: _____</p> <p>a. The structure is not used for:</p> <p>i. _____habitation;</p> <p>ii. _____produce packing;</p> <p>iii. _____a milking shed;</p> <p>iv. _____a wintering barn;</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p>v. intensive primary production; or vi. commercial greenhouse. b. The expansion of the existing structure does not occur to a structure listed in EI-R2.1.a.</p> <p>-</p> <p>And this activity complies with the following rule requirements: <u>EI-REQ1</u> Access <u>EI-REQ2</u> Fence setback</p> <p>Activity status when compliance not achieved:- 2. When compliance with any of EI-R2.1 is not achieved: NC - 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant Rule Requirement. -</p> <p>Notification: 4. Any application arising from EI-R2.2 shall not be subject to public notification and shall be limited notified to the following parties: Transpower, unless their written approval is provided.</p>
EI-R3	Oppose	Kāinga Ora opposes the National Grid provisions in their current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.	<p>Activity Status: PER</p> <p>1. The establishment of a new, or expansion of an existing sensitive activity.</p> <p>Where:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Amendment sought.</p>	<p>a. The activity is not within:</p> <ul style="list-style-type: none"> i. the National Grid Yard; and ii. 10m from the centreline or foundation of a support structure of the Significant Electricity Distribution Line (Islington to Springston); and iii. 5m from the centreline or foundation of a support structure of any other Significant Electricity Distribution Line; and iv. 250m of any lawfully established noise generating infrastructure used for renewable electricity generation as set from the notional boundary of the sensitive activity. Except that this shall not apply to any small and community scale distributed electricity generation and small and community scale distributed electricity generation activity or any sensitive activity within Settlement Zone - Lake Coleridge Township. <p>And this activity complies with the following rule requirements: EI-REQ1 Access</p>
Part 2: District Wide Matters			
Part 2: District Wide Matters: General District Wide Matters: Noise			
Part 2: District Wide Matters: General District Wide Matters: Noise: Overview			
Overview	Oppose in part	Kāinga Ora supports the approach of this chapter in general, but opposes the inclusion	The generation of noise is often an intrinsic part of the operation and function of the diverse range of activities that

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>of additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network.</p> <p>Kāinga Ora also requests terminology such as character and amenity values to be changed to ‘planned urban built form’, consistent with the language used in the NPSUD.</p> <p>Amendments sought.</p>	<p>operate in the District, but it may cause adverse effects on character, amenity, planned urban built form and the health and wellbeing of people and communities, such as causing sleep disturbance. Noise is often identified as an annoyance and is a common cause of complaint.</p> <p>Noise may cause adverse effects depending on when and where the noise occurs in relation to other activities, its duration, the characteristics of the noise including the sound pressure level (loudness) and frequency (pitch), its steadiness, and whether it has special audible characteristics (noise that is tonal or impulsive). The sensitivities of an individual and their expectations are other factors that determine the level of annoyance. The background sound level in different environments also influences the level of acceptability to noise, which varies throughout the district.</p> <p>The objectives and policies for noise seek to control the levels of noise created by activities to limit the adverse effects of noise on character, amenity values, planned urban built form, and human health, and to protect <u>some</u> existing important infrastructure activities which generate elevated levels of noise from reverse sensitivity effects.</p> <p>The noise rules in this chapter manage noise by setting noise limits for each zone and rules which are specific to particular noise generating activities. This chapter also sets out where sound insulation is required for noise sensitive activities, and/or limits the location of noise sensitive activities relative</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>to other activities which have elevated noise levels. Land use activities that generate vibration are also managed.</p> <p>Other than where expressly provided for, noise levels arising from activities must be measured in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics - Environmental Noise.</p> <p>Where the noise is from plantation forestry the Resource Management (National Environment Standard for Plantation Forestry) Regulations 2017 prevail.</p> <p>There are some noise generating activities that are not controlled by the RMA, such as aircraft in flight, or are controlled by the application of relevant New Zealand Noise Standards or sections 16 and 17 of the RMA and therefore are not managed by the District Plan.</p> <p>Electricity generators and mobile equipment to supply important infrastructure is provided for in the Energy and Infrastructure Chapter.</p> <p>Aircraft and helicopter noise is managed by the General Rural Zone chapter provisions.</p> <p>Residential density within the Christchurch International Airport Noise Control Overlays is managed by the General Rural Zone chapter provisions.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
Part 2: District Wide Matters: General District Wide Matters: Noise: Objectives			
NOISE-O2	Oppose	<p>Kāinga Ora opposes the inclusion of additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network.</p> <p>Kāinga Ora considers that the State Highway Noise Control Overlay and Railway Network Noise Control Overlay, and corresponding rules results in an unnecessary and overly restrictive burden for landowners, without a corresponding burden on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. There are more balanced and less onerous ways in which potential interface issues can be managed.</p> <p>Deletion sought.</p>	Important infrastructure which generates noise is protected from reverse sensitivity effects.
Part 2: District Wide Matters: General District Wide Matters: Noise: Policies			
NOISE-P2	Oppose	<p>Kāinga Ora opposes the inclusion of additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network.</p> <p>Kāinga Ora considers that the State Highway Noise Control Overlay and Railway Network Noise Control Overlay, and corresponding rules results in an unnecessary and overly</p>	Protect the State Highway and the designated railway network from reverse sensitivity effects by avoiding noise sensitive activities locating near to the State Highway or designated railway network unless specified noise and vibration limits are met or physical noise mitigation or insulation is incorporated.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>restrictive burden for landowners, without a corresponding burden on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. There are more balanced and less onerous ways in which potential interface issues can be managed.</p> <p>Deletion sought.</p>	
Part 2: District Wide Matters: General District Wide Matters: Noise: Rules			
Noise-R3	Oppose	<p>Kāinga Ora opposes the inclusion of additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network.</p> <p>Kāinga Ora considers that the State Highway Noise Control Overlay and Railway Network Noise Control Overlay, and corresponding rules results in an unnecessary and overly restrictive burden for landowners, without a corresponding burden on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. There are more balanced and less onerous ways in which potential interface issues can be managed.</p> <p>Deletion sought.</p>	<p>Noise Sensitive Activity within the State Highway and Railway Network Noise Control Overlays</p> <p><i>Delete rule and State Highway and Rail Network Noise Control Overlays.</i></p>
Part 2: General District-wide Matters: Subdivision – Overview			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
SUB-Overview	Support	Kāinga Ora supports the overview as proposed.	<i>Retain the overview as notified.</i>
Part 2: General District-wide Matters: Subdivision – Objectives			
<i>SUB-01</i>	Support in part	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the “<i>planned urban built form</i>” when referring to the intended future state of the urban environment.</p> <p>Amendments sought.</p>	<p>Subdivision design and layout <u>results in the efficient use of land</u> maintains or enhances the amenity values of and is compatible with the role, function and planned form of the zone.</p>
<i>SUB-02</i>	Support in part	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>Amendments are sought to more clearly state the design objectives sought through the subdivision provisions.</p> <p>Consequential amendments to renumber provisions will also be required.</p> <p>Amendments sought.</p>	<p><u>Subdivision is designed to:</u> <u>Every site created by subdivision has</u></p> <ul style="list-style-type: none"> a) <u>Respond to the sites’ physical</u> characteristics; b) <u>Be accessible, integrated and connected to the surrounding neighbourhood;</u> c) <u>Incorporate sustainable stormwater management and water sensitive design;</u> d) <u>Provide accessible and well-designed open space.</u> e) <u>Protect Historic Heritage, Sites and Areas of Significance to Māori, Ecosystems and Indigenous Biodiversity and Natural Features and Landscapes.</u> <p>, infrastructure, and facilities appropriate for the intended use of the land.</p>
<i>SUB-03</i>	Support in part	Kāinga Ora generally supports the objective as proposed.	Site sizes <u>for vacant lot subdivision</u> reflect the anticipated development outcomes of the zone <u>or enable creation of sites</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Amendments are sought consistent with Kāinga Ora’s wider submission seeking to enable subdivision in accordance with an approved land use consent in addition to vacant site subdivision.</p> <p>Amendments sought.</p>	<p><u>for uses that are in accordance with an approved land use resource consent and where there is compliance with District-wide and zone rules.</u></p>
<i>New Subdivision Objective</i>	Support	Kāinga Ora seeks to include a new objective to ensure that all future subdivision can be serviced by infrastructure.	<p><u>Infrastructure is planned to service proposed subdivision and development and to connect with the wider infrastructure network in an integrated, efficient, and coordinated manner that is provided at the time of subdivision.</u></p>
Part 2: General District-wide Matters: Subdivision – Policies			
<i>SUB-P1</i>	Support in part	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Consistent with Kāinga Ora’s wider submission seeking to enable subdivision in accordance with an approved land use consent, amendments are proposed to clarify that this objective applies to vacant site subdivision.</p> <p>Amendments sought.</p>	<p>Avoid the creation of any <u>site-vacant site</u> that cannot contain a residential unit as a permitted or controlled activity, unless the site:</p> <ol style="list-style-type: none"> 1. is in the General Rural Zone or Māori Purpose Zone, the overall residential density of the subdivision complies with the zone standard and a land use consent to establish or retain a residential unit on the site has been considered with the subdivision consent and granted; or 2. is within a Commercial and Mixed Use Zone, General Industrial Zone, Dairy Manufacturing Zone, or Port Zone; or

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>3. shall be used only to house infrastructure, a reserve or for some other community purpose specified in the subdivision application; and that purpose will not result in the need for a residential unit.</p>
<i>New Policy</i>	Support	<p>Kāinga Ora are of the view that site size and density does not influence the development outcomes for the zone. The future urban form is determined through the built envelope requirements and therefore can be determined through the land use consent process.</p> <p>A new policy is proposed to provide for the establishment of reduced site sizes that are deemed acceptable through an approved land use consent for multi-unit development.</p>	<p><u>Provide for subdivision around existing development, and where it enables creation of sites for uses that are in accordance with an approved land use resource consent and where there is compliance with District-wide and zone rules.</u></p>
<i>SUB-P2</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
<i>SUB-P3</i>	Support in part	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Amendments are proposed to recognise that access to sunlight is regulated through the zone rule requirements which determine the bulk and location of buildings, and is not controlled through subdivision.</p>	<p><u>Ensure sites Other than infrastructure sites or reserve sites, ensure that every site created by subdivision, which are capable of containing a building on which a building may be erected has have</u> all of the following features:</p> <ol style="list-style-type: none"> <u>1.— Access to sunlight;</u> 2. Adequate size and appropriate shape to contain a building square;

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments sought.	<ol style="list-style-type: none"> 3. Access to infrastructure and facilities consistent with those required for the intended use of the site; 4. Sufficient provision of and access to suitable water supply for firefighting purposes, consistent with that required for the intended use of the site; 5. Access to an existing reticulated stormwater system or sufficient suitable land to accommodate effective on-site stormwater management. 6. In Residential Zones, adequate size, shape, orientation, and access for outdoor living space; 7. In Commercial and Mixed Use Zones, General Industrial Zone, and Knowledge Zone, adequate size and shape for outdoor storage space; 8. In those areas of the General Rural Zone and Māori Purpose Zone where a reticulated water supply is unavailable, sufficient suitable land to accommodate on-site potable water supply; and 9. In the General Rural Zone, Māori Purpose Zone and in those townships without a reticulated wastewater disposal network, sufficient suitable land to accommodate on-site wastewater treatment and disposal.
SUB-P4	Support in part	Kāinga Ora generally supports the policy as proposed.	Provide for a variety of site sizes within a <u>vacant site</u> subdivision, while achieving an average net site size no smaller than that specified for the zone.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Consistent with amendments sought to enable land use led subdivision, amendments are proposed to clarify that this applies to vacant site subdivision.</p> <p>Amendments sought.</p>	
SUB-P5	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
SUB-P6	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
SUB-P7	Support in part	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Amendments are proposed to recognise that the provision of open space is an important aspect of building well-functioning urban environments. The Council’s ability to acquire and maintain open space should not determine if open space is required.</p> <p>Amendments sought.</p>	<p>Manage the form of land to be taken for reserves provision of open space, including having regard to the:</p> <ol style="list-style-type: none"> 1.— Council’s need for the land based on adopted provision and distribution standards; 2. proximity of the land to other reserves and public open spaces, and to other desirable features; 3.— Council’s capacity to pay for maintenance and improvements; 4. size, location and accessibility of the land, including frontage to a roading network and the potential for transport linkages, walkways, and cycleways; 5. suitability of the land to be developed for the required purpose, including any potential for enhancement and considering the soils, gradient, and topography; 6. landscape features and quality of the land, including surface water bodies, and the potential for views into or from the site;

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<ul style="list-style-type: none"> 7. ecosystems and biodiversity associated with the land, including any significant indigenous biodiversity, mature vegetation, or existing shelter belts; 8. historic and cultural significance of the land; 9. safety of users, including the absence of hazards and any vulnerability to natural hazards.
SUB-P8	Support in part	<p>Kāinga Ora opposes this policy as notified.</p> <p>Kāinga Ora are of the view that site size and density does not influence the development outcomes for the zone. The future urban form determined through the built envelope requirements and therefore can be determined through the land use consent process.</p> <p>Amendments are proposed to provide boundary adjustments that comply with district-wide and zone rules.</p> <p>Amendments sought.</p>	<p>Manage the subdivision of sites with existing residential units, or boundary adjustments between sites with existing residential units, which do not comply with the minimum site area or residential density standards for the zone, to ensure that the subdivision does not create any potential for additional residential development.</p> <p><u>Provide for minor boundary adjustments which enable a more efficient and effective use of land where there is compliance with District-wide and zone rules.</u></p>
SUB-P9	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
SUB-P10	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
Part 2: General District-wide Matters: Subdivision – Rules			
<p><i>SUB-R1</i> <i>Subdivision in the Residential Zones</i></p>	<p>Support in part</p>	<p>Kāinga Ora generally support the rule as proposed.</p> <p>Amendment is sought to introduce the word ‘vacant’ to describe the standard. This is to clarify the relationship between the creation of vacant sites through subdivision, and the establishment of reduced site sizes that are deemed acceptable through an approved land use consent for multi-unit development.</p> <p>Further amendments are sought for consistency to the amendments sought to the residential zone framework.</p> <p>Kāinga Ora note this is in-conjunction with relief sought to introduce a new subdivision activity to provide for ‘subdivision in accordance with an approved land use consent’.</p> <p>Amendments sought.</p>	<p>Rename rule as follows:</p> <p><u>Vacant Site</u> Subdivision in the Residential Zones</p> <p>Activity status: RDIS</p> <p>1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where this activity complies with the following rule requirements:</p> <p>SUB-REQ1 Site Area SUB-REQ2 Building Square SUB-REQ3 Outline Development Plan <u>SUB-REQ4 Road Frontage Width</u> SUB-REQ6 Access SUB-REQ7 Walkable Blocks SUB-REQ8 Corner Splays SUB-REQ9 Water SUB-REQ10 Wastewater Disposal SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SUB-R1.1 is restricted to the following matters:</p> <p>a. All matters set out in SUB – Matters for Control or Discretion.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>b. NH-MAT3 Geotechnical Considerations.</p> <p>Notification: 3. Any application arising from SUB-R1.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p> <p>Activity status when compliance not achieved: 4. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p>
New Rule	Support		<p><u>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent</u></p> <p><u>Activity status: RDIS</u></p> <p><u>Where:</u> <u>(1) Any subdivision relating to an approved land use consent must comply with that resource consent.</u></p> <p><u>Matters for discretion:</u> <u>2. The exercise of discretion in relation to SUB-R1.1 is restricted to the following matters:</u> <u>(a) the effect of the design and layout of the proposed sites created.</u></p> <p><u>Notification:</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p><u>3. Any application arising from SUB-RX shall not be subject to public or limited notification and shall be processed on a non-notified basis.</u></p>
<p><i>SUB-R2 Subdivision in the General Rural Zone</i></p>	<p>Support</p>	<p>Kāinga Ora supports the rules as proposed.</p>	<p><i>Retain rules as notified.</i></p>
<p><i>SUB-R3 Subdivision in the Commercial and Mixed Use Zones, General Industrial Zone, Knowledge Zone, and Port Zone</i></p>			
<p><i>SUB-R4 Subdivision in the Dairy Processing Zone</i></p>			
<p><i>SUB-R5 Subdivision in the Grasmere Zone</i></p>			
<p><i>SUB-R6 Subdivision in the Māori Purpose Zone</i></p>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>SUB-R7 Subdivision in the Porters Ski Zone</i>			
<i>SUB-R8 Subdivision in the Terrace Downs Zone</i>			
<i>SUB-R9 Subdivision to Facilitate Small Site Development</i>	Oppose	<p>Kāinga Ora opposes SUB-R9, consistent with its submission on the residential zones to enable the construction of up to three dwellings as a permitted activity.</p> <p>Providing for small site development with different subdivision requirements adds an additional layer of complexity and assessment. Kāinga Ora is seeking amendments to enable subdivision in accordance with an approved land use consent which enables a more comprehensive approach to subdivision.</p> <p>Deletion sought.</p>	<p>Activity status: RDIS</p> <p>1. Subdivision to facilitate small site development.</p> <p>-</p> <p>Where:</p> <p>a.—The net site area of each small site development site created shall be a minimum of 400m²; and</p> <p>b.—The net site area of each small site development site created shall be a maximum of 499m²; and</p> <p>c.—Every small site development site created, but excluding any rear site, contains a road frontage width not less than 12m.</p> <p>-</p> <p>And this activity complies with the following rule requirements:</p> <p><u>SUB-REQ1.1</u> Site Area</p> <p><u>SUB-REQ3</u> Outline Development Plan</p> <p><u>SUB-REQ6</u> Access</p> <p><u>SUB-REQ7</u> Walkable Blocks</p> <p><u>SUB-REQ8</u> Corner Splays</p> <p><u>SUB-REQ9</u> Water</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>SUB-REQ10 Wastewater Disposal SUB-REQ11 Point Strips SUB-REQ12 Land Disturbance and Earthworks for Subdivision - Matters for discretion: 2. The exercise of discretion in relation to SUB-R9.1. is restricted to the following matters: a. All matters set out in SUB—Matters for Control or Discretion. b. NH-MAT3 Geotechnical Considerations. c. Whether the small site development sites are located within walkable distance of any of: i. Neighbourhood Centre Zone; ii. Local Centre Zone; iii. Town Centre Zone; iv. Community facility; or v. any arterial or collector road as identified in APP2—Roading Hierarchy. Walkable distance shall be assessed by the shortest distance which it is possible to walk entirely on publicly accessible land. Activity status when compliance not achieved: 3. When compliance with any of SUB-R9.1. is not achieved: NC 4. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB—Rule Requirements.</p>
SUB-R10 Subdivision of	Oppose	Kāinga Ora opposes SUB-R10, consistent with its submission on the residential zones to	<p>Activity status: RDIS 1. Subdivision of comprehensive development.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<p><i>Comprehensive Development</i></p>		<p>enable the construction of up to three dwellings as a permitted activity.</p> <p>Providing for comprehensive development with different subdivision requirements adds an additional layer of complexity and assessment. Kāinga Ora is seeking amendments to enable subdivision in accordance with an approved land use consent which enables a more comprehensive approach to subdivision.</p> <p>Deletion sought.</p>	<p>-</p> <p>Where:</p> <p>a.—The net site area of each site created shall not exceed 300m²; and</p> <p>b.—Comprehensive development on the site either:</p> <p>i.—is subject to a land use consent that has not lapsed; or</p> <p>ii.—forms all or part of a land use consent application applied for in conjunction with the subdivision consent application.</p> <p>-</p> <p>And this activity complies with the following rule requirements:</p> <p><u>SUB-REQ6</u> Access</p> <p><u>SUB-REQ7</u> Walkable Blocks</p> <p><u>SUB-REQ8</u> Corner Splays</p> <p><u>SUB-REQ9</u> Water</p> <p><u>SUB-REQ10</u> Wastewater Disposal</p> <p><u>SUB-REQ11</u> Point Strips</p> <p>-</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SUB-R10.1 is restricted to the following matters:</p> <p>a.—All matters set out in <u>SUB—Matters for Control or Discretion.</u></p> <p>b.—The extent to which the subdivision design and layout gives effect to the land use application or consent for comprehensive development on the site.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>c.—The extent to which the proposed or consented comprehensive development on the site shall be completed before the subdivision is completed.</p> <p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of R10.1.a is not achieved: DIS</p> <p>5. When compliance with any of R10.1.b is not achieved: NC</p> <p>6. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB — Rule Requirements.</p>
<p><i>SUB-R11 Open Space Subdivision</i></p> <p><i>SUB-R12 Boundary Adjustment in All Zones</i></p> <p><i>SUB-R13 Subdivision to Create Access, Reserve or Infrastructure Sites in All Zones</i></p> <p><i>SUB-R14 Subdivision to Create Emergency Services Facilities in All Zones</i></p>	Support	Kāinga Ora supports the rules as proposed.	<i>Retain rules as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>SUB-R15 Subdivision to Update Cross Leases, Company Leases, and Unit Titles in All Zones</i>			
<i>SUB-R16 Subdivision and Electricity Transmission and Distribution Lines</i>			
<i>SUB-R17 Subdivision and Natural Hazards</i>			
<i>SUB-R18 Subdivision and Historic Heritage</i>			
<i>SUB-R19 Subdivision and Notable Trees</i>	Oppose	<p>Kāinga Ora opposes this activity.</p> <p>Notable trees are protected through the notable tree provisions and the shifting of title boundaries will not physically affect notable trees.</p> <p>Deletion sought.</p>	<p>Activity Status: RDIS</p> <p>1. Subdivision of a site containing a protected tree or group of trees listed in <u>TREE SCHED2</u> — Notable Trees. This rule does not apply to any subdivision under <u>SUB-R15</u>.</p> <p>-</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SUB-R19.1. is restricted to the following matters:</p> <p>a. <u>TREE MAT1</u> Subdivision and Notable Trees</p> <p>Activity status when compliance not achieved: N/A</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>SUB-R20 Subdivision and Sites and Areas of Significance to Māori</i>	Support	Kāinga Ora supports the rules as proposed.	<i>Retain rules as notified.</i>
<i>SUB-R21 Subdivision and Ecosystems and Indigenous Biodiversity</i>			
<i>SUB-R22 Subdivision and Natural Character</i>			
<i>SUB-R23 Subdivision and Natural Features and Landscapes</i>			
<i>SUB-R24 Subdivision and Public Access</i>			
<i>SUB-R25 Subdivision and the Coastal Environment</i>			
<i>SUB-R26 Subdivision and Noise</i>	Support in part	Kāinga Ora generally support the rule as proposed but is seeking consequential amendments for consistency with wider submission on noise and reverse sensitivity.	Activity Status: DIS 1. Subdivision within the Christchurch International Airport 55 dB L _{dn} Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments sought.	<p>2. Subdivision within the Dairy Processing Zone Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.</p> <p>3. Subdivision within the Port Zone 45 dB L_{Aeq} Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.</p> <p>4. Subdivision within the Rail Network Noise Sensitivity Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.</p> <p>5. Subdivision within the State Highway Noise Sensitivity Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.</p> <p>6. Subdivision within the West Melton 55 dB L_{dn} Noise Control Overlay. This rule does not apply to any subdivision under any of SUB-R13 or SUB-R15.</p>
<i>SUB-R27 Subdivision and Urban Growth</i>	Support in part	<p>Kāinga Ora generally support the rule as proposed.</p> <p>Kāinga Ora are of the view that the Urban Growth Overlay should be replaced with a Future Urban Zone for consistency with the National Planning Standards.</p> <p>Amendments sought.</p>	<p>Rename rule as follows:</p> <p>Subdivision and Urban Growth in the Future Urban Zone</p> <p>Activity Status: RDIS</p> <p>1. Subdivision within the Urban Growth Overlay <u>Future Urban Zone</u>. This rule does not apply to any subdivision under SUB-R15.</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SUB-R27.1. is restricted to the following matters:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>a. UG-MAT1 Subdivision and <u>Urban Growth Future Urban Zone</u></p>
Part 2: General District-wide Matters: Subdivision – Rule Requirements			
<p><i>SUB-REQ1 RESZ Site Area</i></p>	<p>Support in part</p>	<p>Kāinga Ora generally support the rule as proposed.</p> <p>Amendment is sought to introduce the word ‘vacant’ to describe the standard. This is to clarify the relationship between the creation of vacant sites through subdivision, and the establishment of reduced site sizes that are deemed acceptable through an approved land use consent for multi-unit development.</p> <p>Further amendments are sought for consistency to the amendments sought to the residential zone framework.</p> <p>Kāinga Ora note this is in-conjunction with relief sought to introduce a new subdivision activity to provide for ‘subdivision in accordance with an approved land use consent’.</p>	<p>RESZ</p> <p>1. Except as provided for in SUB-REQ1.6., the <u>vacant site</u> subdivision shall achieve an average net site area not less than set out in Table SUB-1 – Minimum average net site area, Residential Zones.</p> <p>The average net site area shall be calculated as a mean average (total net site area of sites divided by the number of sites). The total net site area and number of sites used to calculate the mean shall exclude sites used exclusively for access, reserves or network utility operations, or which are wholly subject to a designation.</p> <p>2. Except as provided for in SUB-REQ1.7., the <u>vacant site</u> subdivision shall achieve a minimum net site area not less than set out in Table SUB-2 – Minimum <u>vacant site</u> net site area, Residential Zones.</p> <p>The minimum <u>vacant site</u> net site area shall not apply to sites used exclusively for access, reserves or network utility operations, or which are wholly subject to a designation.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Amendments are also sought to amend the activity status for infringing the rule requirement from Non-Complying to Discretionary. This will allow some flexibility where appropriate or where circumstances dictate.</p> <p>Amendments sought.</p>	<p>Activity status when compliance not achieved: 3. When compliance with any of SUB-REQ1.1. or SUB-REQ1.2. is not achieved: NC-DIS</p> <p>RESZ</p> <p>4. Any site that is, or that is proposed to be as part of the application, subject to a legal mechanism restricting the number of residential units which may be erected on the site shall be of sufficient size to comply with the minimum <u>vacant site</u> net site area set out in SUB-REQ1.1., excluding any area which cannot be used to erect a residential unit.</p> <p>Activity status when compliance not achieved: 5. When compliance with any of SUB-REQ1.4 is not achieved: NC-DIS</p> <p>GRZ, LRZ, SETZ and MRZ</p> <p>6. Where:</p> <ul style="list-style-type: none"> a. two or more residential units, excluding any minor residential unit, have been established on a site; or b. an application for land use consent to erect two or more residential units, excluding any minor residential unit, on a site has been formally received by council; <p>the average site size per residential unit for that site shall be 0.5 x the average site size listed in Table SUB-1 – Minimum average net site area, Residential Zones.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought								
			<p>7. Where:</p> <ul style="list-style-type: none"> a. two or more residential units, excluding any minor residential unit, have been established on a site; or b. an application for land use consent to erect two or more residential units, excluding any minor residential unit, on a site has been formally received by council; <p>the minimum site size per residential unit shall be 0.5 x the minimum site size listed in Table SUB-2 – Minimum net site area, Residential Zones.</p> <table border="1" data-bbox="1285 735 2029 1329"> <thead> <tr> <th colspan="2" data-bbox="1285 735 2029 836">Table SUB-1 – Minimum average vacant site net site area, Residential Zones</th> </tr> <tr> <th data-bbox="1285 836 1671 1034">Zone</th> <th data-bbox="1671 836 2029 1034">Minimum average net site area</th> </tr> </thead> <tbody> <tr> <td data-bbox="1285 1034 1671 1232">Large Lot Residential Zone</td> <td data-bbox="1671 1034 2029 1232">5000m²</td> </tr> <tr> <td data-bbox="1285 1232 1671 1329">Low Density Residential Zone</td> <td data-bbox="1671 1232 2029 1329">750m²</td> </tr> </tbody> </table>	Table SUB-1 – Minimum average vacant site net site area, Residential Zones		Zone	Minimum average net site area	Large Lot Residential Zone	5000m ²	Low Density Residential Zone	750m ²
Table SUB-1 – Minimum average vacant site net site area, Residential Zones											
Zone	Minimum average net site area										
Large Lot Residential Zone	5000m ²										
Low Density Residential Zone	750m ²										

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought	
			General Residential Zone, in Castle Hill	500m ²
			General Residential Zone, other than in Castle Hill	650m ²
			Settlement Zone	1000m ²
Table SUB-2 – Minimum <u>vacant site</u> net site area, Residential Zones				
			Zone	Minimum average net site area
			Large Lot Residential Zone	3000m ²
			Low Density Residential Zone	600m ²
			General Residential Zone, in Castle Hill	350m ²
			General Residential Zone, other than in Castle Hill	500m ²

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought	
			Medium Density Residential Zone	200m ²
			Settlement Zone	800m ²
SUB- REQ 2 <i>Building Square</i>	Support in part	Kāinga Ora supports the rule requirement as proposed but seeks a consequential amendment in accordance with the wider submission to introduce a Medium Density Residential Zone.	<p>1. <i>Every site created shall contain a building square not less than set out in Table SUB-4 – Minimum building square dimensions. This requirement shall not apply to any site created solely for access, reserves, or network utility operations.</i></p> <p>Activity status when compliance not achieved:</p> <p>2. <i>When compliance with any of SUB-REQ2.1 is not achieved: NC</i></p>	
			Table SUB-4 – Minimum <u>building square dimensions</u>	
			Zone	Minimum building square dimensions
			Large Lot Residential Zone	15m x 15m
			Low Density Residential Zone	15m x 15m

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought	
			General Residential Zone	10m x 15m
			<u>Medium Density Residential Zone</u>	<u>8m x 15m</u>
			Settlement Zone	15m x 15m
			General Rural Zone	15m x 15m
			Commercial and Mixed Use Zones	15m x 15m
			General Industrial Zone	15m x 15m
			Grasmere Zone	15m x 15m
			Knowledge Zone	15m x 15m
			Maori Purpose Zone	15m x 15m

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought	
			Port Zone	15m x 15m
			Terrace Downs Zone	15m x 15m
SUB- REQ 3 Outline Development Plan	Support	Kāinga Ora supports the rule requirement as proposed.	<i>Retain rule requirement as notified.</i>	
SUB- REQ 4 Road Frontage Width	Oppose	Kāinga Ora opposes the rule requirement as proposed. The width of sites will be assessed through SUB- MAT1. This additional rule requirement will unnecessarily restrict development.	1. Every site created, but excluding any rear site, contains a road frontage width not less than set out in Table SUB-5 – Minimum road frontage widths. Activity status when compliance not achieved: 2. When compliance with any of SUB-REQ4.1 is not achieved: RDIS - Matters for discretion: 3. The exercise of discretion in relation to SUB-REQ4.2 is restricted to the following matters: a. — Any adverse effects on amenity values.	
SUB- REQ 5 Number of Sites	Support	Kāinga Ora supports the rule requirement as proposed.	<i>Retain rule requirement as notified.</i>	

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>SUB- REQ 6 Access</i>	Support	Kāinga Ora supports the rule requirement as proposed.	<i>Retain rule requirement as notified.</i>
<i>SUB- REQ 7 Walkable Blocks</i>	Support in part	Kāinga Ora supports the intent of this rule requirement as proposed however Kāinga Ora questions whether this should form part of the matters of discretion to enable more flexibility. Amendment sought.	Kāinga Ora seek that this rule requirement is removed and instead listed in the matters of discretion.
<i>SUB- REQ 8 Corner Splays</i>	Support in part	Kāinga Ora supports the intent of this rule requirement as proposed however Kāinga Ora questions whether this should form part of a Code of Practice rather than a rule required. Amendment sought.	Move this requirement to a non-statutory Code of Practice.
<i>SUB- REQ 9 Water</i>	Support	Kāinga Ora supports the rule requirement as proposed.	<i>Retain rule requirement as notified.</i>
<i>SUB- REQ 10 Wastewater Disposal</i>			
<i>SUB- REQ 11 Point Strips</i>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>SUB- REQ 12 Land Disturbance and Earthworks for Subdivision</i>	Oppose	<p>Kāinga Ora opposes the rule requirement as proposed.</p> <p>Earthworks should be managed by rules within the Chapter EW- Earthworks.</p> <p>Deletion sought.</p>	<p>1. Land disturbance or earthworks directly associated with the development of land for subdivision has a maximum area of 1,000m².</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SUB-REQ12.1 is not achieved: RDIS</p> <p>-</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to SUB-REQ12.2 is restricted to consideration of:</p> <p>a. The extent of amenity effects on neighbouring properties, and on the road network, of heavy vehicle and other vehicular traffic generated as a result of the activity.</p> <p>b. The extent of any potential dust nuisance, and water or wind erosion effects associated with the activity.</p> <p>c. The extent of any adverse effects from vibration associated with the activity.</p> <p>d. Whether the activity will affect the future development potential of land for permitted activities, taking account of the proposed nature of filling material and the degree of compaction.</p>
Part 2: General District-wide Matters: Subdivision – Matters for Control or Discretion			
<i>SUB- MAT1 Size and Shape</i>	Support in part	Kāinga Ora generally support the matter of control or discretion as proposed.	<p>Rename matters of discretion as follows:</p> <p>Size and Shape for Vacant Site Subdivision</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Amendment is sought to introduce the word 'vacant' to describe the applications to which these matters apply. This is to clarify the relationship between the creation of vacant sites through subdivision, and the establishment of reduced lot sizes that are deemed acceptable through an approved land use consent for multi-unit development.</p> <p>Kāinga Ora note this is in-conjunction with relief sought to introduce a new subdivision activity to provide for 'subdivision in accordance with an approved land use consent'.</p> <p>Amendment sought.</p>	<ol style="list-style-type: none"> 1. The extent to which site boundaries reflect natural or physical boundaries. 2. The extent to which any rear site is created only where it is necessary to reach an irregular part of a site and there is no practical alternative to develop the site. 3. Where any proposed site has a net area equal to, or larger than, twice the size required by SUB-REQ1.1. Site Area: <ol style="list-style-type: none"> a. the maximum number of sites that could be developed in the area subject to the application, in accordance with SUB-REQ1.1. Site Area; and b. the nature and appropriateness of any ongoing legal mechanism(s) to ensure that the eventual residential density of the area subject to the application does not exceed the number in SUB-MAT1.3.a. 4. The extent to which the proposal provides a variety of site sizes that are in keeping with the recognised or anticipated character-planned form of the area. 5. Whether the shape and alignment of sites relate well to existing roads, public spaces, and surrounding or neighbouring residential areas. 6. Whether the shape and alignment of sites enable all of: <ol style="list-style-type: none"> a. the best and appropriate location of: <ol style="list-style-type: none"> i. the principal entrance to a residential unit; ii. outdoor living space; and iii. service areas for a residential unit;

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<ul style="list-style-type: none"> iv. car parking; and v. a vehicle crossing; b. energy efficiency and solar orientation; c. privacy for residents; d. passive surveillance; and e. place activation and a coherent street scene. <p>7. Whether the shape and alignment of sites enable potential principal buildings to benefit from passive solar gain whilst being oriented towards the street to provide passive surveillance, place activation, and a coherent street scene.</p>
<i>SUB- MAT 2 Context</i>	Support	Kāinga Ora supports the matter of control or discretion as proposed.	<i>Retain matters as notified.</i>
<i>SUB- MAT 3 Infrastructure</i>			
<i>SUB- MAT 4 Telecommunications and Electricity</i>			
<i>SUB- MAT 5 Water</i>			
<i>SUB- MAT 6 Stormwater Disposal</i>			
<i>SUB- MAT 7 Wastewater Disposal</i>			
<i>SUB- MAT 8 Solid Waste Disposal</i>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>SUB- MAT 9 Movement Networks</i>			
<i>SUB- MAT 10 Reserves</i>			
<i>SUB- MAT 11 Easements</i>			
<i>SUB- MAT 12 Development Constraints</i>			
Part 2: District-wide Matters			
Part 2: District-wide Matters: Residential Zones			
Part 2: Urban Growth - Overview			
<i>Urban Growth - Overview</i>	Support in Part	<p>Kāinga Ora generally supports the approach to identifying areas for future urbanisation within the Township boundaries identified within the CRPS. Kāinga Ora agree that urban zones should be applied following a Development Planning process through a Plan Change. For consistency with the National Planning Standards however, Kāinga Ora are of the view that the Urban Growth Overlay should be deleted and these provisions should be incorporated within a Future Urban Zone.</p> <p>Refer to Attachment 5 for proposed Future Urban Zone provisions.</p>	<i>Delete and replace the Urban Growth Overlay with a Future Urban Zone that acts as a transitional zone until the land is rezoned through a Plan Change for urban purposes in accordance with the National Planning Standards.</i>
Part 2: Urban Growth - Objectives			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
UG-01	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this objective however, this objective is more appropriately located in the Strategic Directions section of the plan.</p> <p>This objective is a strategic objective for growth. Kāinga Ora supports shifting the strategic objectives and policies for urban growth which are currently included in the Urban Growth Overlay into the Strategic Directions section.</p> <p>Kāinga Ora also seeks amendments to align language with Policy 6 of the NPS-UD which recognises that amenity values will change over time in urban environments as a result of the NPSUD.</p> <p>Amendments sought.</p>	<p>Urban growth is provided for in a strategic manner that:</p> <ol style="list-style-type: none"> 1. Achieves attractive, pleasant, high quality, and resilient urban environments; 2. Maintains and enhances the amenity values and <u>Achieves the character built form</u> anticipated within each residential, kāinga nohoanga, or business area; 3. Recognises and protect identified Heritage Sites, Heritage Settings, and Notable Trees; 4. Protects the health and well-being of water bodies, freshwater ecosystems, and receiving environments; 5. Provides for the intensification and redevelopment of existing urban sites; 6. Integrates with existing residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas; 7. Is coordinated with available infrastructure and utilities, including land transport infrastructure; and 8. Enables people and communities, now and future, to provide for their wellbeing, and their health and safety.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
UG-02	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this objective however, this objective is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Amendments sought.</p>	<i>Retain objective as notified and move to Strategic Directions.</i>
UG-03	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this objective. However, this objective is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Amendments sought.</p>	<i>Retain objective as notified and move to Strategic Directions.</i>
Part 2: Urban Growth - Policies			
UG-P1	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Consistent with their wider submission, Kāinga Ora seek amendments that recognise that future greenfield growth should be provided for through a Future Urban Zone, for</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Spatially identify new <u>greenfield</u> urban growth areas <u>through application of the Future Urban Zone. supported by a Development Plan.</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>consistency with the National Planning Standards.</p> <p>Amendments sought.</p>	
UG-P2	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Kāinga Ora are of the view that future greenfield growth should be provided for a Future Urban Zone, for consistency with the National Planning Standards.</p> <p>Kāinga Ora is also requesting amendments to clarify that the rezoning of Future Urban land needs to be supported by a Development Plan.</p> <p>Amendments sought.</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Provide for the rezoning of land to establish new urban areas within the Urban Growth Overlay <u>Future Urban Zone when supported by a Development Plan.</u></p>
UG-P3	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Avoid the zoning of land to establish any new urban areas or extensions to any township boundary in the Greater</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Kāinga Ora are of the view that future greenfield growth should be provided for through a Future Urban Zone, for consistency with the National Planning Standards.</p> <p>Amendments sought.</p>	<p>Christchurch area of the District outside the Urban Growth Overlay <u>Future Urban Zone</u>.</p>
UG-P4	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Kāinga Ora are of the view that future greenfield growth should be provided for through a Future Urban Zone, for consistency with the National Planning Standards.</p> <p>Amendments sought.</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Manage the zoning of land to establish any new urban areas or extensions to any township boundary outside the Greater Christchurch area of the District outside the Urban Growth Overlay <u>Future Urban Zone</u>, where it to maintains a consolidated and compact urban form.</p>
UG-P5	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Enable land to be rezoned Maori Purpose Zone outside a Urban Growth Overlay <u>Future Urban Zone</u>, where it is</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Kāinga Ora are of the view that future greenfield growth should be provided for through a Future Urban Zone, for consistency with the National Planning Standards.</p> <p>Amendments sought.</p>	consistent with the outcomes identified in the Māori Purpose Zone.
UG-P6	Support in part	<p>Kāinga Ora are of the view that future greenfield growth should be provided for through a Future Urban Zone, for consistency with the National Planning Standards.</p> <p>Amendments sought.</p>	Enable rural production to continue on land that is subject to an Urban Growth Overlay <u>Future Urban Zone</u> , while avoiding the establishment of those activities that may unreasonably hinder any future urban zoning required to assist in meeting the District's urban growth needs.
Part 2: Urban Form - Policies			
UG-P7	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Amendments sought.</p>	<i>Retain policy as notified and move to Strategic Directions.</i>
UG-P8	Support in Part – shift to Strategic	Kāinga Ora generally supports this policy. However, this policy is more appropriately	<i>Retain policy as notified and move to Strategic Directions</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
	Directions Section.	located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district. Amendments sought.	
<i>UG-P9</i>	Support in Part – shift to Strategic Directions Section.	Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district. Amendments sought.	<i>Retain policy as notified and move to Strategic Directions</i>
<i>UG-P10</i>	Support in Part – shift to Strategic Directions Section.	Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district. Amendments sought.	Amend policy as follows and move to Strategic Directions: Ensure the establishment of high-quality urban environments by requiring that new urban areas: <ol style="list-style-type: none"> 1. Maintain the amenity values and <u>Achieve the character built form</u> anticipated within each township and the outcomes identified in any relevant Development Plan; 2. Recognise and protect identified Heritage Sites, Heritage Settings, and Notable Trees; and 3. Preserving the rural outlook that characterises the General Rural Zone through appropriate landscape

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			mitigation, densities, or development controls at the interface between rural and urban environments.
UG-P11	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Amendments sought.</p>	<i>Retain policy as notified and move to Strategic Directions</i>
UG-P12	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Kāinga Ora also seeks amendments to recognise that in greenfields infrastructure may be planned but not necessarily built until wider development occurs.</p> <p>Amendments sought.</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Ensure the zoning of land to extend township boundaries to establish new urban areas demonstrates how it will integrate with existing urban environments, optimise the efficient and cost-effective provision of infrastructure, and protect natural and physical resources, by:</p> <ol style="list-style-type: none"> 1. Aligning the zoning, subdivision and development with network capacity and availability of existing or new-planned infrastructure, including through the staging of development; 2. Avoiding adverse effects on the ground and surface water resource by requiring connections to reticulated water, wastewater, and stormwater networks where they are available, or by demonstrating that the

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>necessary discharge approvals can be obtained for all on-site wastewater and stormwater treatment and disposal facilities;</p> <ol style="list-style-type: none"> 3. Ensuring the land is located where solid waste collection and disposal services are available <u>or planned</u>; 4. Prioritising accessibility and connectivity between the <u>through zoning</u> land and adjoining neighbourhoods, commercial centres, open space reserves, and community facilities, including education providers, public reserves, and health services; and 5. Requiring safe, attractive and convenient land transport infrastructure that promotes walking, cycling, and access to public transport and public transport facilities to encourage energy efficiency and improve peoples' health and wellbeing.
Part 2: Development Capacity - Policies			
<i>UG-P13 Residential growth – Greater Christchurch area</i>	Support in Part / Oppose in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy, with amendments requested. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Kāinga Ora requests that sub clauses 1 and 4 are deleted as Kāinga Ora oppose setting out</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <p>1.— Extensions assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium term period through to 2028.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>density and dwelling numbers/targets in policies. Rather, policies should be enabling residential growth generally.</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> 2. A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch; 3. The land is within the Future Urban Zone subject to an Urban Growth Overlay and the area is either: <ol style="list-style-type: none"> a. a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is a residential activity; or b. identified in an adopted Rural Residential Strategy and in accordance with CRPS Policy 6.3.9 where it is a rural residential activity. 4. The minimum net densities of 12hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met; 5. A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and 6. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds.
<i>UG-P14 Residential growth – Outside</i>	Support in Part – shift to Strategic	Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of	Amend policy as follows and move to Strategic Directions:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>the Greater Christchurch area</i>	Directions Section.	<p>the plan as it sets up the approach to managing urban growth within the district.</p> <p>Kāinga Ora are of the view that future greenfield growth should be provided for through a Future Urban Zone, for consistency with the National Planning Standards.</p> <p>Kāinga Ora requests that sub clause 3 is deleted as Kāinga Ora oppose setting out density and dwelling numbers/targets in policies. Rather, policies should be enabling residential growth generally.</p> <p>Amendments sought.</p>	<p>Any new residential growth area outside the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> 1. There is a demonstrated need for additional development capacity within the township, including where identified in any relevant Development Plan; 2. The land is within the Future Urban Zone subject to an Urban-Growth-Overlay, or the township-based opportunities and constraints identified in any relevant Development Plan are addressed; <u>and</u> 3.—The minimum net densities support a range of housing types that respond to demographic change, social needs and outcomes identified in any relevant Development Plan; and 4. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds.
<i>UG-P15 Business growth – Greater Christchurch area</i>	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Kāinga Ora are of the view that future greenfield growth should be provided for</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Any new areas to support commercial activities, industrial activities, or activities provided for in the Port Zone or Knowledge Zone in the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> 1. A BDCA and FDS demonstrates a need for additional suitable development capacity within the township

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>through a Future Urban Zone, for consistency with the National Planning Standards.</p> <p>Amendments sought.</p>	<p>and the additional suitable development capacity supports the rebuild and recovery of Greater Christchurch;</p> <ol style="list-style-type: none"> 2. The land is <u>within the Future Urban Zone</u> subject to an Urban Growth Overlay and the area is either: <ol style="list-style-type: none"> a. a ‘greenfield priority area’, or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is an industrial activity; or b. consolidated within a Key Activity Centre or within an existing General Industrial Zone, Port Zone or Commercial and Mixed Use Zone. 3. A diverse range of services and opportunities is provided for to respond to the social and economic needs identified in a BDCA, FDS or any relevant Development Plan; 4. The type, scale and function of new commercial areas are consistent with the Activity Centre Network and support mixed use activities, unless located in a Large Format Retail Zone; 5. The location, dimensions and characteristics of the land are appropriate to support: <ol style="list-style-type: none"> a. activities that are anticipated within the existing General Industrial Zone, Knowledge Zone or Commercial and Mixed Use Zone; b. community facilities and public spaces where these are anticipated by the land use zone; and

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			6. An ODP is prepared and incorporated into this Plan before any subdivision proceeds.
UG-P16 Business growth – Outside the Greater Christchurch area	Support in Part – shift to Strategic Directions Section.	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Kāinga Ora are of the view that future greenfield growth should be provided for through a Future Urban Zone, for consistency with the National Planning Standards.</p> <p>Amendments sought.</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Any new areas to support commercial or industrial activities outside the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> 1. There is a demonstrated need for additional suitable development capacity within the township, including where identified in any relevant Development Plan; 2. The land is within the Future Urban Zone subject to an Urban Growth Overlay, or is consolidated with an existing Town Centre Zone, Local Centre Zone or General Industrial Zone; 3. A diverse range of services and opportunities is provided for to respond to any specific social and economic needs, including where identified in any relevant Development Plan; 4. The type, scale and function of new commercial areas are consistent with the Activity Centre Network, including supporting mixed use activity in the Town Centre Zone; 5. The location, dimensions and characteristics of the land are appropriate to support:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<ul style="list-style-type: none"> a. activities that are anticipated within the Town Centre Zone, Local Centre Zone or General Industrial Zone; b. community facilities and public spaces where these are anticipated by the land use zone; and <p>6. An ODP is prepared and incorporated into this Plan before any subdivision proceeds.</p>
<p><i>UG-P17 Intensification and redevelopment</i></p>	<p>Support in Part – shift to Strategic Directions Section.</p>	<p>Kāinga Ora generally supports this policy. However, this policy is more appropriately located in the Strategic Directions section of the plan as it sets up the approach to managing urban growth within the district.</p> <p>Consistent with Kāinga Ora’s wider submission on managing urban growth and intensification, Kāinga Ora supports enabling increased housing capacity and housing choice through a range of methods with the primary method being deleting residential density requirements within the General Residential and the proposed Medium Density Residential Zones.</p> <p>Amendments sought.</p>	<p>Amend policy as follows and move to Strategic Directions:</p> <p>Encourage the intensification of urban activities or redevelopment of existing land within urban zones to assist in supporting the district’s urban growth needs, including through the implementation of an adopted Urban Intensification Plan or any relevant Development Plan, to:</p> <ul style="list-style-type: none"> 1. Minimise the loss of the rural land resource; 2. Maintain the effective and efficient use of infrastructure and the strategic transport network; 3. Support housing choice, increase the availability of affordable housing and enable economically resilient and diverse commercial centres, including by providing mixed use activities in Key Activity Centres’ or Local Centre Zones; 4. Promote consolidated and compact townships that support resilient, diverse and self-sufficient settlements; 5. Promote the regeneration of buildings and land;

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>6. Achieve higher residential densities in and around Key Activity Centres, Town Centres, Core Public Transport Routes and in locations where there is safe and convenient access to public transport and public transport facilities; and</p> <p>7. Achieve higher floor area ratios in the Commercial and Mixed Use Zone and General Industrial Zone to optimise the use of commercial and industrial land;</p> <p>provided that intensification or redevelopment does not</p> <p>8. generate adverse effects on surrounding environments; or</p> <p>9. undermine the safe, efficient or cost-effective operation of infrastructure or utility services.</p>
Part 2: Development Capacity – Rule List			
<i>UG-R1 Activities in the Urban Growth Overlay</i>	Support in Part	<p>Kāinga Ora generally supports this rule. However, consistent with its overall submission on the Urban Growth Overlay this should be incorporated into a Future Urban Zone.</p> <p>Kāinga Ora are of the view that future greenfield growth should be provided for through a Future Urban Zone, for consistency with the National Planning Standards.</p> <p>Amendments sought.</p>	<p>Amend title as follows and move to Future Urban Zone:</p> <p>Activities in the Urban Growth Overlay Future Urban Zone</p>
Part 2: Development Capacity – Matters for Control or Discretion			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>UG-MAT1 Subdivision and Urban Growth</i>	Support in Part	<p>Kāinga Ora generally supports these matters of discretion. However, consistent with its overall submission on the Urban Growth Overlay this should be incorporated into a Future Urban Zone.</p> <p>Amendments sought.</p>	Retain matters as notified and move to Future Urban Zone.
Part 2: Development Capacity – UG Schedules			
<i>UG-SCHED1 UG-SCHED1 - Residential Growth Area ODP Criteria</i>	Support in Part	<p>Kāinga Ora generally supports this schedule. However, consistent with its overall submission on the Urban Growth Overlay this should be incorporated into a schedule to the Strategic directions of the plan.</p> <p>Amendments sought.</p>	Retain schedule as notified and move to Strategic Directions.
Part 3: Area Specific Matters			
Part 3: Area Specific Matters: Residential Zones			
Part 3: Area Specific Matters: Residential Zones - Overview			
<i>Introductory Text</i>	Support in part	<p>Kāinga Ora generally supports the introductory text as proposed.</p> <p>Consequential amendments are sought, consistent with its overall submission on the Plan and the residential zones to introduce a Medium Density Residential Zone.</p> <p>Amendments sought.</p>	<p>The District's Residential Zones are those areas which provide for the residential needs of the community. These include the Large Lot Residential Zone, Low Density Residential Zone, General Residential Zone, Medium Density Residential Zone and the Settlement Zone.</p> <p>The following objectives and policies apply to all of the Residential Zones, in addition to the zone-specific objectives and policies located in the relevant Large Lot Residential Zone,</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>Low Density Residential Zone, General Residential Zone, Medium Density Residential Zone and the Settlement Zone chapters.</p> <p>The Residential Zone matters for control or discretion are also applicable to controlled and/or restricted discretionary status activities in the Large Lot Residential Zone, Low Density Residential Zone, General Residential Zone, Medium Density Residential Zone and the Settlement Zone.</p>
Part 3: Area Specific Matters: Residential Zones - Objectives			
RESZ-01	Support in part	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the “<i>planned urban built form</i>” when referring to the intended future state of the urban environment.</p> <p>Amendments sought.</p>	<p>Safe, convenient, pleasant, and healthy living environments that meet the needs and preferences of the community. Development is in keeping with the planned urban form of the residential zone.</p>
RESZ-02	Support	Kāinga Ora supports the objective as proposed.	<i>Retain objective as notified.</i>
RESZ-03	Support	Kāinga Ora supports the objective as proposed.	<i>Retain objective as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
RESZ-04	Support in part	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>Amendment sought to align language with Policy 3 and 4 of the NPS-UD, which seeks to provide for buildings heights and density of urban form commensurate with the level of accessibility to existing or planned active or public transport to a range of commercial and community services.</p> <p>Amendments sought.</p>	<p>Increased residential <u>densities height</u> occur in close proximity to activity centres, <u>existing or planned active</u> public transport routes, <u>community services</u> and public open spaces.</p>
RESZ-05	Support in part	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>Amendment sought to reflect that amenity should be considered in the context of the planned urban form. The amendments are drafted to ensure that there are quality amenity outcomes both onsite and on adjoining sites and that streets are safe and attractive.</p> <p>Amendments sought.</p>	<p>Built form is of a high design standard and appearance <u>provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces. that responds to and reinforces positive aspects of the local environment.</u></p>
RESZ-06	Support in part	<p>Kāinga Ora generally supports the objectives as proposed.</p>	<p><u>Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Amendments are sought to reduce repetition between the outcomes sought through objectives RESZ-02, RESZ-06 and RESZ-07. The three objectives all seek to address the appropriate land use within residential zones. The amendments are drafted to ensure that non-residential activities do not adversely affect residential amenity.</p> <p>Amendments sought.</p>	<p><u>zone and which also maintain the amenity of the neighbourhood.</u></p> <p>The role, function, and predominant character of the residential zones is not compromised by non-residential activities.</p>
RESZ-07	Oppose	<p>Kāinga Ora opposes the objective as proposed.</p> <p>Amendments are sought to reduce repetition between the outcomes sought through objectives RESZ-02, RESZ-06 and RESZ-07. The three objectives all seek to address the appropriate land use within residential zones.</p> <p>Delete objective and adopt proposed amendments to RESZ-07.</p> <p>Deletion sought.</p>	<p>Residents have access to a range of community, recreation, education, health, and corrections activities and facilities that support, maintain, and enhance the surrounding residential amenity.</p>
Part 3: Area Specific Matters: Residential Zones - Policies			
RESZ-P1 Residential Activities	Support in part	Kāinga Ora generally supports the policy as proposed.	Enable a range of housing types. and densities that achieve the residential character anticipated for each zone.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendment sought to strengthen wording to be consistent with the direction set by the NPS-UD to <i>enable</i> a variety of homes. Amendments sought.	
RESZ-P2 Residential Activities	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
RESZ-P3 Residential Amenity	Support in part	Kāinga Ora generally supports the policy as proposed. Amendment sought to align language with the NPS-UD, which refers to the “ <i>planned urban built form</i> ” when referring to the intended future state of the urban environment. The further amendments clarify the urban design outcomes sought in respect of how development is viewed from the streetscape and the amenity of neighbouring sites. Amendments sought.	Maintain and enhance the character and amenity values Achieve the planned urban built form of <u>the</u> residential zones by ensuring that all new buildings are: <ol style="list-style-type: none"> of a scale, <u>height and form consistent with the planned urban form of the zone appropriate to the locality;</u> sited in a location to enable privacy, and retain open space and access to sunlight and daylight <u>to adjoining sites;</u> designed to <u>create space between buildings through requiring sufficient setbacks, open space, manoeuvring and landscaping. enable ancillary activities such as accessory buildings, manoeuvring, and landscaping to be accommodated on the site.</u>
RESZ-P4 Residential Amenity	Support in part	Kāinga Ora generally supports the policy as proposed. Amendment sought to clarify the urban design outcome sought in relation to how higher	Manage the design and appearance of development to ensure it contributes to attractive and safe streets. In recurring building types, the appearance of building facades shall maintain an overall coherent expression, but provide variation

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		density urban development is viewed from the streetscape. Amendments sought.	through the use of a range of materials, repeated patterns, and façade spacing.
<i>RESZ-P5 Outdoor Living Space</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
<i>RESZ-P6 Landscaping and Fences</i>	Support in part	Kāinga Ora generally supports the policy as proposed. Amendment sought to clarify the urban design outcome sought in relation to how development contributes to the streetscape appearance and promotes passive surveillance of the street and public open spaces. Amendments sought.	Landscaping and fencing is provided that <u>contributes to attractive and safe streets and public open spaces.</u> maintains and enhances the amenity values and attractiveness of the locality.
<i>New Policy Proposed</i>	Support	Kāinga Ora proposes a new policy to cover the onsite amenity of residents and create a policy linkage to the rule requirements for onsite amenity.	<u>Require accommodation to be designed to meet day to day needs of residents by:</u> <u>(a) providing privacy and outlook; and</u> <u>(b) providing access to daylight and sunlight and providing the amenities necessary for those residents.</u>
<i>RESZ-P7 Accessory Building</i>	Support in part	Kāinga Ora generally supports the policy as proposed. Amendment sought to clarify the amenity outcomes sought for adjoining sites in relation to the placement of accessory buildings.	Ensure that the use and placement of any accessory building does not adversely affect the privacy, amenity, outlook of, or access to sunlight of adjacent properties.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments sought.	
<i>RESZ-P8 Minor Residential Unit</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
<i>RESZ-P9 Minor Residential Unit</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
<i>RESZ-P10 Home Business</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
<i>RESZ-P11 Relocated Building</i>	Oppose	<p>Kāinga Ora opposes separate recognition of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to compliance with the Effects Standards and number of dwellings.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved and also promote an increase in housing supply and affordability.</p> <p>Deletion sought.</p>	Maintain residential amenity values by ensuring that relocated buildings are reinstated to an appropriate state of repair and within a reasonable timeframe.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>RESZ-P12 Supported Residential Accommodation and Retirement Village</i>	Support in part	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the “<i>planned urban built form</i>” when referring to the intended future state of the urban environment.</p> <p>Amendments sought.</p>	<p>Enable supported residential accommodation and retirement villages that are:</p> <ol style="list-style-type: none"> 1. located, where possible, within walking distance of essential facilities such as convenience shops, health and community facilities, public transport, and open space; 2. sited and designed to promote interaction with other sections of the community, without compromising privacy; 3. of a scale and appearance <u>consistent with the planned urban form of the zone that reflects the residential style and character of the locality</u>; 4. provided with outdoor living space and landscaping; and 5. designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents.
<i>RESZ-P13 Comprehensive Development, Small Site Development and Second Residential Units</i>	Oppose	<p>Kāinga Ora opposes the policy as proposed, consistent with its submission to delete reference to these activities within the Residential zones.</p> <p>Providing for small site development and comprehensive development with different rule requirements adds an additional layer of complexity and assessment to intensification at lower and higher intensities. Sufficient</p>	<p>Provide for comprehensive development, small site development, and second residential units on suitably sized and located sites within existing residential zones, which provide:</p> <ol style="list-style-type: none"> 1. access to local services and facilities; 2. a range of housing types; 3. high quality urban design outcomes and on-site amenity; and

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		scope is available in the rules and matters of discretion to assess the effects of any proposal on the planned character and urban form of the zone. Deletion sought.	4.—development that is integrated with, and sympathetic to, the amenity of the locality and adjoining sites.
<i>RESZ-P14 Visitor Accommodation</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
<i>RESZ-P15 Non-residential Activity and Community Facilities</i>	Support in part	Kāinga Ora generally supports the policy as proposed. Amendment sought to align language with the NPS-UD, which refers to the “ <i>planned urban built form</i> ” when referring to the intended future state of the urban environment. Amendments sought.	Provide for non-residential activities and community facilities that: <ol style="list-style-type: none"> 1. are of a nature and scale that meet the needs of the local community; 2. are consistent with the amenity values and character of the locality <u>planned urban form of the zone</u>; 3. encourage co-location and shared use of community facilities where practicable; and 4. do not undermine the viability of commercial centres.
Part 3: Area Specific Matters: Residential Zones – Matters for Control or Discretion			
<i>RESZ-MAT1 Residential Design</i>	Support in part	Kāinga Ora generally supports the matters of discretion as proposed. Amendment requested to acknowledge the planned character of development in the zone, rather than fixing the assessment to the current ‘existing’ state. Amendments requested to provide more certainty for urban	<ol style="list-style-type: none"> 1. Whether the design of the development is in keeping with, or complements, the <u>planned</u> scale and character <u>built form</u> of development anticipated within the zone for the surrounding area and relevant significant natural, heritage, and cultural features. 2. Whether the development engages with adjacent streets and any other adjacent public open spaces and

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>design outcomes and to cover design matters that were proposed to be rule requirements but which are better covered as matters of discretion to provide design flexibility.</p> <p>Amendments sought.</p>	<p>contributes to them being lively, safe, and attractive-by:</p> <ul style="list-style-type: none"> i. <u>providing doors, windows and/or balconies facing the street and public open spaces</u> ii. <u>designing large scale development to provide for variations in building form and/or façade design as viewed from streets and public open spaces.</u> iii. <u>optimising front yard landscaping</u> iv. <u>providing safe pedestrian access to buildings from the street</u> <p>3. Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest-</p> <p>4. <u>The extent to which residential units:</u></p> <ul style="list-style-type: none"> i. <u>Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling</u> ii. <u>Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space</u> iii. <u>Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.</u> iv. <u>Provide the necessary waste collection and recycling facilities in locations conveniently</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p><u>accessible and screens from streets and public open spaces.</u></p> <p>5. The extent to which outdoor living space:</p> <ul style="list-style-type: none"> i. <u>Provides for access to sunlight.</u> ii. <u>Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.</u> iii. <u>When provided at ground level, is located on generally flat land or otherwise functional.</u> <p>6.—Whether the development provides a high level of internal and external residential amenity for occupants and neighbours.—</p> <p>7.—Whether the development provides for good access and integration of space for parking and servicing.—</p> <p>8.—Whether the development incorporates Crime Prevention Through Environment Design (CPTED) principles as required to achieve a safe, secure environment.—</p>
RESZ-MAT2 <i>Building Coverage</i>	Support in part	<p>Kāinga Ora generally supports the matters of discretion as proposed.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the “<i>planned urban built form</i>” when referring to the intended future state of the urban environment.</p> <p>Amendments are drafted to acknowledge the</p>	<p>1. Effects on visual amenity values, including dominance, and the compatibility with the receiving environment <u>having regard to the planned built form of the zone.</u></p> <p>2. Provision of <u>The extent to which the proposal is able to provide</u> adequate outdoor living space on site.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>planned character of development in the zone, rather than fixing the assessment to the current 'existing' state.</p> <p>Amendments sought.</p>	
RESZ-MAT3 Height	Support in part	<p>Kāinga Ora generally supports the matters of discretion as proposed.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the “<i>planned urban built form</i>” when referring to the intended future state of the urban environment. Amendments are drafted to acknowledge the planned character of development in the zone, rather than fixing the assessment to the current 'existing' state. Further amendments sought to recognise that effects created by infringements to the height standard need to be managed in respect of adjoining properties rather than the site itself.</p> <p>Amendments are also proposed to recognise potential features of the site which may reduce any adverse effects.</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> 1. Effects on privacy, outlook, or shading on <u>the affected neighbouring sites-property</u>. 2. Effects on visual amenity values, including dominance, and the compatibility with the receiving environment having regard to the planned built form of the zone. 3. <u>The extent to which topography, building location and orientation and planting can mitigate the effects of the additional height of the building or structure.</u> 4. <u>The extent to which the increase in height provides for the Protection</u> of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1. 5. <u>The extent to which the increase in height provides for the Mitigation</u> of the effects of natural hazards.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>RESZ-MAT4 Height in Relation to Boundary</i>	Oppose	<p>Kāinga Ora opposes the HIRB standard and matters of discretion, and seeks a comprehensive review in order to better provide for flexibility in built form / residential typologies while still managing the potential for adverse effects to adjoining properties.</p> <p>Kāinga Ora does not support using different recession planes to boundaries depending on the orientation of boundaries and considers 45 degrees to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a recession plane less than 45 degrees when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.</p> <p>Deletion sought.</p>	<p><i>Delete 'RESZ-MAT4' and undertake a full review of the standard and matters for discretion. Consistent with its submissions on the GRZ-REQ4, Kāinga Ora seeks the introduction of a flexible 'Height / Bulk in Relation to Boundary' rule which would provide a range of options, specific to the zoning of adjacent land (as a means to manage a range of potential adverse effects), as well as to provide design flexibility in the form and typology of residential development. One 'default' or generic rule applying to the zone will generally drive one predominant built form outcome, and not sufficiently manage potential effects from the 11m height limit sought in Kāinga Ora's submission for the Medium Density zone.</i></p>
<i>RESZ-MAT5 Road Boundary Setback</i>	Support in part	<p>Kāinga Ora generally supports the matters of discretion as proposed.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendments are drafted to acknowledge the planned character of development in the</p>	<ol style="list-style-type: none"> 1. The safety and efficiency of the land transport infrastructure. 2. Effects on visual amenity values, including dominance, and the compatibility with the receiving environment streetscape having regard to the planned urban form of the zone. 3. <u>The extent to which the reduction in road boundary setback provides for the</u> Protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		zone, rather than fixing the assessment to the current 'existing' state.	and areas of significance to Māori listed in SASM-SCHED1.
<i>RESZ-MAT6 Internal Boundary Setback</i>	Support in part	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Amendment sought to recognise that effects created by infringements to the internal boundary setback need to be managed in respect of adjoining properties.</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> 1. Effects on privacy, outlook, or shading on the affected property. 2. Effects on visual amenity values of adjoining residential properties, including privacy, outlook and dominance, and the compatibility with the receiving environment. 3. <u>The extent to which the reduction in road boundary setback provides for the P</u>protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1. 4. <u>The extent to which the reduction in yard setback provides for the M</u>mitigation of the effects of natural hazards. 5. Reverse sensitivity effects.
<i>RESZ-MAT7 Fences</i>	Support in part	<p>Kāinga Ora generally supports the matters of discretion as proposed.</p> <p>Amendment sought to clarify the streetscape outcomes sought in relation to how development contributes to the streetscape appearance and passive surveillance of the street and public open spaces.</p>	<ol style="list-style-type: none"> 1. The degree to extent to which an open street scene is maintained and views <u>passive surveillance opportunities are provided</u> between the residential unit and the public space, private right of way, or shared access are retained <u>street</u>. 2. The <u>effects on the planned urban form and streetscape of the zone</u> and whether adequate mitigation of adverse effects can be achieved through landscaping or alternative design. extent to which the

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments sought.	<p>visual appearance of the site from the street, or private right of way, or shared access over which the lot has legal use of any part, is dominated by garden planting and the residential unit, rather than front fencing.</p> <p>3.—The extent to which the proposed fence is constructed out of the same materials as the residential unit and incorporates articulation and modulation, landscaping, or visually permeable elements.</p> <p>4.—Where located in the Large Lot Residential Zone, in a way that is compatible with the open and spacious character anticipated within this zone.</p> <p>5. In the case of internal boundaries, to be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land;</p> <p>6. Necessity as an integral part of a recreational facility such as a swimming pool or tennis court.</p>
<i>RESZ-MAT8 Second Residential Unit</i>	Support	Kāinga supports the matters of discretion as proposed.	<i>Retain matters of discretion as notified.</i>
<i>RESZ-MAT9 Minor Residential Unit</i>	Support in part	<p>Kāinga Ora generally supports the matters of discretion as proposed.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the “<i>planned urban built form</i>” when referring to the intended</p>	<ol style="list-style-type: none"> 1. Effects on amenity values of the residential area the planned urban form of the zone. 2. Location and adequacy of outdoor living space.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>future state of the urban environment. Amendments are drafted to acknowledge the planned character of development in the zone, rather than fixing the assessment to the current 'existing' state.</p> <p>Amendments sought.</p>	
<i>RESZ-MAT10 Relocated Building</i>	Oppose	<p>Kāinga Ora opposes separate recognition of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to compliance with the Effects Standards and number of dwellings.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved and also promote an increase in housing supply and affordability.</p> <p>Deletion sought.</p>	<p>1.—The time period within which the building will be placed on its foundations.</p> <p>2.—Identification of, and the time period to complete reinstatement works.</p> <p>3.—Whether any bond is required to cover the cost of any reinstatement works required, and the type of bond.</p>
<i>RESZ-MAT11 Home Business</i>	Support	Kāinga Ora supports the matters as proposed.	<i>Retain matters of discretion as notified.</i>
<i>RESZ-MAT12 Supported</i>	Support	Kāinga Ora supports the matters as proposed.	<i>Retain matters of discretion as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>Residential Accommodation</i>			
<i>RESZ-MAT13 Location of Comprehensive Development and Retirement Village</i>	Support in part	<p>Kāinga Ora opposes RESZ-MAT13 as it relates to Comprehensive Development, consistent with its submission to delete reference to these activities within the residential zones.</p> <p>Deletion sought.</p>	<p>Rename matters of discretion as follows: Location of Comprehensive Development and Retirement Village</p> <p>Whether the development is located within walkable distance of any of Centre Zone, community facility, or any arterial or collector road as set out in APP2-Roading Hierarchy.</p>
<i>RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village</i>	Support in part	<p>Kāinga Ora opposes RESZ-MAT14 as it relates to Small Site Development and Comprehensive Development, consistent with its submission to delete reference to these activities within the residential zones.</p> <p>Providing for small site development and comprehensive development with different rule requirements adds an additional layer of complexity and assessment to intensification at lower and higher intensities. Sufficient scope is available in the urban design matters of discretion to assess the effects of any proposal on the planned character and urban form of the zone.</p> <p>Deletion sought.</p>	<p>Rename matters of discretion as follows: Design of Small Site Development, Comprehensive Development, and Retirement Village</p> <ol style="list-style-type: none"> 1. Effects on <u>planned</u> urban built form <u>of the zone</u> and <u>amenity values</u> of nearby residential areas and public spaces from building intensity, scale, location, form and appearance. 2. Effects on building orientation, design, setbacks, and external appearance. 3. Parking and access; safety, efficiency and impacts to on street parking and neighbours. 4. Location, orientation and screening of outdoor living, service/storage, and waste management spaces. 5. On-site amenity values. 6. Fencing and boundary treatments.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			7. Extent to which landscaping enhances residential amenity and is integrated within the design to define and enhance on-site outdoor living spaces, reduce the visual impact of large buildings through screening and planting, and screen service areas, loading areas, and outdoor storage areas from public vantage points.
<i>RESZ-MAT15 Alpine Design Specific Control Areas</i>	Support	Kāinga Ora supports the matters as proposed.	<i>Retain matters of discretion as notified.</i>
<i>RESZ-MAT16 Non-Residential Activities</i>	Support	Kāinga Ora supports the matters as proposed.	<i>Retain matters of discretion as notified.</i>
<i>RESZ-SCHED1 Measuring Setback</i>	Support	Kāinga Ora supports the schedule as proposed.	<i>Retain matters of discretion as notified.</i>
Part 3: Area Specific Matters: Residential Zones: LRZ – Large Lot Residential Zone			
<i>LLRZ-01</i>	Support	Kāinga Ora generally supports the objective as proposed.	<i>Retain the objective as notified.</i>
<i>LLRZ-P1</i>	Support in part	Kāinga Ora generally supports the objective as proposed. Amendments are sought to recognise that it is the building envelope that determines built character rather than density.	Provide for a very low density and spacious residential <u>character planned built form</u> by: <ol style="list-style-type: none"> <u>managing the density of development requiring sufficient setbacks</u>; and managing the height, bulk and form of development.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments sought.	
Part 3: Area Specific Matters: Residential Zones: LRZ – Large Lot Residential Zone: Rules			
<i>LLRZ-R1 Residential Activities</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
<i>LLRZ-R2 Residential Unit or other Principal Building</i>	Support in part	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought and to ensure that buildings that comply with development standards that manage external effects are exempt from public or limited notification.</p> <p>Amendments sought.</p>	<p>Activity status: PER</p> <p>1. The establishment of, or the addition/external alteration to, a residential unit or other principal building</p> <p>Where: no more than one residential unit or other principal building is established on the site. And this activity complies with the following rule requirements:</p> <p>LLRZ-REQ1 Servicing LLRZ-REQ2 Building Coverage LLRZ-REQ3 Height LLRZ-REQ4 Height in Relation to Boundary LLRZ-REQ5 Setback of Buildings and Structures LLRZ-REQ6 Presentation to the Street</p> <p>Activity status when compliance not achieved: 2. When compliance with LLRZ-R2.1. is not achieved: DIS 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LLRZ-Rule Requirements</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p><u>Any application for a new building pursuant to LLRZ-R2 that complies with LLRZ-REQ3 Height and LLRZ-REQ5 Setback of Buildings and Structures shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</u></p>
<p><i>LLRZ-R3 Minor Residential Unit</i></p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought.</p> <p>Amendments sought.</p>	<p>Activity status: PER</p> <p>1. The establishment of, or addition/external alteration to, a minor residential unit.</p> <p>Where:</p> <ul style="list-style-type: none"> a. a maximum of one minor residential unit shall be allowed per site; b. the minor residential unit shall have a maximum floor area of 70m² excluding garaging; c. the minor residential unit shall use the same servicing connections and accessway as the principal residential unit; d. the minor residential unit shall be located within 10m of the principal residential unit; and e. an outdoor living space is provided for the exclusive use of the occupants of the minor residential unit that is: <ul style="list-style-type: none"> i. directly accessible from an internal living room of the minor residential unit; ii. has a minimum width of 4m; iii. a minimum area of 20m²;

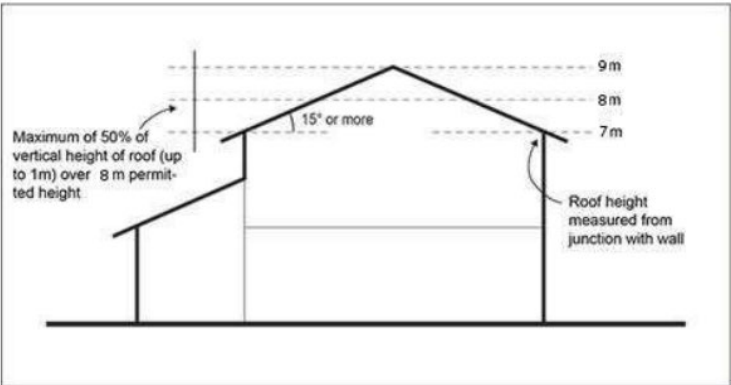
Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<ul style="list-style-type: none"> iv. is not located within any required road boundary setback; and v. is free of driveways, manoeuvring areas, accessory buildings, and service areas. <p>And this activity complies with the following rule requirements: LLRZ-REQ1 Servicing LLRZ-REQ2 Building Coverage LLRZ-REQ3 Height LLRZ-REQ4 Height in Relation to Boundary LLRZ-REQ5 Setback of Buildings and Structures LLRZ-REQ6 Presentation to the Street</p>
<i>LLRZ-R4 Garages, Accessory Buildings and Structures</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>
<i>LLRZ-R5 Ancillary Structures</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>
<i>LLRZ-R6 Fencing</i>	Support	Kāinga Ora supports this rule as proposed.	Activity Status: PER 1. Any fence or freestanding wall Where: a. within 10m of any road boundary, it is:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<ul style="list-style-type: none"> i. a maximum of 1.2m in height; ii. at least 50% visually permeable; and iii. of post and rail or post and wire fencing. <p>b. within 5m of any internal boundary, it is:</p> <ul style="list-style-type: none"> i. a maximum of 1.2m in height; ii. at least 50% visually permeable; and iii. of post and rail, post and wire, tennis court or swimming pool fencing. <p>For the purposes of calculating the maximum height under this rule requirement, where a fence is erected atop a retaining wall, the height shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.</p>
<p><i>LLRZ-R7 Relocated Building</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes separate recognition of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to compliance with the Effects Standards and number of dwellings.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved and also promote an increase in housing supply and affordability.</p>	<p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>-</p> <p>Where:</p> <ul style="list-style-type: none"> a. the building is a garage or accessory building; and b. the building is being shifted from one position to another position within the same site; or c. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Deletion sought.	<p>-</p> <p>And this activity complies with the following rule requirements:</p> <p>LLRZ-REQ1 Servicing</p> <p>LLRZ-REQ2 Building Coverage</p> <p>LLRZ-REQ3 Height</p> <p>LLRZ-REQ4 Height in Relation to Boundary</p> <p>LLRZ-REQ5 Setback of Buildings and Structures</p> <p>LLRZ-REQ6 Presentation to the Street</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LLRZ-R7.1. is not achieved: CON</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LLRZ-Rule Requirements</p> <p>-</p> <p>Matters of control:</p> <p>4. The exercise of control in relation to LLRZ-R7.2. is restricted to the following matters:</p> <p> a. RESZ-MAT10 Relocated Building</p> <p>-</p> <p>Notification:</p> <p>5. Any application arising from LLRZ-R7.2. shall not be subject to public notification.</p>
LLRZ-R8 Keeping of Animals	Support	Kāinga Ora supports these rules as proposed.	Retain rule as notified.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>LLRZ-R9 Home Business</i>			
<i>LLRZ-R10 Supported Residential Accommodation</i>			
<i>LLRZ-R11 Visitor Accommodation</i>			
<i>LLRZ-R13 Public Amenity</i>			
<i>LLZ-R12 Commercial Activity</i>			
<i>LLZ-R15 Automotive Activity</i>			
<i>LLZ-R16 Industrial Activity</i>			
<i>LLZ-R17 Research Activity</i>			
<i>LLZ-R18 Rural Industry, Rural Production, and/or Rural Service Activity</i>			
<i>LLZ-R19 Mineral Extraction and/or Mineral Prospecting</i>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
LLZ-R20 Firearms Range			
LLZ-R21 Motor Sports			
LLZ-R22 Waste and Diverted Material Facility			
LLZ-R23 Landfill			
LLZ-R14 Community Facility			
LLZ-R24 Any activity not otherwise listed in LLRZ-Rule List			
Part 3: Area Specific Matters: Residential Zones: LRZ – Large Lot Residential Zone: Rule Requirements			
LLZ-REQ1 Servicing	Support	Kāinga Ora supports the activity as proposed.	<i>Retain rule requirement as notified.</i>
LLZ-REQ2 Building coverage	Support	Kāinga Ora supports the activity as proposed.	<i>Retain rule requirement as notified.</i>
LLZ-REQ3 Height	Support in part	<p>Kāinga Ora supports the proposed height limit as proposed, which enables development up to two storeys consistent with the planned outcomes for the zone.</p> <p>Amendments are requested to include an allowance for roof form exceedance, in</p>	<p>The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in the Figure below.</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>conjunction with design flexibility through the amendments sought to the height in relation to boundary control. This will provide sufficient design flexibility to enable differing roof forms within the LLRZ.</p> <p>Amendments sought.</p>	
<p><i>LLZ-REQ4 Height in Relation to Boundary</i></p>	<p>Oppose</p>	<p>Setbacks from neighbouring properties of 5m are proposed to apply within the LLRZ. This will sufficiently manage any dominance, shading and privacy effects on adjoining properties therefore an additional Height in Relation to Boundary rule is not required.</p> <p>Deletion sought.</p>	<p>1. Any building or structure shall comply with the Height in Relation to Boundary A requirement in APP3- Height in Relation to Boundary.</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with LLRZ-REQ4.1. is not achieved: RDIS -</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to LLRZ-REQ4.2. is restricted to the following matters:</p> <p>a. RESZ-MAT4 Height in Relation to Boundary</p>
<p><i>LLZ-REQ5 Setback of Buildings and Structures</i></p>	<p>Support in part.</p>	<p>Kāinga Ora generally supports the building setbacks as proposed.</p> <p>Amendments are requested to delete the requirement to setback from shared</p>	<p>1. Any building or structure, excluding any ancillary structure or fence, shall be setback a minimum of:</p> <p>a. 10m from any road boundary, shared accessway, or reserve; and</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>accessways. Kāinga Ora are of the view that this requirement is overly restrictive.</p> <p>Amendments sought.</p>	<p>b. 5m from any internal boundary.</p> <p>2. Any ancillary structure shall be setback a minimum of 10m from any road boundary, shared accessway, or reserve.</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p> <p>Activity status when compliance is not achieved:</p> <p>3. When compliance with any of either LLRZ-REQ5.1. or LLRZ-REQ5.2. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>4. The exercise of discretion in relation to LLRZ-REQ5.3. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. RESZ-MAT5 Road Boundary Setback b. RESZ-MAT6 Internal Boundary Setback
<p><i>LLZ-REQ6 Presentation to the Street</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes the rule requirement as proposed.</p> <p>This rule requirement addresses design matters where allowing some flexibility is appropriate. Therefore, Kāinga Ora proposes to shift these matters to assessment criteria.</p> <p>Deletion sought.</p>	<p>1. Where a site has direct road frontage, any residential unit or other principal building shall incorporate:</p> <ul style="list-style-type: none"> a. at least one habitable room or kitchen located facing the road at ground level; b. at least 20% glazing in the facade facing the road; and c. a door that is directly visible and accessible from the road.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LLRZ-REQ6.1. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to LLRZ-REQ6.2. is restricted to the following matters:</p> <p>a.—RESZ-MAT1 Residential Design</p>
<p>LLZ-REQ7 Landscaping</p>	<p>Support in part.</p>	<p>Kāinga Ora generally supports the proposed landscaping requirement as proposed.</p> <p>Amendments are requested to delete the requirement to plant a specimen tree as this is overly onerous and an 8m high specimen may not be appropriate in a higher density development.</p> <p>Amendments sought.</p>	<p>1. 50% of tThe area between the road boundary and the principal building, excluding those parts used for either vehicle or pedestrian access, shall be:</p> <ul style="list-style-type: none"> a. landscaped with a mix of lawn, garden beds, or shrubs; and b.—provided with one specimen tree for every 10m of frontage that is: <ul style="list-style-type: none"> i.—a minimum of 1.8m high at time of planting; and ii.—capable of achieving a height at maturity of 8m. <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LLRZ-REQ7.1. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to LLRZ-REQ7.1. is restricted to the following matters:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			a. RESZ-MAT1 Residential Design
Part 3: Area Specific Matters: Residential Zones: LRZ – Low Density Residential Zone			
Part 3: Area Specific Matters: Residential Zones: LRZ – Low Density Residential Zone: Objectives and Policies			
<i>LRZ - 01</i>	Support	Kāinga Ora supports this objective as proposed.	<i>Retain the objective as notified.</i>
<i>LRZ – P1</i>	Support	Kāinga Ora supports this policy as proposed.	<i>Retain the policy as notified.</i>
Part 3: Area Specific Matters: Residential Zones: LRZ – Low Density Residential Zone: Rules			
<i>LRZ-R1 Residential Activities</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain this rule as notified.</i>
<i>LRZ-R2 Residential Unit or other Principal Building</i>	Support in part	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought and to ensure that buildings that comply with development standards that manage external effects are exempt from public or limited notification.</p> <p>Amendments sought.</p>	<p>Activity status: PER</p> <p>1. The establishment of, or the addition/external alteration to, a residential unit or other principal building</p> <p>Where: no more than one residential unit or other principal building is established on the site. And this activity complies with the following rule requirements:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>LRZ-REQ1 Servicing LRZ-REQ2 Building Coverage LRZ-REQ3 Height LRZ-REQ4 Height in Relation to Boundary LRZ-REQ5 Setback of Buildings LRZ-REQ6 Setback of Garages LRZ-REQ8 Presentation to the Street LRZ-REQ9 Outdoor Living Space</p> <p>Activity status when compliance not achieved: 2. When compliance with LRZ-R2.1. is not achieved: refer to LRZ-R2.4. or LRZ-R2.8. 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LRZ-Rule Requirements</p> <p><u>Notification:</u> <u>Any application for a new building pursuant to LRZ-R2 that complies with LRZ-REQ3 Height and LRZ-REQ5 Setback of Buildings and Structures shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</u></p>
<i>LRZ-R3 Minor Residential Unit</i>	Support in part	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought.</p>	<p>Activity status: PER</p> <p>1. The establishment of, or addition/external alteration to, a minor residential unit</p> <p>Where:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments sought.	<p>f. a maximum of one minor residential unit shall be allowed per site;</p> <p>g. the minor residential unit shall have a maximum floor area of 70m² excluding garaging;</p> <p>h. the minor residential unit shall use the same servicing connections and accessway as the principal residential unit;</p> <p>i. the minor residential unit shall be located within 10m of the principal residential unit; and</p> <p>j. an outdoor living space is provided for the exclusive use of the occupants of the minor residential unit that is:</p> <ul style="list-style-type: none"> i. directly accessible from an internal living room of the minor residential unit; ii. has a minimum width of 4m; iii. a minimum area of 20m²; iv. is not located within any required road boundary setback; and v. is free of driveways, manoeuvring areas, accessory buildings, and service areas. <p>And this activity complies with the following rule requirements: LRZ-REQ1 Servicing LRZ-REQ2 Building Coverage LRZ-REQ3 Height LRZ-REQ4 Height in Relation to Boundary LRZ-REQ5 Setback of Buildings LRZ-REQ6 Setback of Garages</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			LRZ-REQ8 Presentation to the Street
LRZ-R4 Accessory Building	Support	Kāinga Ora supports this rule as proposed.	Retain this rule as notified.
Any structure not otherwise listed in LRZ-Rule List	Support	Kāinga Ora supports this rule as proposed.	Retain this rule as notified.
LRZ-R6 Fencing	Support in part	<p>Kāinga Ora generally supports the rule as proposed.</p> <p>Amendment requested to provide greater flexibility to provide for privacy for dwellings while still enabling opportunities for passive surveillance of the street.</p> <p>Amendments sought.</p>	<p>Activity Status: PER</p> <p>1. Any fence or freestanding wall</p> <p>Where:</p> <p>a. within 4m of any road boundary:</p> <p>i. is a maximum height of ±1.4m; or</p> <p>ii. <u>the fence or freestanding wall shall be a maximum of 1.8m in height if the fence or free-standing wall is at least 50 per cent visually open as viewed perpendicular to the road boundary.</u></p> <p>b. a site shares a boundary with a reserve:</p> <p>i. there shall be no more than one fence or freestanding wall within 5m of the boundary of the reserve, and</p> <p>ii. the fence or freestanding wall shall be a maximum of:</p> <p>1. 1m in height if solid; or</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable.</p> <p>3. the site shares a boundary with a reserve:</p> <p>c. any other fence or freestanding wall, is a maximum height of 1.8m.</p> <p>For the purposes of calculating the maximum height under this rule requirement, where a fence is erected atop a retaining wall, the height shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.</p> <p>Activity status when compliance not achieved: 2. When compliance any of with LRZ-R6.1. is not achieved: RDIS</p> <p>Matters for discretion: 3. The exercise of discretion in relation to LRZ-R6.2. is restricted to the following matters: RESZ-MAT7 Fencing</p>
<i>LRZ-R7 Relocated Building</i>	Oppose	Kāinga Ora opposes separate recognition of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to	<p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>-</p> <p>Where:</p> <p>a. the building is a garage or accessory building; and</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>compliance with the Effects Standards and number of dwellings.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved and also promote an increase in housing supply and affordability.</p> <p>Deletion sought.</p>	<p>b. the building is being shifted from one position to another position within the same site; or</p> <p>c. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or</p> <p>d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing.</p> <p>-</p> <p>And this activity complies with the following rule requirements:</p> <p>LRZ-REQ1 Servicing</p> <p>LRZ-REQ2 Building Coverage</p> <p>LRZ-REQ3 Height</p> <p>LRZ-REQ4 Height in Relation to Boundary</p> <p>LRZ-REQ5 Setback of Buildings</p> <p>LRZ-REQ6 Setback of Garages</p> <p>LRZ-REQ7 Setback of Accessory Buildings and/or Structures</p> <p>LRZ-REQ8 Presentation to the Street</p> <p>LRZ-REQ9 Outdoor Living Space</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LRZ-R7.1. is not achieved: CON</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LRZ Rule Requirements</p> <p>-</p>

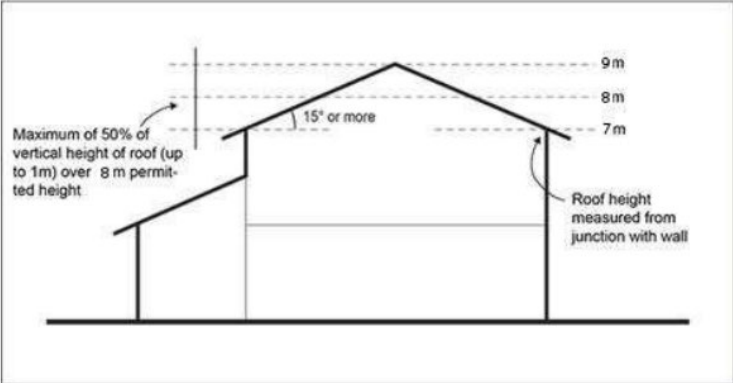
Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>Matters of control:</p> <p>4. The exercise of control in relation to LRZ R7.2. is restricted to the following matters:</p> <p style="padding-left: 40px;">a. <u>RESZ-MAT10 Relocated Building</u></p> <p style="text-align: center;">-</p> <p>Notification:</p> <p>5. Any application arising from LRZ R7.1. shall not be subject to public notification.</p>
<i>LRZ-R8 Keeping of Animals</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain this rule as notified.</i>
<i>LRZ-R9 Home Business</i>			
<i>LRZ-R10 Supported Residential Accommodation</i>			
<i>LRZ-R11 Small Site Development-</i>	Oppose	<p>Kāinga Ora opposes LRZ-R11. The provision of higher density development is inconsistent with the objectives and policies of the Low Density Residential zone. If an area is suitable for higher density or small site development a higher density zone should be applied.</p> <p>Deletion sought.</p>	<p>Activity status: PER</p> <p>1. The erection of, or addition/external alteration to, a residential unit on a site created for small site development</p> <p style="text-align: center;">-</p> <p>Where this activity complies with the following rule requirements:</p> <p><u>LRZ-REQ1 Servicing</u></p> <p><u>LRZ-REQ3 Height</u></p> <p><u>LRZ-REQ4 Height in Relation to Boundary</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>LRZ-REQ8 Presentation to the Street LRZ-REQ9 Outdoor Living Space LRZ-REQ11 Small Site Development</p> <p>Activity status when compliance not achieved: 2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LRZ Rule Requirements</p>
<p>LRZ-R12 Comprehensive Development</p>	<p>Oppose</p>	<p>Kāinga Ora opposes LRZ-R12. The provision of higher density development is inconsistent with the objectives and policies of the Low-Density Residential zone. If an area is suitable for higher density or small site development a higher density zone should be applied.</p> <p>Deletion sought.</p>	<p>Activity status: RDIS</p> <p>1. Any comprehensive development</p> <p>-</p> <p>Where this activity complies with the following rule requirements:</p> <p>LRZ-REQ1 Servicing LRZ-REQ3 Height LRZ-REQ4 Height in Relation to Boundary LRZ-REQ8 Presentation to the Street LRZ-REQ12 Comprehensive Development LRZ-REQ14 Variety in Appearance</p> <p>-</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to LRZ-R12.1. is restricted to the following matters:</p> <p>a. RESZ-MAT13 Location of Comprehensive Development and Retirement Village</p> <p>b. REZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>c. — NH-MAT3 Geotechnical Considerations</p> <p>Activity status when compliance not achieved:</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LRZ Rule Requirements</p>
<p>LRZ-R13 Retirement Village</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought.</p> <p>Amendments sought.</p>	<p>Activity status: RDIS</p> <p>1. Any retirement village</p> <p>Where this activity complies with the following rule requirements:</p> <p>LRZ-REQ1 Servicing LRZ-REQ4 Height in Relation to Boundary LRZ-REQ8 Presentation to the Street LRZ-REQ10 Landscaping LRZ-REQ13 Retirement Village LRZ-REQ14 Variety in Appearance</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to LRZ-R13.1. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. RESZ-MAT13 Location of Comprehensive Development and Retirement Village b. RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village c. NH-MAT3 Geotechnical Considerations

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			Activity status when compliance not achieved: 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LRZ-Rule Requirements
LRZ-R14 Visitor Accommodation	Support	Kāinga Ora supports these rules as proposed.	<i>Retain this rule as notified.</i>
LRZ-R15 Camping Ground Facility			
LRZ-R16 Commercial Activity			
LRZ-R17 Educational Facility			
LRZ-R18 Public Amenity			
LRZ-R19 Community Facility			
LRZ-R20 Community Corrections Activity			
LRZ-R21 Automotive Activity			
LRZ-R22 Industrial Activity			
LRZ-R23 Research Activity			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>LRZ-R24 Rural Industry, Rural Production, and/or Rural Service Activity</i>			
<i>LRZ-R25 Mineral Extraction and/or Mineral Prospecting</i>			
<i>LRZ-R26 Firearms Range</i>			
<i>LRZ-R27 Motor Sports</i>			
<i>LRZ-R28 Waste and Diverted Material Facility</i>			
<i>LRZ-R29 Landfill</i>			
<i>LRZ-R30 Any activity not otherwise listed in LRZ-Rule List</i>			
Part 3: Area Specific Matters: Residential Zones: LRZ – Low Density Residential Zone: Rule Requirements			
<i>LRZ-REQ1 Servicing</i>	Support	Kāinga Ora supports the activity as proposed.	<i>Retain this rule requirement as notified.</i>
<i>LRZ-REQ2 Building Coverage</i>	Support	Kāinga Ora supports the activity as proposed.	<i>Retain this rule requirement as notified.</i>
<i>LRZ-REQ3 Height</i>	Support in part	Kāinga Ora supports the proposed height limit as proposed, which enables development up	The maximum height of any building or structure, when measured from ground level, shall not exceed 8m.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>to two storeys consistent with the planned outcomes for the zone.</p> <p>Amendments are requested to include an allowance for roof form exceedance, in conjunction with design flexibility through the amendments sought to the height in relation to boundary control. This will provide sufficient design flexibility to enable differing roof forms within the LLRZ.</p> <p>Amendments sought.</p>	<p><u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in the Figure below.</u></p> 
LRZ-REQ4 Height in Relation to Boundary	Oppose	<p>Kāinga Ora opposes the HIRB standard and matters of discretion, and seeks a comprehensive review in order to better provide for flexibility in built form / residential typologies while still managing the potential for adverse effects to adjoining properties.</p> <p>Kāinga Ora does not support using different recession planes to boundaries depending on the orientation of boundaries and considers 45 degrees to all boundaries (unless to an excluded boundary) to be appropriate to</p>	<p>Delete 'LRZ-REQ4' and undertake a full review of the standard. Consistent with its submissions on the RESZ-MAT4, Kāinga Ora seeks the introduction of a flexible 'Height / Bulk in Relation to Boundary' rule which would provide a range of options, specific to the zoning of adjacent land (as a means to manage a range of potential adverse effects), as well as to provide design flexibility in the form and typology of residential development. One 'default' or generic rule applying to the zone will generally drive one predominant built form outcome. Introduce a new series of rules in relation to:</p> <ul style="list-style-type: none"> • A general height in relation to boundary control (e.g. 3m + 45 degrees);

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>secure adequate sunlight access. Imposing a recession plane less than 45 degrees when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.</p> <p>Deletion sought.</p>	<ul style="list-style-type: none"> • A 'height in relation to boundary control adjoining Open Space zones' that accounts for residential development adjacent o large Open Spaces / Parks, providing design flexibility and no height in relation to boundary control where the adjacent park exceeds 2,000m². • Include the exclusions in the notified LRZ-REQ4 standard, while undertaking a review of the exclusion relating to solar panels, and how the vertical measurement is defined. <p><i>Kāinga Ora considers that the suite of 'Height in relation to boundary' in the Auckland Unitary Plan and corresponding assessment criteria/matters for discretion specific to the 'Mixed Housing Suburban' zone, provide an appropriate and flexible package of controls which could be utilised within the LRZ zone.</i></p>
<i>LRZ-REQ5 Setback of Buildings</i>	Support in part	<p>Kāinga Ora generally supports the proposed setbacks as proposed.</p> <p>Amendments are requested to delete the requirement to setback from shared accessways. Kāinga Ora are of the view that this requirement is overly restrictive. Kāinga Ora are also seeking a reduction in the setback to internal boundaries to 1m.</p> <p>Amendments sought.</p>	<p>1. Any residential unit or principal building shall be setback a minimum of:</p> <p>a. 4m from any road boundary, shared accessway, or reserve; and</p> <p>b. <u>21m</u> from any internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>Activity status when compliance not achieved: 3. When compliance with of either GRZ-REQ5.1. or GRZ-REQ5.2. is not achieved: RDIS</p> <p>Matters for discretion: 4. The exercise of discretion in relation to GRZ-REQ5.3 is restricted to the following matters:</p> <p>RESZ-MAT5 Road Boundary Setback RESZ-MAT6 Internal Boundary Setback</p>
LRZ-REQ6 Setback of Garages	Support in part	<p>Kāinga Ora supports setting back garages to ensure the primacy of residential dwellings from a streetscape amenity perspective.</p> <p>Amendments requested to focus the standard on achieving an attractive and safe streetscape consistent with RESZ-P4. The additional proposed requirements will unnecessarily constrain development.</p> <p>Amendments sought.</p>	<p>1. Any garage that has a vehicle door that faces a road boundary or shared accessway <u>is located within a front yard of front and corner sites shall be setback:</u></p> <ul style="list-style-type: none"> a. <u>Shall be setback</u> 5.5m from the road boundary or shared accessway; and b. Must not project forward by more than 0.5m from the front façade of the residential unit c. 2m from the internal boundary if the wall length adjacent the internal boundary is greater than 7m; or d. 1m from the internal boundary if the wall length adjacent the internal boundary is less than or equal to 7m. <p>2. Any garage that has a vehicle door that faces an internal boundary and:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>a. the wall length adjacent any road boundary or shared accessway</p> <p>a. is greater than 7m, shall be setback 4m from the road boundary or shared accessway;</p> <p>b. is less than or equal to 7m, shall be setback 2m from the road boundary or shared accessway;</p> <p>b. the wall length adjacent any internal boundary</p> <p>a. is greater than 7m, shall be setback 2m from the internal boundary;</p> <p>b. is less than or equal to 7m, shall be setback 1m from the internal boundary.</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p> <p>Activity status when compliance not achieved: 3. When compliance with any of either LRZ-REQ6.1. or LRZ-REQ6.2. is not achieved: RDIS</p> <p>Matters for discretion: 4. The exercise of discretion in relation to LRZ-REQ6.3. is restricted to the following matters:</p> <p>RESZ-MAT5 Road Boundary Setback</p> <p>RESZ-MAT6 Internal Boundary Setback</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
LRZ-REQ7 Setback of Accessory Buildings and/or Structures	Support in part	<p>Kāinga Ora generally supports the proposed setbacks as proposed.</p> <p>Amendments are requested to delete the requirement to setback from shared accessways. Kāinga Ora are of the view that this requirement is overly restrictive and will unnecessarily constrain development.</p> <p>Amendments sought.</p>	<p>1. Any accessory building shall, where the wall length is greater than 7m, be setback:</p> <ul style="list-style-type: none"> a. 4m from any road boundary, shared accessway or reserve; and b. 2m from any internal boundary. <p>2. Any accessory building shall, where the wall length is less than or equal to 7m, be setback:</p> <ul style="list-style-type: none"> a. 2m from any road boundary, shared accessway or reserve; and b. 1m from any internal boundary. <p>3. Any structure shall be setback 2m from any road boundary or reserve.</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p> <p>Activity status when compliance not achieved:</p> <p>4. When compliance with LRZ-REQ7.1, LRZ-REQ7.2., or LRZ-REQ7.3. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>5. The exercise of discretion in relation to LRZ-REQ7.4. is restricted to the following matters:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			RESZ-MAT5 Road Boundary Setback RESZ-MAT6 Internal Boundary Setback
<i>LRZ-REQ8 Presentation to the Street</i>	Oppose	<p>Kāinga Ora opposes the rule requirement as proposed.</p> <p>This rule requirement addresses design matters where allowing some flexibility is appropriate. Therefore, Kāinga Ora proposes to shift these matters to assessment criteria.</p> <p>Amendments sought.</p>	<p>1. Where any residential unit or other principal building has direct frontage to a road or public space, the ground level facing the road or public space shall incorporate:-</p> <p>-at least one habitable room or kitchen;-</p> <p>-at least 20% glazing in the facade facing the road or public space; and-</p> <p>-the primary pedestrian entrance that is visible and accessible from the road or public space.-</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-REQ8.1. is not achieved: RDIS</p> <p>-</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to GRZ-REQ8.2. is restricted to the following matters:</p> <p>RESZ-MAT1 Residential Design</p>
<i>LRZ-REQ9 Outdoor Living Space</i>	Support in part	<p>Kāinga Ora generally supports the rule requirement as proposed.</p> <p>Amendments are requested to reduce the minimum area required to enable more flexibility.</p>	<p>1. Every residential unit shall be provided with an area of outdoor living space that:</p> <ul style="list-style-type: none"> a. is directly accessible from a habitable room; b. has a minimum area of <u>5020m²</u>; c. has a minimum horizontal dimension of 4m;

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments sought.	<p>d. is not located between the road boundary and the residential unit; and</p> <p>e. is free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas.</p> <p>f. <u>Where part of the required outdoor living space requires a deck, balcony or roof terrace located above ground floor level, the area shall be:</u></p> <ul style="list-style-type: none"> a. <u>directly accessible from any habitable room or kitchen;</u> i. <u>have a minimum area of 10m²; and</u> ii. <u>have a minimum depth of 1.5m.</u> <p>Activity status when compliance not achieved: 2. When compliance with any of LRZ-REQ9.1. is not achieved: RDIS</p> <p>Matters for discretion: 3. The exercise of discretion in relation to LRZ-REQ9.2. is restricted to the following matters:</p> <p>RESZ-MAT1 Residential Design</p>
<i>LRZ-REQ10 Landscaping</i>	Support in part	<p>Kāinga Ora generally supports the proposed landscaping requirement as proposed.</p> <p>Amendments are requested to delete the requirement to plant a specimen tree as this is overly onerous and an 8m high specimen may not be appropriate in a higher density development. Amendments are also</p>	<p>1. 50% of tThe area between the road boundary and the principal building, excluding those parts used for either vehicle or pedestrian access, shall be:</p> <ul style="list-style-type: none"> a. landscaped with a mix of lawn, garden beds, or shrubs; and

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>requested to improve the workability of this rule requirement through introducing a quantitative measurement.</p> <p>Amendments sought.</p>	<p>b. provided with one specimen tree for every 10m of frontage that is:</p> <p style="padding-left: 40px;">i. a minimum of 1.8m high at time of planting; and</p> <p style="padding-left: 40px;">ii. capable of achieving a height at maturity of 8m.</p> <p>Activity status when compliance not achieved: 2. When compliance with any of LRZ-REQ10.1. is not achieved: RDIS</p> <p>Matters for discretion: 3. The exercise of discretion in relation to LRZ-REQ10.2. is restricted to the following matters:</p> <p>RESZ-MAT1 Residential Design</p>
LRZ-REQ11 Small Site Development	Oppose	<p>Kāinga Ora opposes LRZ-REQ11. The provision of higher density development is inconsistent with the objectives and policies of the Low Density Residential zone. If an area is suitable for higher density or small site development a higher density zone should be applied.</p> <p>Deletion sought.</p>	<p>1. Any small site development shall:</p> <p>not exceed a maximum building coverage of 45% of the net site area;</p> <p>be setback a minimum of:</p> <p>3m from any road boundary or shared accessway; and</p> <p>2m from any internal boundary; except that</p> <p>where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5.5m from that boundary;</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m;</p> <p>not locate a garage between the front façade of any residential unit and road boundary or shared accessway;</p> <p>not comprise garaging of more than 50% of the width of any ground floor front façade of a residential unit;</p> <p>only locate windows at first floor level or above that:</p> <p>face a road boundary or an internal boundary shared with a reserve; or</p> <p>are set back a minimum of 10m from an internal boundary; or</p> <p>have a sill height of at least 1.6m above internal floor level; or</p> <p>are obscure glazed, and either non-opening or top-hinged, and associated with a bathroom, toilet, or hallway;</p> <p>only locate any balcony at first floor level or above in a façade that faces a road boundary, or an internal boundary shared with a reserve.</p> <p>-</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with <u>RESZ-SCHED1</u> – Measuring Setback.</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-REQ11.1. is not achieved: RDIS</p> <p>-</p> <p>Matters for discretion:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>3. The exercise of discretion in relation to GRZ-REQ11.2. is restricted to the following matters:</p> <p>RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village</p>
LRZ-REQ12 Comprehensive Development	Oppose	<p>Kāinga Ora opposes LRZ-REQ12. The provision of higher density development is inconsistent with the objectives and policies of the Low-Density Residential zone. If an area is suitable for higher density or small site development a higher density zone should be applied.</p> <p>Deletion sought.</p>	<p>1. Any comprehensive development shall:</p> <ul style="list-style-type: none"> not exceed a maximum building coverage of 50% calculated across the net site area of the entire comprehensive development, excluding any undeveloped balance site; be setback a minimum of: <ul style="list-style-type: none"> 3m from any road boundary or shared accessway; 2m from any northern or western internal boundary; 1m from any southern or eastern internal boundary; except that no internal setback is required where a building shares a common wall with another building within the comprehensive development; where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5m from that boundary; no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m; not located a garage between the front façade of any residential unit and any road boundary or shared accessway;

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<ul style="list-style-type: none"> not comprise garaging of more than 50% of the width of any ground floor front façade of a residential unit; provide each residential unit with an outdoor living space that: <ul style="list-style-type: none"> is not located between the road boundary and the residential unit; is directly accessible from a main living space; has a minimum horizontal dimension of 4m; has a minimum area of 40m²; at least one contiguous area of 20m²; and is free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas; provide each residential unit with an additional area at ground level for the dedicated storage of waste and recycling bins that: <ul style="list-style-type: none"> is located behind the front façade of the residential unit or screened in an unobtrusive location; has a minimum horizontal dimension of 1.5m; and has a minimum area of 2.25m²; only locate windows at first floor level or above that: <ul style="list-style-type: none"> face a road boundary or an internal boundary shared with a reserve; or are set back a minimum of 10m from an internal boundary; or have a sill height of at least 1.6m above internal floor level; or are obscure glazed, and either non-opening or top-hinged, and associated with a bathroom, toilet, or hallway; only locate balconies at first floor level or above that: <ul style="list-style-type: none"> are on a façade that faces a road boundary or an internal boundary shared with a reserve and:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>are directly accessible from main living spaces or bedrooms; have a minimum horizontal dimension of 2m; and have a minimum area of 10m².</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with <u>RESZ-SCHED1</u> Measuring Setback.</p> <p>Activity status when compliance not achieved: 2. When compliance with any of GRZ-REQ12.1. is not achieved: DIS</p>
LRZ-REQ13 Retirement Village	Support	Kāinga Ora supports this standard as proposed.	<i>Retain this rule requirement as notified.</i>
LRZ-REQ14 Variety in Appearance	Oppose	<p>This rule requirement addresses design matters where allowing some flexibility is appropriate. Therefore, Kāinga Ora proposes to shift these matters to assessment criteria.</p> <p>Deletion sought.</p>	<p>1. To provide for building variety:</p> <p>any single building design shall only be used for a maximum of:</p> <p>four residential units where they are detached or semi-detached; or</p> <p>six residential units where they are terraced housing;</p> <p>no more than two residential units in a row shall be exactly the same design, materials, and colour;</p> <p>a gap of a minimum of 6m shall be provided between residential units for every six residential units fronting the road;</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>there shall be a recess along any elevation of a building, where the building length is greater than 20m. The recess shall:</p> <ul style="list-style-type: none"> be at least 1m in depth for a length of at least 2m; be for the full height of the wall; and <ul style="list-style-type: none"> iii. include a break in the eave line and roof line of the façade. <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-REQ14.1. is not achieved: RDIS</p> <p>-</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to GRZ-REQ14.2. is restricted to the following matters:</p> <p><u>RESZ-MAT14</u> Design of Small Site Development, Comprehensive Development and Retirement Village</p>
<i>LRZ-REQ15 Outdoor Storage</i>	Support	Kāinga Ora supports this standard as proposed.	<i>Retain this rule requirement as notified.</i>
Part 3: Area Specific Matters: Residential Zones: GRZ – General Residential Zone			
<i>GRZ-Introductory Text</i>	Support	Kāinga Ora supports this overview as proposed.	<i>Retain introductory text as notified.</i>
Part 3: Area Specific Matters: Residential Zones: GRZ – General Residential Zone: Objectives			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
GRZ -01	Support in part.	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>Amendments are sought to recognise the evolving character of the zone compared to existing development under the Operative Plan.</p> <p>Amendments sought.</p>	<p>Development within the General Residential Zone <u>is in keeping with the planned</u> provides a quality, urban residential amenity and a range of residential unit typologies to meet the diverse needs of the community, at higher densities than anticipated in all other residential zones <u>built form of predominantly two storey buildings, in a variety of housing typologies and sizes.</u></p>
Part 3: Area Specific Matters: Residential Zones: GRZ – General Residential Zone: Policies			
GRZ-P1	Support in part.	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Amendments are sought to recognise the evolving character of the zone compared to existing development under the Operative Plan. Further amendments are sought to delete repetition with the general policies for the residential zones.</p> <p>Amendments sought.</p>	<p>Enable residential development which <u>is in keeping with the planned urban built form of predominantly two storey buildings, in a variety of housing typologies and sizes.</u> provides a range of housing typologies that are consistent with a compact urban character by managing the density of development and the scale and on-site amenity of the built form.</p>
Part 3: Area Specific Matters: Residential Zones: GRZ – General Residential Zone: Rules			
GRZ-R1 Residential Activities	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
GRZ-R2 <i>Residential Unit or other Principal Building</i>	Oppose	<p>Kāinga Ora opposes the activity as proposed and seeks amendments consistent with their overall position on providing for urban growth and intensification in Selwyn. In particular Kāinga Ora are seeking the release of density within the General Residential zone to enable intensification and variation in housing typologies.</p> <p>Kāinga Ora are of the view that amenity and character outcomes are managed through standards that define a building envelope rather than density provisions. Kāinga Ora requests the creation of two new activities:</p> <ul style="list-style-type: none"> • Construction of up to two dwellings a PER subject to compliance with the effects standards. • Construction of three or more dwellings is sought as an RDIS and subject to design assessment. <p>Development that complies with the core rule requirements that regulate effects on adjoining sites (height, height in relation to boundary, setbacks) is exempt from full or limited notification.</p>	<p>Activity status: PER</p> <p>1. The establishment of, or the addition/external alteration to, a residential unit or other principal building.</p> <p>Where:</p> <p>a. no more than one <u>two</u> residential units or other principal buildings, is <u>are</u> established on the site.</p> <p>And this activity complies with the following rule requirements: GRZ-REQ1 Servicing GRZ-REQ2 Building Coverage GRZ-REQ3 Height GRZ-REQ4 Height in Relation to Boundary GRZ-REQ5 Setback of Buildings GRZ-REQ6 Setback of Garages GRZ-REQ8 Presentation to the Street GRZ-REQ9 Outdoor Living Space GRZ-REQ16 Castle Hill Specific Control Area - Alpine Design</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-R2.1. is not achieved: refer GRZ-R2.4. or GRZ-R2.8.</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to GRZ-Rule Requirements</p> <p>Activity status: RDIS</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>New matters for discretion are proposed to align assessment with other amendments sought.</p> <p>The proposed changes will provide a clear pathway for intensification to the extent sought by the NPS-UD.</p> <p>Amendments sought.</p>	<p>4. The establishment of or the addition/external alteration to, a second <u>three or more</u> residential units, or other principal buildings, on the site</p> <p>Where:</p> <p>a. the site has a minimum net site area of 1000m².</p> <p>-</p> <p>And this activity complies with the following rule requirements:</p> <p>GRZ-REQ1 Servicing GRZ-REQ2 Building Coverage GRZ-REQ3 Height GRZ-REQ4 Height in Relation to Boundary GRZ-REQ5 Setback of Buildings GRZ-REQ6 Setback of Garages GRZ-REQ8 Presentation to the Street GRZ-REQ9 Outdoor Living Space GRZ-REQ16 Castle Hill Specific Control Area - Alpine Design</p> <p>Matters for discretion:</p> <p>5. The exercise of discretion in relation to GRZ-R2.5 is restricted to the following matters:</p> <p>RESZ-MAT1 Residential Design RESZ-MAT8 Second Residential Unit NH-MAT3 Geotechnical Considerations</p> <p>Activity Status: NC</p> <p>8. The establishment of a third or subsequent residential unit or other principal building on the site.</p> <p>Activity status when compliance not achieved:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>6. When compliance with any of GRZ-R2.5. is not achieved: DIS</p> <p>7. When compliance with any rule requirement listed in this rule is not achieved: Refer to GRZ-Rule Requirements.</p> <p><u>Notification:</u></p> <p><u>Any application for a Residential unit or principal building pursuant to GRZ-R2 that complies with GRRZ-REQ3 Height and GRRZ-REQ5 Setback of Buildings and Structures shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</u></p>
GRZ-R3 Minor Residential Unit	Support in part	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought.</p> <p>Amendments sought.</p>	<p>Activity status: PER</p> <p>1. The establishment of, or addition/ external alterations to, a minor residential unit.</p> <p>Where:</p> <ol style="list-style-type: none"> 1. a maximum of one minor residential unit shall be allowed per site; 2. the minor residential unit shall have a maximum floor area of 70m² excluding garaging; 3. the minor residential unit shall use the same servicing connections and accessway as the principal residential unit; 4. the minor residential unit shall be located within 10m of the principal residential unit; and

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>5. an outdoor living space is provided for the exclusive use of the occupants of the minor residential unit that is:</p> <ul style="list-style-type: none"> a. directly accessible from an internal living room of the minor residential unit; b. has a minimum width of 4m; c. a minimum area of 20m²; d. is not located within any required road boundary setback; and e. is free of driveways, manoeuvring areas, accessory buildings, and service areas. <p>And this activity complies with the following rule requirements:</p> <p>GRZ-REQ1 Servicing GRZ-REQ2 Building Coverage GRZ-REQ3 Height GRZ-REQ4 Height in Relation to Boundary GRZ-REQ5 Setback of Buildings GRZ-REQ6 Setback of Garages GRZ-REQ8 Presentation to the Street GRZ-REQ16 Castle Hill Specific Control Area - Alpine Design</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with GRZ-R3.1.a. is not achieved: NC 3. When compliance with GRZ-R3.1.b. or GRZ-R3.1.c. is not achieved: DIS 4. When compliance with GRZ-R3.1.d. or GRZ-R3.1.e. is not achieved: RDIS</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>5. When compliance with any rule requirement listed in this rule is not achieved: Refer to GRZ-Rule Requirements</p> <p>Matters for discretion: 6. The exercise of discretion in relation to GRZ-R3.4. is restricted to the following matters: RESZ-MAT9 Minor Residential Unit</p>
<i>GRZ-R4 Accessory Building</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>
<i>GRZ-R5 Any structure not otherwise listed in GRZ-Rule List</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>
<i>GRZ – R6 Fencing (Excluding SCA-AD2)</i>	Support in part	<p>Kāinga Ora generally supports the rule as proposed.</p> <p>Amendment requested to provide greater flexibility to provide for privacy for dwellings while still enabling opportunities for passive surveillance of the street.</p> <p>Amendments sought.</p>	<p>Activity Status: PER</p> <p>1. Any fence or freestanding wall</p> <p>Where:</p> <p>a. within 4m of any road boundary:</p> <p>i. is a maximum height of 1.4m; or</p> <p>ii. <u>the fence or freestanding wall shall be a maximum of 1.8m in height if the fence or free-standing wall is at least 50 per cent</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p><u>visually open as viewed perpendicular to the road boundary.</u></p> <p>b. a site shares a boundary with a reserve:</p> <ul style="list-style-type: none"> i. there shall be no more than one fence or freestanding wall within 5m of the boundary of the reserve, and ii. the fence or freestanding wall shall be a maximum of: <ul style="list-style-type: none"> 1. 1m in height if solid; or 2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable. 3. the site shares a boundary with a reserve: <p>c. any other fence or freestanding wall, is a maximum height of 1.8m.</p> <p>For the purposes of calculating the maximum height under this rule requirement, where a fence is erected atop a retaining wall, the height shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.</p> <p>Activity status when compliance not achieved: 2. When compliance any of with GRZ-R6.1. is not achieved: RDIS</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			Matters for discretion: 3. The exercise of discretion in relation to GRZ-R6.2. is restricted to the following matters: d. RESZ-MAT7 Fencing
<i>SCA-AD2 Fencing</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>
<i>GRZ-R7 Relocated Building</i>	Oppose	<p>Kāinga Ora opposes separate recognition of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to compliance with the Effects Standards and number of dwellings.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved and also promote an increase in housing supply and affordability.</p> <p>Deletion sought.</p>	Relocated Building Activity status: PER 1. The placement of a relocated building onto land - Where: the building is a garage or accessory building; and the building is being shifted from one position to another position within the same site; or the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing. - And this activity complies with the following rule requirements: GRZ-REQ1 Servicing GRZ-REQ2 Building Coverage GRZ-REQ3 Height GRZ-REQ4 Height in Relation to Boundary

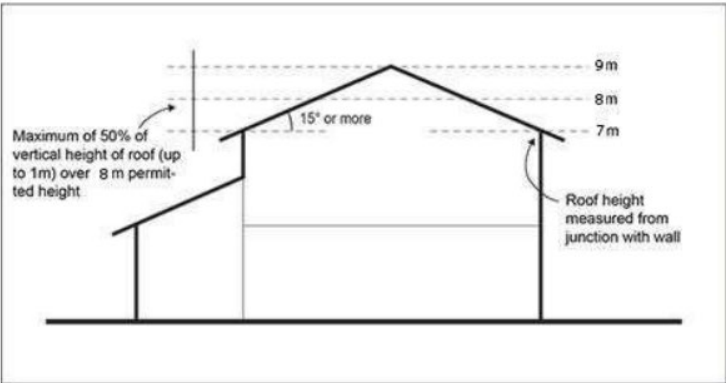
Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>GRZ-REQ5 Setback of Buildings GRZ-REQ6 Setback of Garages GRZ-REQ7 Setback of Accessory Buildings and/or Structures GRZ-REQ8 Presentation to the Street GRZ-REQ9 Outdoor Living Space GRZ-REQ16 Castle Hill Specific Control Area—Alpine Design Activity status when compliance not achieved: 2. When compliance with any of GRZ-R7.1. is not achieved: CON 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to <u>GRZ-Rule Requirements</u> - Matters of control: 4. The exercise of control in relation to GRZ-R7.2. is restricted to the following matters: <u>RESZ-MAT10 Relocated Building</u> - Notification: 5. Any application arising from GRZ-R7.2. shall not be subject to public notification.</p>
<i>GRZ-R8 Keeping of animals</i>	Support	Kāinga Ora supports the activity as proposed.	<i>Retain rules as notified.</i>
<i>GRZ-R9 Home Business</i>			
<i>GRZ-R10 Supported Residential Accommodation</i>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>GRZ-R11 Small Site Development</i>	Oppose	<p>Kāinga Ora opposes GRZ-R11, consistent with its submission to enable the construction of up to three dwellings as a permitted activity.</p> <p>Providing for small site development with different rule requirements adds an additional layer of complexity and assessment to intensification at lower intensities (i.e. up to three dwellings per site). Sufficient scope is available in the effects standards to assess the effects of any non-compliance.</p> <p>Deletion sought.</p>	<p>Small Site Development Activity status: PER 1. The erection of, or addition/external alteration to, a residential unit on a site created for small site development - Where this activity complies with the following rule requirements: GRZ-REQ1 Servicing GRZ-REQ3 Height GRZ-REQ4 Height in Relation to Boundary GRZ-REQ8 Presentation to the Street GRZ-REQ9 Outdoor Living Space GRZ-REQ11 Small Site Development GRZ-REQ16 Castle Hill Specific Control Area—Alpine Design</p> <p>Activity status when compliance not achieved: 2. When compliance with any rule requirement listed in this rule is not achieved: Refer to GRZ Rule Requirements</p>
<i>GRZ-R12 Comprehensive Development</i>	Oppose	<p>Kāinga Ora opposes GRZ-R12, consistent with its submission to provide for the construction of over three dwellings as a restricted discretionary activity.</p> <p>Providing for comprehensive development with different rule requirements adds an additional layer of complexity and assessment to intensification at higher intensities (i.e. over</p>	<p>Comprehensive Development Activity status: RDIS 1. Any comprehensive development - Where this activity complies with the following rule requirements: GRZ-REQ1 Servicing GRZ-REQ3 Height GRZ-REQ4 Height in Relation to Boundary</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>three dwellings per site). Sufficient scope is available in the effects standards and matters of discretion to assess the effects of any proposal on the planned character and urban form of the zone.</p> <p>Deletion sought.</p>	<p>GRZ-REQ8 Presentation to the Street GRZ-REQ12 Comprehensive Development GRZ-REQ14 Variety in Appearance</p> <p>-</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to GRZ-R12.1. is restricted to the following matters:</p> <p>RESZ-MAT13 Location of Comprehensive Development and Retirement Village REZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village NH-MAT3 Geotechnical Considerations</p> <p>Activity status when compliance not achieved:</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to <u>GRZ-Rule Requirements</u></p>
GRZ-R13 Retirement Village	Support in part	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought.</p> <p>Amendments sought.</p>	<p>Activity status: RDIS</p> <p>1. Any retirement village</p> <p>Where this activity complies with the following rule requirements:</p> <p>GRZ-REQ1 Servicing GRZ-REQ3 Height GRZ-REQ4 Height in Relation to Boundary GRZ-REQ8 Presentation to the Street GRZ-REQ13 Retirement Village GRZ-REQ14 Variety in Appearance</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to GRZ-R13.1. is restricted to the following matters:</p> <p>RESZ-MAT13 Location of Comprehensive Development and Retirement Village</p> <p>REZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village</p> <p>NH-MAT3 Geotechnical Considerations</p> <p>Activity status when compliance not achieved:</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to GRZ-Rule Requirements</p>
<i>GRZ-R14 Visitor Accommodation</i>	Support	Kāinga Ora supports these rules as proposed.	<i>Retain rules as notified.</i>
<i>GRZ-R15 Commercial Activities</i>			
<i>GRZ-R16 Educational Facility</i>			
<i>GRZ-R17 Public Amenity</i>			
<i>GRZ-R18 Community Facility</i>			
<i>GRZ-R19 Automotive Activity</i>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>GRZ-R20 Industrial Activity</i>			
<i>GRZ-R21 Research Activity</i>			
<i>GRZ-R22 Rural Industry, Rural Production, and/or Rural Service Activity</i>			
<i>GRZ-R23 Mineral Extraction and/or Mineral Prospecting</i>			
<i>GRZ-R24 Firearms Range</i>			
<i>GRZ-R25 Motor Sports</i>			
<i>GRZ-R26 Waste and Diverted Material Facility</i>			
<i>GRZ-R27 Landfill</i>			
<i>GRZ-R28 Any activity not otherwise listed in GRZ-Rule List</i>			
Part 3: Area Specific Matters: Residential Zones: GRZ – General Residential Zone: Rule Requirements			
<i>GRZ-REQ1 Servicing</i>	Support.	Kāinga Ora supports this rule requirement as proposed.	<i>Retain rule requirement as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>GRZ-REQ2 Building coverage</i>	Support.	Kāinga Ora supports this rule requirement as proposed.	<i>Retain rule requirement as notified.</i>
<i>GRZ-REQ3 Height</i>	Support in part	<p>Kāinga Ora supports the proposed height limit as proposed, which enables development up to two storeys consistent with the planned outcomes for the zone.</p> <p>Amendment is requested to include an allowance for roof form exceedance, in conjunction with design flexibility through the amendments sought to the height in relation to boundary control. This will provide sufficient design flexibility to enable a mixture of housing typologies, sizes and heights with differing roof forms within the GRZ.</p> <p>Amendments sought.</p>	<p>The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in the Figure below.</u></p> 
<i>GRZ-REQ4 Height in relation to boundary</i>	Oppose	Kāinga Ora opposes the HIRB standard and matters of discretion, and seeks a comprehensive review in order to better provide for flexibility in built form / residential typologies while still managing the potential for adverse effects to adjoining properties.	<i>Delete 'GRZ-REQ4' and undertake a full review of the standard. Consistent with its submissions on the RESZ-MAT4, Kāinga Ora seeks the introduction of a flexible 'Height / Bulk in Relation to Boundary' rule which would provide a range of options, specific to the zoning of adjacent land (as a means to manage a range of potential adverse effects), as well as to</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Kāinga Ora does not support using different recession planes to boundaries depending on the orientation of boundaries and considers 45 degrees to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a recession plane less than 45 degrees when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.</p> <p>Deletion sought.</p>	<p><i>provide design flexibility in the form and typology of residential development. One 'default' or generic rule applying to the zone will generally drive one predominant built form outcome, and not sufficiently manage potential effects from the 11m height limit sought in Kāinga Ora's submission.</i></p> <p><i>Introduce a new series of rules in relation to:</i></p> <ul style="list-style-type: none"> • <i>A general height in relation to boundary control (e.g. 3m + 45 degrees);</i> • <i>An 'alternate' control for the front 20 metres of the site (to provide flexibility); and</i> • <i>A 'height in relation to boundary adjoining lower intensity zones' control – to specifically assist to manage zone interface effects.</i> • <i>A 'height in relation to boundary control adjoining Open Space zones' that accounts for residential development adjacent o large Open Spaces / Parks, providing design flexibility and no height in relation to boundary control where the adjacent park exceeds 2,000m2.</i> • <i>Include the exclusions in the notified GRZ-REQ4 standard, while undertaking a review of the exclusion relating to solar panels, and how the vertical measurement is defined.</i> <p><i>Kāinga Ora considers that the suite of 'Height in relation to boundary' and 'alternative height in relation to boundary controls' in the Auckland Unitary Plan and corresponding assessment criteria/matters for discretion specific to the 'Mixed Housing Suburban' zone, provide an appropriate and</i></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p><i>flexible package of controls which could be utilised within the GRZ zone. These should be supported by notification exclusions for compliance with the alternative height in relation to boundary control, consistent with Kāinga Ora's overall submission on the plan.</i></p>
<p>GRZ-REQ5 (excluding SCA-AD2) Setback of Buildings</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports the proposed setbacks as proposed.</p> <p>Amendments are requested to delete the requirement to setback from shared accessways. Kāinga Ora are of the view that this requirement is overly restrictive.</p> <p>Amendments sought.</p>	<p>1. Any residential unit or principal building shall be setback a minimum of:</p> <ul style="list-style-type: none"> a. 4m from any road boundary, shared accessway, or reserve; and b. <u>21m</u> from any internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p> <p>Activity status when compliance not achieved:</p> <p>3. When compliance with of either GRZ-REQ5.1. or GRZ-REQ5.2. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>4. The exercise of discretion in relation to GRZ-REQ5.3 is restricted to the following matters:</p> <p>RESZ-MAT5 Road Boundary Setback</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			RESZ-MAT6 Internal Boundary Setback
<i>SCA-AD2 Setback of Buildings</i>	Support	Kāinga Ora supports this standard as proposed.	<p>2. Any residential unit or principal building shall be setback a minimum of:</p> <p>1.5m from all internal and road boundaries, shared accessway or reserves; and 3m from any zone boundary.</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p>
<i>GRZ-REQ6 Setback of Garages</i>	Support in part	<p>Kāinga Ora supports setting back garages to ensure the primacy of residential dwellings from a streetscape amenity perspective.</p> <p>Amendments requested to focus the standard on achieving an attractive and safe streetscape consistent with RESZ-P4. The additional proposed requirements will unnecessarily constrain development.</p> <p>Amendments sought.</p>	<p>1. Any garage that has a vehicle door that faces a road boundary or shared accessway <u>is located within a front yard of front and corner sites shall be setback:</u></p> <p>e. Must not project forward by more than 0.5m from the front façade of the residential unit 5.5m from the road boundary or shared accessway; and</p> <p>f. 2m from the internal boundary if the wall length adjacent the internal boundary is greater than 7m; or</p> <p>g. 1m from the internal boundary if the wall length adjacent the internal boundary is less than or equal to 7m.</p> <p>2. Any garage that has a vehicle door that faces an internal boundary and:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>c. the wall length adjacent any road boundary or shared accessway</p> <p>a. is greater than 7m, shall be setback 4m from the road boundary or shared accessway;</p> <p>b. is less than or equal to 7m, shall be setback 2m from the road boundary or shared accessway;</p> <p>d. the wall length adjacent any internal boundary</p> <p>a. is greater than 7m, shall be setback 2m from the internal boundary;</p> <p>b. is less than or equal to 7m, shall be setback 1m from the internal boundary.</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p> <p>Activity status when compliance not achieved: 3. When compliance with any of either GRZ-REQ6.1. or GRZ-REQ6.2. is not achieved: RDIS</p> <p>Matters for discretion: 4. The exercise of discretion in relation to GRZ-REQ6.3. is restricted to the following matters:</p> <p>RESZ-MAT5 Road Boundary Setback RESZ-MAT6 Internal Boundary Setback</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<p><i>GRZ-REQ7 Setback of Accessory Buildings and/or Structures</i></p>	<p>Support in part</p>	<p>Kāinga Ora generally supports the proposed setbacks as proposed.</p> <p>Amendments are requested to delete the requirement to setback from shared accessways. Kāinga Ora are of the view that this requirement is overly restrictive and will unnecessarily constrain development.</p> <p>Amendments sought.</p>	<p>1. Any accessory building shall, where the wall length is greater than 7m, be setback:</p> <ul style="list-style-type: none"> c. 4m from any road boundary, shared accessway or reserve; and d. 2m from any internal boundary. <p>2. Any accessory building shall, where the wall length is less than or equal to 7m, be setback:</p> <ul style="list-style-type: none"> c. 2m from any road boundary, shared accessway or reserve; and d. 1m from any internal boundary. <p>3. Any structure shall be setback 2m from any road boundary or reserve.</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p> <p>Activity status when compliance not achieved:</p> <p>4. When compliance with GRZ-REQ7.1., GRZ-REQ7.2., or GRZ-REQ7.3. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>5. The exercise of discretion in relation to GRZ-REQ7.4. is restricted to the following matters:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			RESZ-MAT5 Road Boundary Setback RESZ-MAT6 Internal Boundary Setback
GRZ-REQ8 <i>Presentation to the Street</i>	Oppose	<p>Kāinga Ora opposes the rule requirement as proposed.</p> <p>This rule requirement addresses design matters where allowing some flexibility is appropriate. Therefore, Kāinga Ora proposes to shift these matters to assessment criteria.</p> <p>Deletion sought.</p>	<p>1. Where any residential unit or other principal building has direct frontage to a road or public space, the ground level facing the road or public space shall incorporate:-</p> <p>-at least one habitable room or kitchen;-</p> <p>-at least 20% glazing in the facade facing the road or public space; and-</p> <p>-the primary pedestrian entrance that is visible and accessible from the road or public space.-</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-REQ8.1. is not achieved: RDIS</p> <p>-</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to GRZ-REQ8.2. is restricted to the following matters:</p> <p><u>RESZ-MAT1 Residential Design</u></p>
GRZ-REQ9 <i>Outdoor Living Space</i>	Support in part	Kāinga Ora generally supports the rule requirement as proposed.	<p>1. Every residential unit shall be provided with an area of outdoor living space that:</p> <p>g. is directly accessible from a habitable room;</p> <p>h. has a minimum area of <u>5020m²</u>;</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Amendments are requested to reduce the minimum area required to enable more flexibility for medium density development and to ensure that the rule requirement covers different housing typologies.</p> <p>Amendments sought.</p>	<ul style="list-style-type: none"> i. has a minimum horizontal dimension of 4m; j. is not located between the road boundary and the residential unit; and k. is free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas. l. <u>Where part of the required outdoor living space requires a deck, balcony or roof terrace located above ground floor level, the area shall be:</u> <ul style="list-style-type: none"> a. <u>directly accessible from any habitable room or kitchen;</u> iii. <u>have a minimum area of 10m²; and</u> iv. <u>have a minimum depth of 1.5m.</u> <p>Activity status when compliance not achieved: 2. When compliance with any of GRZ-REQ9.1. is not achieved: RDIS</p> <p>Matters for discretion: 3. The exercise of discretion in relation to GRZ-REQ9.2. is restricted to the following matters:</p> <p>RESZ-MAT1 Residential Design</p>
GRZ-REQ10 <i>Landscaping</i>	Support in part	<p>Kāinga Ora generally supports the proposed landscaping requirement as proposed.</p> <p>Amendments are requested to delete the requirement to plant a specimen tree as this is overly onerous and an 8m high specimen may</p>	<p>1. 50% of tThe area between the road boundary and the principal building, excluding those parts used for either vehicle or pedestrian access, shall be:</p> <ul style="list-style-type: none"> c. landscaped with a mix of lawn, garden beds, or shrubs; and

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>not be appropriate in a higher density development.</p> <p>Amendments sought.</p>	<p>d. provided with one specimen tree for every 10m of frontage that is:</p> <p>iii. a minimum of 1.8m high at time of planting; and</p> <p>iv. capable of achieving a height at maturity of 8m.</p> <p>Activity status when compliance not achieved: 2. When compliance with any of GRZ-REQ10.1. is not achieved: RDIS</p> <p>Matters for discretion: 3. The exercise of discretion in relation to GRZ-REQ10.2. is restricted to the following matters:</p> <p>RESZ-MAT1 Residential Design</p>
GRZ-REQ11 Small Site Development	Oppose	<p>Kāinga Ora opposes GRZ-REQ11, consistent with its submission to enable the construction of up to three dwellings as a permitted activity.</p> <p>Providing for small site development with different rule requirements adds an additional layer of complexity and assessment to intensification at lower intensities (i.e. up to three dwellings per site). Sufficient scope is</p>	<p>1. Any small site development shall:</p> <p>not exceed a maximum building coverage of 45% of the net site area;</p> <p>be setback a minimum of:</p> <p>3m from any road boundary or shared accessway; and</p> <p>2m from any internal boundary; except that</p> <p>where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5.5m from that boundary;</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>available in the effects standards to assess the effects of any non-compliance.</p> <p>Deletion sought.</p>	<p>no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m;</p> <p>not locate a garage between the front façade of any residential unit and road boundary or shared accessway;</p> <p>not comprise garaging of more than 50% of the width of any ground floor front façade of a residential unit;</p> <p>only locate windows at first floor level or above that:</p> <p>face a road boundary or an internal boundary shared with a reserve; or</p> <p>are set back a minimum of 10m from an internal boundary; or</p> <p>have a sill height of at least 1.6m above internal floor level; or</p> <p>are obscure glazed, and either non-opening or top-hinged, and associated with a bathroom, toilet, or hallway;</p> <p>only locate any balcony at first floor level or above in a façade that faces a road boundary, or an internal boundary shared with a reserve.</p> <p>-</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 – Measuring Setback.</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-REQ11.1. is not achieved: RDIS</p> <p>-</p> <p>Matters for discretion:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>3. The exercise of discretion in relation to GRZ-REQ11.2. is restricted to the following matters:</p> <p>RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village</p>
GRZ-REQ12 Comprehensive Development	Oppose	<p>Kāinga Ora opposes GRZ-REQ11, consistent with its submission to provide for the construction of over three dwellings as a restricted discretionary activity.</p> <p>Providing for comprehensive development with different rule requirements adds an additional layer of complexity and assessment to intensification at higher intensities (i.e. over three dwellings per site). Sufficient scope is available in the effects standards and matters of discretion to assess the effects of any proposal on the planned character and urban form of the zone.</p> <p>Deletion sought.</p>	<p>1. Any comprehensive development shall:</p> <p>not exceed a maximum building coverage of 50% calculated across the net site area of the entire comprehensive development, excluding any undeveloped balance site;</p> <p>be setback a minimum of:</p> <p>3m from any road boundary or shared accessway;</p> <p>2m from any northern or western internal boundary;</p> <p>1m from any southern or eastern internal boundary; except that</p> <p>no internal setback is required where a building shares a common wall with another building within the comprehensive development;</p> <p>where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5m from that boundary;</p> <p>no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m;</p> <p>not located a garage between the front façade of any residential unit and any road boundary or shared accessway;</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<ul style="list-style-type: none"> not comprise garaging of more than 50% of the width of any ground floor front façade of a residential unit; provide each residential unit with an outdoor living space that: <ul style="list-style-type: none"> is not located between the road boundary and the residential unit; is directly accessible from a main living space; has a minimum horizontal dimension of 4m; has a minimum area of 40m²; at least one contiguous area of 20m²; and is free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas; provide each residential unit with an additional area at ground level for the dedicated storage of waste and recycling bins that: <ul style="list-style-type: none"> is located behind the front façade of the residential unit or screened in an unobtrusive location; has a minimum horizontal dimension of 1.5m; and has a minimum area of 2.25m²; only locate windows at first floor level or above that: <ul style="list-style-type: none"> face a road boundary or an internal boundary shared with a reserve; or are set back a minimum of 10m from an internal boundary; or have a sill height of at least 1.6m above internal floor level; or are obscure glazed, and either non-opening or top-hinged, and associated with a bathroom, toilet, or hallway; only locate balconies at first floor level or above that: <ul style="list-style-type: none"> are on a façade that faces a road boundary or an internal boundary shared with a reserve and:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>are directly accessible from main living spaces or bedrooms; have a minimum horizontal dimension of 2m; and have a minimum area of 10m².</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with <u>RESZ-SCHED1</u> – Measuring Setback.</p> <p>Activity status when compliance not achieved: 2. When compliance with any of GRZ-REQ12.1. is not achieved: DIS</p>
GRZ-REQ13 Retirement Village	Support	Kāinga Ora supports this standard as proposed.	Retain rule requirement as notified.
GRZ-REQ14 Variety in Appearance	Oppose	<p>This rule requirement addresses design matters where allowing some flexibility is appropriate. Therefore, Kāinga Ora proposes to shift these matters to assessment criteria.</p> <p>Deletion sought.</p>	<p>1. To provide for building variety:</p> <p>any single building design shall only be used for a maximum of:</p> <p>four residential units where they are detached or semi-detached; or</p> <p>six residential units where they are terraced housing;</p> <p>no more than two residential units in a row shall be exactly the same design, materials, and colour;</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>a gap of a minimum of 6m shall be provided between residential units for every six residential units fronting the road;</p> <p>there shall be a recess along any elevation of a building, where the building length is greater than 20m. The recess shall:</p> <p>be at least 1m in depth for a length of at least 2m;</p> <p>be for the full height of the wall; and</p> <p>iii. include a break in the eave line and roof line of the façade.</p> <p>Activity status when compliance not achieved: 2. When compliance with any of GRZ-REQ14.1. is not achieved: RDIS</p> <p>-</p> <p>Matters for discretion: 3. The exercise of discretion in relation to GRZ-REQ14.2. is restricted to the following matters:</p> <p>RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village</p>
GRZ-REQ15 Outdoor Storage	Support	Kāinga Ora supports this standard as proposed.	<i>Retain rule requirement as notified.</i>
Part 3: Area Specific Matters: Residential Zones: SETZ – Settlement Zone			
SETZ-01	Support	Kāinga Ora supports the objective as proposed.	<i>Retain this objective as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>SETZ -P1</i>	Support in part	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>Amendments are sought to recognise that it is the building envelope that determines built character rather than density.</p> <p>Amendments sought.</p>	<p>Provide for a very low density and spacious residential character by:</p> <ol style="list-style-type: none"> 3. managing the density of development requiring <u>sufficient setbacks</u>; and 4. managing the height, bulk and form of development.
Part 3: Area Specific Matters: Residential Zones: SETZ – Settlement Zone: Rules			
<i>SETZ -R1 Residential Activities</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>
<i>SETZ -R2 Residential Unit or other Principal Building</i>	Support in part	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought and to ensure that buildings that comply with development standards that manage external effects are exempt from public or limited notification.</p> <p>Amendments sought.</p>	<p>Activity status: PER</p> <p>1. The establishment of, or the addition/external alteration to, a residential unit or other principal building</p> <p>Where: no more than one residential unit or other principal building is established on the site. And this activity complies with the following rule requirements:</p> <p>SETZ-REQ1 Servicing SETZ -REQ2 Building Coverage SETZ -REQ3 Height</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>SETZ -REQ4 Height in Relation to Boundary SETZ -REQ5 Setback of Buildings SETZ -REQ6 Setback of Garages SETZ -REQ8 Presentation to the Street SETZ – REQ9 Outdoor Living Space SETZ – REQ16 Arthur’s Pass Specific Control Area – Alpine Design</p> <p>Activity status when compliance not achieved: 2. When compliance with SETZ-R2.1. is not achieved: refer SETZ-R2.4. or SETZ-R2.8. 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to SETZ-Rule Requirements</p> <p><u>Notification:</u> <u>Any application for a new building pursuant to SETZZ-R2 that complies with SETZ-REQ3 Height and SETZ-REQ5 Setback of Buildings and Structures shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</u></p> <p>Activity status: RDIS 4. The establishment of, or the addition/external alteration to, a second residential unit, or other principal building on the site</p> <p>Where:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>a. the site has a minimum net site area of 1000m2.</p> <p>And this activity complies with the following rule requirements:</p> <p>SETZ-REQ1 Servicing SETZ-REQ2 Building Coverage SETZ-REQ3 Height SETZ-REQ4 Height in Relation to Boundary SETZ-REQ5 Setback of Buildings SETZ-REQ6 Setback of Garages SETZ-REQ8 Presentation to the Street SETZ-REQ9 Outdoor Living Space SETZ-REQ16 Arthur's Pass Specific Control Area - Alpine Design</p> <p>Matters for discretion:</p> <p>5. The exercise of discretion in relation to SETZ-R2.4. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. RESZ-MAT1 Residential Design b. RESZ-MAT8 Second Residential Unit c. NH-MAT3 Geotechnical Considerations <p>Activity status when compliance not achieved:</p> <p>6. When compliance with SETZ-R2.4. is not achieved: DIS 7. When compliance with any rule requirement listed in this rule is not achieved: Refer to SETZ-Rule Requirements</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			Activity Status: NC 8. The establishment of a third or subsequent residential unit or other principal building on the site.
<i>SETZ -R3 Minor Residential Unit</i>	Support in part	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought.</p> <p>Amendments sought.</p>	Activity status: PER 1. The establishment of, or addition/external alteration to, a minor residential unit Where: <ol style="list-style-type: none"> a. a maximum of one minor residential unit shall be allowed per site; b. the minor residential unit shall have a maximum floor area of 70m² excluding garaging; c. the minor residential unit shall use the same servicing connections and accessway as the principal residential unit; d. the minor residential unit shall be located within 10m of the principal residential unit; and e. an outdoor living space is provided for the exclusive use of the occupants of the minor residential unit that is: <ol style="list-style-type: none"> i. directly accessible from an internal living room of the minor residential unit; ii. has a minimum width of 4m; iii. a minimum area of 20m²; iv. is not located within any required road boundary setback; and v. is free of driveways, manoeuvring areas, accessory buildings, and service areas.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>And this activity complies with the following rule requirements:</p> <p>SETZ-REQ1 Servicing SETZ-REQ2 Building Coverage SETZ-REQ3 Height SETZ-REQ4 Height in Relation to Boundary SETZ-REQ5 Setback of Buildings SETZ-REQ6 Setback of Garages SETZ-REQ8 Presentation to the Street SETZ-REQ16 Arthur's Pass Specific Control Area - Alpine Design</p>
<i>SETZ -R4 Accessory Building</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>
<i>SETZ -R5 Any structure not otherwise listed in SETZ-Rule List</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>
<i>SETZ -R6 Fencing</i>	Support in part	<p>Kāinga Ora generally supports the rule as proposed.</p> <p>Amendment requested to provide greater flexibility to provide for privacy for dwellings while still enabling opportunities for passive surveillance of the street.</p>	<p>Activity Status: PER</p> <p>1. Any fence or freestanding wall</p> <p>Where:</p> <p>a. within 4m of any road boundary;</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments sought.	<ul style="list-style-type: none"> i. is a maximum height of <u>±1.4m-; or</u> ii. <u>the fence or freestanding wall shall be a maximum of 1.8m in height if the fence or free-standing wall is at least 50 per cent visually open as viewed perpendicular to the road boundary.</u> <p>b. a site shares a boundary with a reserve:</p> <ul style="list-style-type: none"> i. there shall be no more than one fence or freestanding wall within 5m of the boundary of the reserve, and ii. the fence or freestanding wall shall be a maximum of: <ul style="list-style-type: none"> 1. 1m in height if solid; or 2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable. 3. the site shares a boundary with a reserve: <p>c. any other fence or freestanding wall, is a maximum height of 1.8m.</p> <p>For the purposes of calculating the maximum height under this rule requirement, where a fence is erected atop a retaining wall, the height shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<p><i>SETZ -R7 Relocated Building</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes separate recognition of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to compliance with the Effects Standards and number of dwellings.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved and also promote an increase in housing supply and affordability.</p> <p>Deletion sought.</p>	<p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>-</p> <p>Where:</p> <p>a. the building is a garage or accessory building; and</p> <p>b. the building is being shifted from one position to another position within the same site; or</p> <p>c. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or</p> <p>d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing.</p> <p>-</p> <p>And this activity complies with the following rule requirements:</p> <p><u>SETZ-REQ1 Servicing</u></p> <p><u>SETZ-REQ2 Building Coverage</u></p> <p><u>SETZ-REQ3 Height</u></p> <p><u>SETZ-REQ4 Height in Relation to Boundary</u></p> <p><u>SETZ-REQ5 Setback of Buildings</u></p> <p><u>SETZ-REQ6 Setback of Garages</u></p> <p><u>SETZ-REQ7 Setback of Accessory Buildings and/or Structures</u></p> <p><u>SETZ-REQ8 Presentation to the Street</u></p> <p><u>SETZ-REQ9 Outdoor Living Space</u></p> <p><u>SETZ-REQ16 Arthur's Pass Specific Control Area—Alpine Design</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SETZ-R7.1. is not achieved: CON</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to <u>SETZ Rule Requirements</u></p> <p>-</p> <p>Matters of control:</p> <p>4. The exercise of control in relation to SETZ-R7.2. is restricted to the following matters:</p> <p> b. <u>RESZ-MAT10 Relocated Building</u></p> <p>-</p> <p>Notification:</p> <p>5. Any application arising from SETZ-R7.2. shall not be subject to public notification.</p>
<i>SETZ -R8 Keeping of Animals</i>	Support	Kāinga Ora supports these rules as proposed.	<i>Retain rule as notified.</i>
<i>SETZ -R9 Home Business</i>			
<i>SETZ -R10 Supported Residential Accommodation</i>			
<i>SETZ -R11 Small Site Development-</i>	Oppose	Kāinga Ora opposes SETZ -R11. The provision of higher density development is inconsistent with the objectives and policies of the Settlement Residential zone. If an area is	<p>Activity status: PER</p> <p>1. The erection of, or addition/external alteration to, a residential unit on a site created for small site development</p> <p>-</p>

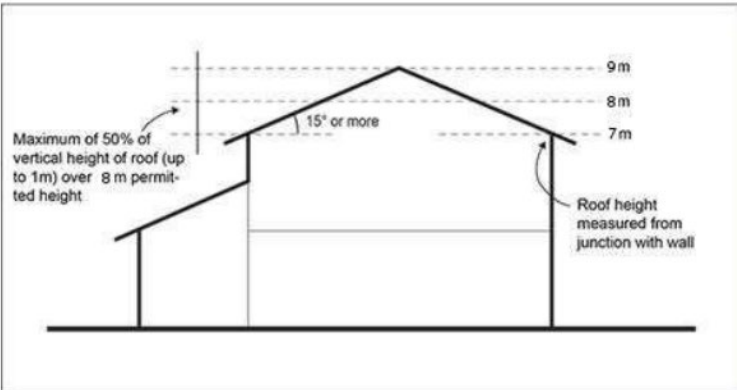
Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>suitable for higher density or small site development a higher density zone should be applied.</p> <p>Deletion sought.</p>	<p>Where this activity complies with the following rule requirements:</p> <p>SETZ-REQ1 Servicing</p> <p>SETZ-REQ3 Height</p> <p>SETZ-REQ4 Height in Relation to Boundary</p> <p>SETZ-REQ8 Presentation to the Street</p> <p>SETZ-REQ9 Outdoor Living Space</p> <p>SETZ-REQ11 Small Site Development</p> <p>SETZ-REQ16 Arthur's Pass Specific Control Area – Alpine Design-</p> <p>-</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to SETZ-Rule Requirements</p>
<p>SETZ -R12 Comprehensive Development</p>	<p>Oppose</p>	<p>Kāinga Ora opposes LRZ-R12. The provision of higher density development is inconsistent with the objectives and policies of the Settlement Residential zone. If an area is suitable for higher density or small site development a higher density zone should be applied.</p> <p>Deletion sought.</p>	<p>Activity status: RDIS</p> <p>1. Any comprehensive development</p> <p>-</p> <p>Where this activity complies with the following rule requirements:</p> <p>SETZ-REQ1 Servicing</p> <p>SETZ-REQ3 Height</p> <p>SETZ-REQ4 Height in Relation to Boundary</p> <p>SETZ-REQ8 Presentation to the Street</p> <p>SETZ-REQ12 Comprehensive Development</p> <p>SETZ-REQ14 Variety in Appearance</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>SETZ-REQ16 Arthur's Pass Specific Control Area—Alpine Design</p> <p>-</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SETZ-R12.1. is restricted to the following matters:</p> <p style="padding-left: 40px;">a. RESZ-MAT13 Location of Comprehensive Development and Retirement Village</p> <p style="padding-left: 40px;">b. REZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village</p> <p style="padding-left: 40px;">c. NH-MAT3 Geotechnical Considerations</p> <p>Activity status when compliance not achieved:</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to SETZ Rule Requirements</p>
SETZ -R13 Retirement Village	Support in part	<p>Kāinga Ora generally supports this rule as proposed.</p> <p>Consequential amendments are requested in relation to other relief sought.</p> <p>Amendments sought.</p>	<p>Activity status: RDIS</p> <p>1. Any retirement village</p> <p>Where this activity complies with the following rule requirements:</p> <p>SETZ-REQ1 Servicing</p> <p>SETZ-REQ4 Height in Relation to Boundary</p> <p>SETZ-REQ8 Presentation to the Street</p> <p>SETZ-REQ10 Landscaping</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			SETZ-REQ13 Retirement Village SETZ-REQ14 Variety in Appearance SETZ-REQ16 Arthur's Pass Specific Control Area - Alpine Design Matters for discretion: 2. The exercise of discretion in relation to SETZ-R13.1. is restricted to the following matters: <ul style="list-style-type: none"> a. RESZ-MAT13 Location of Comprehensive Development and Retirement Village b. REZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village c. NH-MAT3 Geotechnical Consideration
<i>SETZ -R14 Visitor Accommodation</i>	Support	Kāinga Ora supports the activities as proposed.	<i>Retain rules as notified.</i>
<i>SETZ -R15 Camping Ground Facility</i>			
<i>SETZ -R16 Commercial Activity</i>			
<i>SETZ -R17 Education Facility</i>			
<i>SETZ -R18 Public Amenity</i>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>SETZ -R19 Community Facility</i>			
<i>SETZ -R20 Community Corrections Activity</i>			
<i>SETZ -R21 Automotive Activity</i>			
<i>SETZ -R22 Industrial Activity</i>			
<i>SETZ -R23 Research Activity</i>			
<i>SETZ -R24 Rural Industry, Rural Production, and/or Rural Service Activity</i>			
<i>SETZ -R25 Mineral Extraction and/or Mineral Prospecting</i>			
<i>SETZ -R26 Firearms Range</i>			
<i>SETZ -R27 Motor Sports</i>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<p>SETZ -R28 Waste and Diverted Material Facility</p> <p>SETZ -R29 Landfill</p> <p>SETZ -30 Any activity not otherwise listed in LLRZ-Rule List</p>			
Part 3: Area Specific Matters: Residential Zones: Residential Zones: SETZ – Settlement Zone: Rule Requirements			
SETZ -REQ1 Servicing	Support	Kāinga Ora supports the activity as proposed.	Retain rule requirement as notified.
SETZ -REQ2 Building coverage	Support	Kāinga Ora supports the activity as proposed.	Retain rule requirement as notified.
SETZ -REQ3 Height	Support in part	<p>Kāinga Ora supports the proposed height limit as proposed, which enables development up to two storeys consistent with the planned outcomes for the zone.</p> <p>Amendments are requested to include an allowance for roof form exceedance, in conjunction with design flexibility through the amendments sought to the height in relation to boundary control. This will provide sufficient design flexibility to enable differing roof forms within the SETZ.</p> <p>Amendments sought.</p>	<p>The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in the Figure below.</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			
<p><i>SETZ -REQ4 Height in relation to boundary</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes the HIRB standard and matters of discretion, and seeks a comprehensive review in order to better provide for flexibility in built form / residential typologies while still managing the potential for adverse effects to adjoining properties.</p> <p>Kāinga Ora does not support using different recession planes to boundaries depending on the orientation of boundaries and considers 45 degrees to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a recession plane less than 45 degrees when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.</p>	<p><i>Delete 'SETZ-REQ4' and undertake a full review of the standard. Consistent with its submissions on the RESZ-MAT4, Kāinga Ora seeks the introduction of a flexible 'Height / Bulk in Relation to Boundary' rule which would provide a range of options, specific to the zoning of adjacent land (as a means to manage a range of potential adverse effects), as well as to provide design flexibility in the form and typology of residential development. One 'default' or generic rule applying to the zone will generally drive one predominant built form outcome, and not sufficiently manage potential effects from the 11m height limit sought in Kāinga Ora's submission. Introduce a new series of rules in relation to:</i></p> <ul style="list-style-type: none"> <i>• A general height in relation to boundary control (e.g. 3m + 45 degrees);</i> <i>• An 'alternate' control for the front 20 metres of the site (to provide flexibility); and</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Deletion sought.	<ul style="list-style-type: none"> • A 'height in relation to boundary adjoining lower intensity zones' control – to specifically assist to manage zone interface effects. • A 'height in relation to boundary control adjoining Open Space zones' that accounts for residential development adjacent to large Open Spaces / Parks, providing design flexibility and no height in relation to boundary control where the adjacent park exceeds 2,000m². • Include the exclusions in the notified GRZ-REQ4 standard, while undertaking a review of the exclusion relating to solar panels, and how the vertical measurement is defined. <p><i>Kāinga Ora considers that the suite of 'Height in relation to boundary' and 'alternative height in relation to boundary controls' in the Auckland Unitary Plan and corresponding assessment criteria/matters for discretion specific to the 'Mixed Housing Suburban' zone, provide an appropriate and flexible package of controls which could be utilised within the SETZ zone. These should be supported by notification exclusions for compliance with the alternative height in relation to boundary control, consistent with Kāinga Ora's overall submission on the plan.</i></p>
SETZ -REQ5 Setback of Buildings	Support in part	Kāinga Ora generally supports the proposed setbacks as proposed.	1. Any residential unit or principal building shall be setback a minimum of:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>Amendments are requested to delete the requirement to setback from shared accessways. Kāinga Ora are of the view that this requirement is overly restrictive. Kāinga Ora are also seeking a reduction in the setback to internal boundaries to 1m.</p> <p>Amendments sought.</p>	<p>a. 4m from any road boundary, shared accessway, or reserve; and</p> <p>b. <u>21m</u> from any internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p> <p>Activity status when compliance not achieved: 3. When compliance with of either SETZ -REQ5.1. is not achieved: RDIS</p> <p>Matters for discretion: 4. The exercise of discretion in relation to GRZ-REQ5.3 is restricted to the following matters:</p> <p>RESZ-MAT5 Road Boundary Setback RESZ-MAT6 Internal Boundary Setback</p>
SETZ -REQ6 Setback of Garages	Support in part	<p>Kāinga Ora supports setting back garages to ensure the primacy of residential dwellings from a streetscape amenity perspective.</p> <p>Amendments requested to focus the standard on achieving an attractive and safe</p>	<p>1. Any garage that has a vehicle door that faces a road boundary or shared accessway <u>is located within a front yard of front and corner sites shall be setback:</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>streetscape consistent with RESZ-P4. The additional proposed requirements will unnecessarily constrain development.</p> <p>Amendments sought.</p>	<p>h. Must not project forward by more than 0.5m from the front façade of the residential unit 5.5m from the road boundary or shared accessway; and</p> <p>i. 2m from the internal boundary if the wall length adjacent the internal boundary is greater than 7m; or</p> <p>j. 1m from the internal boundary if the wall length adjacent the internal boundary is less than or equal to 7m.</p> <p>2. Any garage that has a vehicle door that faces an internal boundary and:</p> <p>e. the wall length adjacent any road boundary or shared accessway</p> <p>a. is greater than 7m, shall be setback 4m from the road boundary or shared accessway;</p> <p>b. is less than or equal to 7m, shall be setback 2m from the road boundary or shared accessway;</p> <p>f. the wall length adjacent any internal boundary</p> <p>a. is greater than 7m, shall be setback 2m from the internal boundary;</p> <p>b. is less than or equal to 7m, shall be setback 1m from the internal boundary.</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>Activity status when compliance not achieved: 3. When compliance with any of either SETZ -REQ6.1. or SETZ -REQ6.2. is not achieved: RDIS</p> <p>Matters for discretion: 4. The exercise of discretion in relation to SETZ -REQ6.3. is restricted to the following matters:</p> <p>RESZ-MAT5 Road Boundary Setback</p> <p>RESZ-MAT6 Internal Boundary Setback</p>
<p><i>SETZ -REQ7 Setback of Accessory Buildings and/or Structures</i></p>	<p>Support in part</p>	<p>Kāinga Ora generally supports the proposed setbacks as proposed.</p> <p>Amendments are requested to delete the requirement to setback from shared accessways. Kāinga Ora are of the view that this requirement is overly restrictive and will unnecessarily constrain development.</p> <p>Amendments sought.</p>	<p>1. Any accessory building shall, where the wall length is greater than 7m, be setback:</p> <ul style="list-style-type: none"> a. 4m from any road boundary, shared accessway or reserve; and b. 2m from any internal boundary. <p>2. Any accessory building shall, where the wall length is less than or equal to 7m, be setback:</p> <ul style="list-style-type: none"> a. 2m from any road boundary, shared accessway or reserve; and b. 1m from any internal boundary. <p>3. Any structure shall be setback 2m from any road boundary or reserve.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ-SCHED1 - Measuring Setback.</p> <p>Activity status when compliance not achieved: 4. When compliance with SETZ -REQ7.1., SETZ -REQ7.2., or SETZ -REQ7.3. is not achieved: RDIS</p> <p>Matters for discretion: 5. The exercise of discretion in relation to SETZ -REQ7.4. is restricted to the following matters:</p> <p>RESZ-MAT5 Road Boundary Setback RESZ-MAT6 Internal Boundary Setback</p>
<p><i>SETZ -REQ8 Presentation to the Street</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes the rule requirement as proposed.</p> <p>This rule requirement addresses design matters where allowing some flexibility is appropriate. Therefore, Kāinga Ora proposes to shift these matters to assessment criteria.</p> <p>Deletion sought.</p>	<p>1. Where any residential unit or other principal building has direct frontage to a road or public space, the ground level facing the road or public space shall incorporate:-</p> <p>-at least one habitable room or kitchen;-</p> <p>-at least 20% glazing in the facade facing the road or public space; and-</p> <p>-the primary pedestrian entrance that is visible and accessible from the road or public space-</p> <p>Activity status when compliance not achieved: 2. When compliance with any of SETZ -REQ8.1. is not achieved: RDIS</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>-</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to SETZ-REQ8.2. is restricted to the following matters:</p> <p><u>RESZ-MAT1 Residential Design</u></p>
<p>SETZ -REQ9 Outdoor Living Space</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports the rule requirement as proposed.</p> <p>Amendments are requested to reduce the minimum area required to enable more flexibility.</p> <p>Amendments sought.</p>	<p>1. Every residential unit shall be provided with an area of outdoor living space that:</p> <ul style="list-style-type: none"> m. is directly accessible from a habitable room; n. has a minimum area of <u>5020m²</u>; o. has a minimum horizontal dimension of 4m; p. is not located between the road boundary and the residential unit; and q. is free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas. r. <u>Where part of the required outdoor living space requires a deck, balcony or roof terrace located above ground floor level, the area shall be:</u> <ul style="list-style-type: none"> a. <u>directly accessible from any habitable room or kitchen;</u> v. <u>have a minimum area of 10m²; and</u> vi. <u>have a minimum depth of 1.5m.</u> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SETZ -REQ9.1. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to SETZ -REQ9.2. is restricted to the following matters:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			RESZ-MAT1 Residential Design
SETZ -REQ10 Landscaping	Support in part	<p>Kāinga Ora generally supports the proposed landscaping requirement as proposed.</p> <p>Amendments are requested to delete the requirement to plant a specimen tree as this is overly onerous and an 8m high specimen may not be appropriate in a higher density development. Amendments are also requested to improve the workability of this rule requirement through introducing a quantitative measurement.</p> <p>Amendments sought.</p>	<p>1. 50% of tThe area between the road boundary and the principal building, excluding those parts used for either vehicle or pedestrian access, shall be:</p> <ul style="list-style-type: none"> e. landscaped with a mix of lawn, garden beds, or shrubs; and f. provided with one specimen tree for every 10m of frontage that is: <ul style="list-style-type: none"> v. a minimum of 1.8m high at time of planting; and vi. capable of achieving a height at maturity of 8m. <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SETZ -REQ10.1. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to SETZ -REQ10.2. is restricted to the following matters:</p> <p>RESZ-MAT1 Residential Design</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<p><i>SETZ -REQ11 Small Site Development</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes SETZ -REQ11. The provision of higher density development is inconsistent with the objectives and policies of the Low Density Residential zone. If an area is suitable for higher density or small site development a higher density zone should be applied.</p> <p>Deletion sought.</p>	<p>1. Any small site development shall:</p> <ul style="list-style-type: none"> -not exceed a maximum building coverage of 45% of the net site area; -be setback a minimum of: <ul style="list-style-type: none"> -3m from any road boundary or shared accessway; and -2m from any internal boundary; except that <ul style="list-style-type: none"> -where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5.5m from that boundary;- -no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m;- -not locate a garage between the front façade of any residential unit and road boundary or shared accessway; -not comprise garaging of more than 50% of the width of any ground floor front façade of a residential unit;- -only locate windows at first floor level or above that: <ul style="list-style-type: none"> -face a road boundary or an internal boundary shared with a reserve; or -are set back a minimum of 10m from an internal boundary; or -have a sill height of at least 1.6m above internal floor level; or -are obscure glazed, and either non-opening or top-hinged, and associated with a bathroom, toilet, or hallway; -only locate any balcony at first floor level or above in a façade that faces a road boundary, or an internal boundary shared with a reserve.- <p>-</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>For the purposes of this requirement, the required setbacks shall be measured in accordance with <u>RESZ-SCHED1</u>—Measuring Setback.</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SETZ-REQ11.1. is not achieved: RDIS</p> <p>-</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to SETZ-REQ11.2. is restricted to the following matters:</p> <p><u>RESZ-MAT14</u> Design of Small Site Development, Comprehensive Development and Retirement Village</p>
<p><i>SETZ-REQ12 Comprehensive Development</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes SETZ-REQ12. The provision of higher density development is inconsistent with the objectives and policies of the Low-Density Residential zone. If an area is suitable for higher density or small site development a higher density zone should be applied.</p> <p>Deletion sought.</p>	<p>1. Any comprehensive development shall:</p> <p>not exceed a maximum building coverage of 50% calculated across the net site area of the entire comprehensive development, excluding any undeveloped balance site;</p> <p>be setback a minimum of:</p> <p>3m from any road boundary or shared accessway;</p> <p>2m from any northern or western internal boundary;</p> <p>1m from any southern or eastern internal boundary; except that</p> <p>no internal setback is required where a building shares a common wall with another building within the comprehensive development;</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<ul style="list-style-type: none"> where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5m from that boundary; no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m; not located a garage between the front façade of any residential unit and any road boundary or shared accessway; not comprise garaging of more than 50% of the width of any ground floor front façade of a residential unit; provide each residential unit with an outdoor living space that: <ul style="list-style-type: none"> is not located between the road boundary and the residential unit; is directly accessible from a main living space; has a minimum horizontal dimension of 4m; has a minimum area of 40m²; at least one contiguous area of 20m²; and is free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas; provide each residential unit with an additional area at ground level for the dedicated storage of waste and recycling bins that: <ul style="list-style-type: none"> is located behind the front façade of the residential unit or screened in an unobtrusive location; has a minimum horizontal dimension of 1.5m; and has a minimum area of 2.25m²; only locate windows at first floor level or above that:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>face a road boundary or an internal boundary shared with a reserve; or are set back a minimum of 10m from an internal boundary; or have a sill height of at least 1.6m above internal floor level; or are obscure glazed, and either non-opening or top-hinged, and associated with a bathroom, toilet, or hallway; only locate balconies at first floor level or above that: are on a façade that faces a road boundary or an internal boundary shared with a reserve and: are directly accessible from main living spaces or bedrooms; have a minimum horizontal dimension of 2m; and have a minimum area of 10m².</p> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with <u>RESZ SCHED1</u> Measuring Setback.</p> <p>Activity status when compliance not achieved: 2. When compliance with any of SETZ-REQ12.1. is not achieved: DIS</p>
SETZ -REQ13 Retirement Village	Support	Kāinga Ora supports this standard as proposed.	Retain rule requirement as notified.
SETZ -REQ14 Variety in Appearance	Oppose	This rule requirement addresses design matters where allowing some flexibility is	1. To provide for building variety:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>appropriate. Therefore, Kāinga Ora proposes to shift these matters to assessment criteria.</p> <p>Deletion sought.</p>	<p>any single building design shall only be used for a maximum of:</p> <ul style="list-style-type: none"> four residential units where they are detached or semi-detached; or six residential units where they are terraced housing; no more than two residential units in a row shall be exactly the same design, materials, and colour; a gap of a minimum of 6m shall be provided between residential units for every six residential units fronting the road; there shall be a recess along any elevation of a building, where the building length is greater than 20m. The recess shall: <ul style="list-style-type: none"> be at least 1m in depth for a length of at least 2m; be for the full height of the wall; and <ul style="list-style-type: none"> iii. include a break in the eave line and roof line of the façade. <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SETZ-REQ14.1. is not achieved: RDIS</p> <p>-</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to SETZ-REQ14.2. is restricted to the following matters:</p> <p>RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>SETZ -REQ15 Outdoor Storage</i>	Support	Kāinga Ora supports this standard as proposed.	<i>Retain rule requirement as notified.</i>
Part 3: Area Specific Matters			
Part 3: Area Specific Matters: Commercial and Mixed Use Zones			
Part 3: Area Specific Matters: Commercial and Mixed Use Zones - Overview			
<i>Overview Text</i>	Support	Kāinga Ora supports the overview as proposed.	<i>Retain the overview text as notified.</i>
Part 3: Area Specific Matters: Commercial and Mixed Use Zones - Objectives			
<i>CMUZ-01</i>	Support	Kāinga Ora supports the objective as proposed.	<i>Retain the objective as notified.</i>
<i>CMUZ -02</i>	Support	Kāinga Ora supports the objective as proposed.	<i>Retain the objective as notified.</i>
<i>CMUZ -03</i>	Support	Kāinga Ora supports the objective as proposed.	<i>Retain the objective as notified.</i>
<i>CMUZ -04</i>	Support	Kāinga Ora supports the objective as proposed.	<i>Retain the objective as notified.</i>
<i>CMUZ -05</i>	Support	Kāinga Ora supports the objective as proposed.	<i>Retain the objective as notified.</i>
<i>CMUZ -06</i>	Oppose	Kāinga Ora is seeking amendments to recognise that centres should be areas which are identified for growth and intensification. Encouraging greater height will contribute to	That building heights and density of urban form in 'Commercial and Mixed Use Zones' reflect the demand for a predominantly low density form of commercial, retail and residential activity <u>reinforce centres as focal points for the community.</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		making centres a vibrant focal point for communities. Amendments sought.	
Part 3: Area Specific Matters: Commercial and Mixed Use Zones - Policies			
<i>CMUZ -P1 Character and Function of Commercial Zones</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain the policy as notified.</i>
<i>CMUZ -P2 Character and Function of Commercial Zones</i>	Support in part	Kāinga Ora generally supports the policy as proposed. Amendments are sought to reflect that not all centres anticipate low density activities. Amendments sought.	Enable low density commercial and retail activities in commercial zones that contribute to the function and planned urban built form of the zone.
<i>CMUZ -P3 Residential Activities</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain the policy as notified.</i>
<i>CMUZ -P4 Urban Design</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain the policy as notified.</i>
<i>CMUZ -P5 Urban Design</i>	Support	Kāinga Ora generally supports the policy as proposed. Amendments are sought to reflect Kāinga Ora's request that the height in relation to	Enhance the urban built form of the 'Commercial and Mixed Use Zones' and surrounding residential areas, by: 1. Managing the visual effects from the outdoor storage of goods; and

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>boundary rule should only apply along the boundary with any residential or open space zone.</p> <p>Amendments sought.</p>	<p>2. Ensuring that buildings and structures do not unduly shade or dominate adjoining <u>residential or open space zoned</u> properties.</p>
Part 3: Area Specific Matters: Commercial and Mixed Use Zones – Matters for Control or Discretion			
<i>CMUZ –MAT1 Economic Impacts</i>	Support	Kāinga Ora supports the matters for discretion.	<i>Retain the matters for discretion as notified.</i>
<i>CMUZ -MAT2 Residential Activities</i>	Oppose	<p>Kāinga Ora opposes the matters of discretion as proposed. This is a consequential request in accordance with Kāinga Ora’s wider submission points seeking the release of density in the centre zones.</p> <p>Deletion sought.</p>	<ol style="list-style-type: none"> 1. The effects of the residential density proposed on adjoining residential land uses. 2. The extent to which outdoor living areas or balconies relate with the internal living areas. 3. The extent to which the design, size and location of private or communal open space, parking, loading spaces and driveways on the site achieves a high standard of amenity and acoustic and visual privacy for residents and business activities. 4. The extent to which service areas and parking are located close to, and are conveniently accessible from, each residential activity. 5. The degree to which the potential for reverse sensitivity effects on existing and permitted activities are mitigated, including, in relation to noise, through acoustic design. 6. The extent to which the proposed design provides or continues to provide for:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>a. Lighting designs to enhance security for buildings and ensure the safety of public spaces including service forecourts, parking areas, and service lanes;</p> <p>b. Locating balconies in a manner that may provide passive surveillance of the street;</p> <p>c. Locating doors, windows, and other openings associated with living and working areas, so that they overlook and interact with public spaces; and</p> <p>d. Primary entrances to buildings face the road or on-site public space, with access being visible and in a safe, well lit location.</p>
CMUZ -MAT3 Urban Design	Support in part	<p>Kāinga Ora generally supports the matters of discretion as proposed.</p> <p>Amendments sought to recognise that encouraging greater height will contribute to making centres a vibrant focal point for communities.</p> <p>Amendments sought.</p>	<p>1. The extent to which the development incorporates good urban design principles, including:</p> <ul style="list-style-type: none"> a) Recognises and reinforces the zone’s role, context, and planned urban built form, including any natural, heritage or cultural assets; b) Contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; c) Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; d) Provides a human scale and Minimises building bulk through the provision of articulation and modulation, while having regard to the functional requirements of the activity;

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<ul style="list-style-type: none"> e) Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas, and boundary demarcation; f) Incorporates landscaping or other means to provide for increased shade, and weather protection; and g) Provides safe, legible, and efficient access for all transport modes. <ol style="list-style-type: none"> 2. Includes landscaping, fencing and storage, and waste areas that are designed and located to mitigate the adverse visual effects of the development on adjoining residential-zoned sites and public reserves. 3. Where the development includes visitor accommodation, the degree to which acoustic design of the visitor accommodation will minimise the potential for reverse sensitivity effects on existing and permitted activities within the Zone.
CMUZ -MAT4 Height	Support in part	<p>Kāinga Ora generally supports the matters of discretion as proposed but oppose clause 2. Kāinga Ora do not agree that simply being able to view a building constitutes an adverse effect.</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> 1. The extent to which the location, design, scale, and appearance (including reflectivity) of the building or structure mitigates the visual impact of exceeding the height limit. 2. The extent to which the building or structure is visible from the road, residential or rural zones. 3. The extent to which the increase in height is necessary due to the functional requirements of an activity.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<p><i>CMUZ -MAT5 Height in relation to boundary</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes the HIRB standard and matters of discretion, and seeks a comprehensive review in order to better provide for flexibility in built form while still managing the potential for adverse effects to adjoining properties.</p> <p>Kāinga Ora does not support using different recession planes to boundaries depending on the orientation of boundaries and considers 45 degrees to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a recession plane less than 45 degrees when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.</p> <p>Deletion sought.</p>	<p><i>Delete 'CMUZ -MAT5' and undertake a full review of the standard and matters for discretion. Kāinga Ora seeks the introduction of a flexible 'Height in Relation to Boundary' rule which would provide a range of options, specific to the zoning of adjacent land (as a means to manage a range of potential adverse effects), as well as to provide design flexibility in the form of development. One 'default' or generic rule applying to the zone will generally drive one predominant built form outcome, and not sufficiently manage potential effects from the height limits sought in Kāinga Ora's submission.</i></p> <p><i>Introduce a new series of rules in relation to:</i></p> <ul style="list-style-type: none"> • <i>A general building setback at upper levels;</i> • <i>An 'alternate' control for the front 20 metres of the site (to provide flexibility); and</i> • <i>A 'height in relation to boundary adjoining open space or residential zones' control – to specifically assist to manage zone interface effects.</i> • <i>Introduce a daylight and outlook control to ensure adequate access to daylight to living areas and bedrooms in dwellings and ensure habitable rooms have a sense of outlook and space.</i> <p><i>Kāinga Ora considers that the suite of 'Height in relation to boundary', 'setback at upper-level controls', 'daylight' and 'outlook' controls in the Auckland Unitary Plan and corresponding assessment criteria/matters for discretion specific to the 'Town Centre' zone, provide an appropriate and flexible package of controls which could be utilised within the TCZ zone.</i></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
CMUZ –MAT6 Setbacks	Support in part	<p>Kāinga Ora generally supports the matters of discretion as proposed.</p> <p>Amendments sought to align language with the NPS-UD, which refers to the “<i>planned urban built form</i>” when referring to the intended future state of the urban environment and to clarify the urban design outcomes sought.</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> 1. For road setbacks, the extent to which the reduced setback impacts on the amenity and character of the street scene, the planned urban built form and landscaping potential, or shading of the adjoining road. 2. For internal setbacks, the extent of adverse effects on privacy, outlook, and shading and other amenity values for the adjoining property. 3. Whether the intrusion is necessary due to the functional requirements of an activity. 4. The extent and quality of any landscaping provided.
CMUZ –MAT7 Site Coverage	Support in part	<p>Kāinga Ora generally supports the matters of discretion as proposed.</p> <p>Amendments sought to amenity outcomes sought in relation to neighbouring residential zoned sites.</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> 1. Any adverse <u>visual dominance</u> effects of the building or redevelopment on the amenity of the adjoining <u>or nearby residential areas zones.</u> 2. Any adverse effects from the visual appearance of the building or redevelopment, the extent and effectiveness of the proposed planting of trees in screening car parking areas, and the visual appearance of the building/redevelopment from adjoining or nearby residences.
CMUZ –MAT8	Neutral	<p>The preamble refers to MAT8, but no matters for discretion have been included.</p> <p>Clarification sought.</p>	Clarification sought.
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: NCZ – Neighbourhood Centre Zone			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
NCZ-01	Support	Kāinga Ora supports the objective as proposed.	The Neighbourhood Centre Zone provides for small-scale commercial activities and community activities that service needs of residents in the surrounding area.
NCZ-P1	Support in part	Kāinga Ora generally supports the policy as proposed. Amendments are sought to recognise that the zone is an appropriate place for residential activities to establish. Amendments sought.	Enable a limited range and scale of commercial activities, visitor accommodation, <u>residential</u> and community facilities.
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: NCZ – Neighbourhood Centre Zone			
NCZ-R3 <i>Residential Units</i>	Support in part	Kāinga Ora is seeking amendments to release density and make residential units a permitted activity in centre zones above ground level. In Kāinga Ora's view centres should be areas which are identified for growth and intensification. Encouraging more people to live in centres will contribute to making centres a vibrant focal point for communities. Amendments sought.	Activity Status: PER 1. The extension to, or alteration of, an existing residential unit. Where the activity complies with the following rule requirements: NCZ-REQ1 Servicing NCZ-REQ2 Height NCZ-REQ3 Height in relation to boundary NCZ-REQ4 Fencing and outdoor storage Activity status when compliance not achieved: 2. When compliance with any rule requirement listed in this rule is not achieved: Refer to NCZ-Rule Requirements Activity Status: RDIS -PER

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>3. The erection of one or more residential units and/or the conversion of all or part of a non-residential existing building into a residential unit.</p> <p>Where:</p> <ul style="list-style-type: none"> a. The residential unit is located above the ground floor level (excluding pedestrian entrances and any foyer area associated with the residential activity, which may be located at ground floor level), <p>And the activity complies with the following rule requirements: NCZ-REQ1 Servicing NCZ-REQ2 Height NCZ-REQ3 Height in relation to boundary NCZ-REQ4 Fencing and outdoor storage</p> <p>Matters for discretion: 4. The exercise of discretion in relation to NCZ-R3.4.a and NCZ-R3.5.a is restricted to the following matters: a. CMUZ-MAT2 in CMUZ-Matters for control or discretion</p> <p>Activity status when compliance not achieved: 5. When compliance with any of NCZ-R3.4.a. is not achieved: NC 6. When compliance with any rule requirement listed in this rule is not achieved: Refer to NCZ-Rule Requirements.</p>
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: NCZ – Neighbourhood Centre Zone: Rule Requirements			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<i>NCZ -REQ2 Height</i>	Support	Kāinga Ora supports the rule requirement as proposed.	<i>Retain the rule requirement as notified.</i>
<i>NCZ -REQ3 Height in relation to boundary</i>	Oppose	<p>Kāinga Ora opposes the HIRB standard and matters of discretion, and seeks a comprehensive review in order to better provide for flexibility in built form while still managing the potential for adverse effects to adjoining properties.</p> <p>Kāinga Ora does not support using different recession planes to boundaries depending on the orientation of boundaries and considers 45 degrees to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a recession plane less than 45 degrees when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.</p> <p>Deletion sought.</p>	<p>Delete ‘NCZ-REQ3’ and undertake a full review of the standard. Kāinga Ora seeks the introduction of a flexible ‘Height in Relation to Boundary’ rule which would provide a range of options, specific to the zoning of adjacent land (as a means to manage a range of potential adverse effects), as well as to provide design flexibility in the form of development. One ‘default’ or generic rule applying to the zone will generally drive one predominant built form outcome. Introduce a new series of rules in relation to:</p> <ul style="list-style-type: none"> • A general building setback at upper levels; • A ‘height in relation to boundary adjoining open space or residential zones’ control – to specifically assist to manage zone interface effects. • Introduce a daylight and outlook control to <i>ensure adequate access to daylight to living areas and bedrooms in dwellings and ensure habitable rooms have a sense of outlook and space.</i> <p>Kāinga Ora considers that the suite of ‘Height in relation to boundary’, ‘setback at upper-level controls’, ‘daylight’ and ‘outlook’ controls in the Auckland Unitary Plan and corresponding assessment criteria/matters for discretion specific to the ‘Neighbourhood Centre’ zone, provide an appropriate and flexible package of controls which could be utilised within the NCZ zone.</p>
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: LCZ – Local Centre Zone			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: LCZ – Local Centre Zone: Objectives and Policies			
<i>LCZ - 01</i>	Support	Kāinga Ora supports this objective as proposed.	<i>Retain the objective as notified.</i>
<i>LCZ – P1</i>	Support in part	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Amendments are sought to recognise that the zone is an appropriate place for residential activities to establish.</p> <p>Amendments sought.</p>	Enable a range of commercial, residential , visitor accommodation, recreational, cultural, community activities, and public amenities to establish and operate within the Local Centre Zone, provided that they are of a scale and nature that does not detract from the role and function of the Town Centre Zone.
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: LCZ – Local Centre Zone: Rules			
<i>LCZ-R3</i> Residential Units	Support in part	<p>Kāinga Ora is seeking amendments to release density and make residential units a permitted activity in centre zones above ground level. In Kāinga Ora’s view centres should be areas which are identified for growth and intensification. Encouraging more people to live in centres will contribute to making centres a vibrant focal point for communities.</p> <p>Amendments sought.</p>	<p>Activity status: PER</p> <p>1. The extension to, or alteration of, an existing residential unit,</p> <p>Where the activity complies with the following rule requirements: LCZ-REQ2 Height LCZ-REQ3 Height in relation to boundary LCZ-REQ4 Setbacks LCZ-REQ5 Fencing and outdoor storage LCZ-REQ6 Landscaping LCZ-REQ8 Castle Hill Specific Control Area</p> <p>Activity Status when compliance not achieved:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LCZ-Rule requirements.</p> <p>Activity status: RDIS-PER</p> <p>4. The erection of one or more residential units; 5. The conversion of all or part of a non-residential existing buildings into a residential unit.</p> <p>Where:</p> <ul style="list-style-type: none"> a. The residential unit is located above the ground floor level, (excluding pedestrian entrances and any foyer area associated with the residential activity, which may be located at ground floor level). <p>And the activity complies with the following rule requirements: LCZ-REQ1 Servicing LCZ-REQ2 Height LCZ-REQ3 Height in relation to boundary LCZ-REQ4 Setbacks LCZ-REQ5 Fencing and outdoor storage LCZ-REQ8 Castle Hill Specific Control Area</p> <p>Matters for discretion: 6. The exercise of discretion in relation to LCZ-R3.4.a., and LCZ-R3.5.a. is restricted to the following matters:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p style="color: red; text-decoration: underline;">a. — CMUZ-MAT2 in CMUZ-Matters for control or discretion</p> <p>Activity status when compliance not achieved: 7. When compliance with any of LCZ-R3.4.a. or LCZ-R3.5.a. is not achieved: NC 8. When compliance with any rule requirement listed in this rule is not achieved: Refer to LCZ-Rule requirements.</p>
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: LCZ – Local Centre Zone: Rule Requirements			
<i>LCZ-REQ2 Height</i>	Oppose	<p>Kāinga Ora is seeking amendments to increase maximum height in centre zones. In Kāinga Ora’s view centres should be areas which are identified for growth and intensification. Encouraging greater height will contribute to making centres a vibrant focal point for communities. A 12m height limit will more comfortably provide for three stories.</p> <p>Amendments sought.</p>	<p>1. The maximum height of any building shall be 10m <u>12m</u>. 2. The maximum height of any structure that is not a building shall be 25m.</p> <p>Activity Status when compliance not achieved: 3. When compliance with any of LCZ-REQ2.1. or LCZ-REQ2.2. not achieved: RDIS</p> <p>Matters for discretion: 4. The exercise of discretion in relation to LCZ-REQ2.3. is restricted to the following matters: a. CMUZ-MAT4 Height</p>
<i>LCZ-REQ3 Height in relation to boundary</i>	Oppose	Kāinga Ora opposes the HIRB standard and matters of discretion, and seeks a comprehensive review in order to better provide for flexibility in built form while still	Delete ‘LCZ-REQ3’ and undertake a full review of the standard. Kāinga Ora seeks the introduction of a flexible ‘Height in Relation to Boundary’ rule which would provide a range of options, specific to the zoning of adjacent land (as a means to manage a range of potential adverse effects), as well as to

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>managing the potential for adverse effects to adjoining properties.</p> <p>Kāinga Ora does not support using different recession planes to boundaries depending on the orientation of boundaries and considers 45 degrees to all boundaries (unless to an excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a recession plane less than 45 degrees when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.</p> <p>Deletion sought.</p>	<p>provide design flexibility in the form of development. One ‘default’ or generic rule applying to the zone will generally drive one predominant built form outcome, and not sufficiently manage potential effects from the 12m height limit sought in Kāinga Ora’s submission.</p> <p>Introduce a new series of rules in relation to:</p> <ul style="list-style-type: none"> • A general building setback at upper levels; • A ‘height in relation to boundary adjoining open space or residential zones’ control – to specifically assist to manage zone interface effects. • Introduce a daylight and outlook control to <i>ensure adequate access to daylight to living areas and bedrooms in dwellings and ensure habitable rooms have a sense of outlook and space.</i> <p>Kāinga Ora considers that the suite of ‘Height in relation to boundary’, ‘setback at upper-level controls’, ‘daylight’ and ‘outlook’ controls in the Auckland Unitary Plan and corresponding assessment criteria/matters for discretion specific to the ‘Local Centre’ zone, provide an appropriate and flexible package of controls which could be utilised within the LCZ zone.</p>
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: TCZ – Town Centre Zone: Objectives			
TCZ -01	Support in part	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>Amendments are sought to recognise that the zone is an appropriate place for residential activities to establish.</p>	<p>The Town Centre Zone is the primary focus for commercial activities within the District and provides a diverse range of commercial activities, along with <u>residential</u>, recreation, cultural and community activities and civic services, with associated residential activity.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		Amendments sought.	
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: TCZ – Town Centre Zone: Policies			
<i>TCZ-P1</i>	Support in part	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Amendments are sought to recognise that the zone is an appropriate place for residential activities to establish.</p> <p>Amendments sought.</p>	Enable a range of commercial activities, <u>residential activities</u> , visitor accommodation, recreational, cultural, community activities, and public amenities to establish and operate within the Town Centre Zone.
<i>TCZ – P2</i>	Support	Kāinga Ora supports the policy as proposed.	<i>Retain policy as notified.</i>
<i>TCZ-P3</i>	Support in part	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Amendment sought to strengthen wording to be consistent with the direction set by the NPS-UD to recognise that urban environments change over time. The proposed wording</p>	Ensure buildings are set back an appropriate distance from identified boundaries to maintain privacy and outlook for residents and to maintain the character of the area in which they are located <u>contribute to the planned urban form.</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>aligns with this direction through making reference to the “planned urban form”.</p> <p>Amendments sought.</p>	
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: TCZ – Town Centre Zone: Rules			
<p><i>TCZ-R3 Residential Activity</i></p>	<p>Support in part</p>	<p>Kāinga Ora is seeking amendments to release density and make residential units a permitted activity in centre zones above ground level. In Kāinga Ora’s view centres should be areas which are identified for growth and intensification. Encouraging more people to live in centres will contribute to making centres a vibrant focal point for communities.</p> <p>Amendments sought.</p>	<p>Activity Status: PER</p> <p>1. The extension to, or alteration of, an existing residential unit.</p> <p>Where the activity complies with the following rule requirements: TCZ-REQ1 Servicing TCZ-REQ2 Height TCZ-REQ3 Height in relation to boundary TCZ-REQ4 Setbacks TCZ-REQ5 Fencing and outdoor storage areas</p> <p>Activity Status where compliance not achieved: 2. When compliance with any rule requirement listed in this rule is not achieved: Refer to TCZ-Rule Requirements</p> <p>Activity Status: REDIS-PER</p> <p>3. The erection of one or more residential units; or 4. The conversion of all or part of a non-residential existing building into a residential unit,</p> <p>Where:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			<p>a. The residential unit is located above the ground floor level, (excluding pedestrian entrances and any foyer area associated with the residential activity, which may be located at ground floor level); and</p> <p>And the activity complies with the following rule requirements: TCZ-REQ1 Servicing TCZ-REQ2 Height TCZ-REQ3 Height in relation to boundary TCZ-REQ4 Setbacks TCZ-REQ5 Fencing and outdoor storage areas TCZ-REQ7 Landscaping</p> <p>Matters for discretion: 5. The exercise of discretion in relation to TCZ R3.3. and TCZ R3.4. is restricted to the following matters:</p> <p>a. CMUZ-MAT2 in <u>CMUZ Matters for control or discretion</u> b. CMUZ-MAT3 in <u>CMUZ Matters for control or discretion</u></p> <p>Activity Status where compliance not achieved: 6. When compliance with any of TCZ-R3.3.a. or TCZ-R3.4.a. is not achieved: NC</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
			7. When compliance with any rule requirement listed in this rule is not achieved: Refer to TCZ-Rule Requirements
Part 3: Area Specific Matters: Commercial and Mixed Use Zones: TCZ – Town Centre Zone: Rule Requirements			
<i>TCZ-REQ2 Height Any Town Centre Zone except as specified below</i>	Oppose	<p>Kāinga Ora is seeking amendments to increase maximum height in centre zones. In Kāinga Ora’s view centres should be areas which are identified for growth and intensification. Encouraging greater height will contribute to making centres a vibrant focal point for communities. A 12m height limit will more comfortably provide for three stories.</p> <p>Amendments sought.</p>	<p>1. The maximum height of any building shall be 10m <u>12m</u>.</p> <p>2. The maximum height of any structure that is not a building shall be 25m.</p> <p>Activity Status when compliance not achieved:</p> <p>3. Where compliance with and of TCZ-REQ2.1, or TCZ-REQ2.2 is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>4. The exercise of discretion in relation to TCZ-REQ2.3. is restricted to the following matters:</p> <p style="padding-left: 40px;">a. CMUZ-MAT4 Height</p>
<i>TCZ-REQ2 PREC1</i>			<p>5. The maximum height of any building shall be 15m <u>18m</u>.</p> <p>6. The maximum height of any structure that is not a building shall be 25m.</p> <p>Activity Status when compliance not achieved:</p> <p>7. Where compliance with any of TCZ-REQ2.5., or TCZ-REQ2.6. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>8. The exercise of discretion in relation to TCZ- REQ2.7. is restricted to the following matters:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
<p>TCZ-REQ2 PREC4, PREC5</p>			<p>a. CMUZ-MAT54 Height in Relation to Boundary</p> <p>9. The maximum height of any building shall be 12m <u>18m</u>.</p> <p>10. The maximum height of any structure that is not a building shall be 25m.</p> <p>Activity Status when compliance not achieved:</p> <p>11. Where compliance with any of TCZ-REQ2.9., TCZ-REQ2.10., is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>12. The exercise of discretion in relation to TCZ- REQ2.11. is restricted to the following matters:</p> <p>a. CMUZ-MAT4 Height</p>
<p>TCZ-REQ3 Height in relation to boundary</p>	<p>Support in part</p>	<p>Kāinga Ora opposes the HIRB standard and matters of discretion, and seeks a comprehensive review in order to better provide for flexibility in built form while still managing the potential for adverse effects to adjoining properties.</p> <p>Kāinga Ora does not support using different recession planes to boundaries depending on the orientation of boundaries and considers 45 degrees to all boundaries (unless to an</p>	<p>Delete 'TCZ-REQ3' and undertake a full review of the standard. Kāinga Ora seeks the introduction of a flexible 'Height in Relation to Boundary' rule which would provide a range of options, specific to the zoning of adjacent land (as a means to manage a range of potential adverse effects), as well as to provide design flexibility in the form of development. One 'default' or generic rule applying to the zone will generally drive one predominant built form outcome, and not sufficiently manage potential effects from the 18m height limit sought in Kāinga Ora's submission. Introduce a new series of rules in relation to:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought
		<p>excluded boundary) to be appropriate to secure adequate sunlight access. Imposing a recession plane less than 45 degrees when taking yard, building and outlook setbacks into consideration, will unnecessarily constrain development.</p> <p>Deletion sought.</p>	<ul style="list-style-type: none"> • A general building setback at upper levels; • A 'height in relation to boundary adjoining open space or residential zones' control – to specifically assist to manage zone interface effects. • Introduce a daylight and outlook control to protect onsite residential amenity. <p>Kāinga Ora considers that the suite of 'Height in relation to boundary', 'setback at upper-level controls', 'daylight' and 'outlook' controls in the Auckland Unitary Plan and corresponding assessment criteria/matters for discretion specific to the 'Town Centre' zone, provide an appropriate and flexible package of controls which could be utilised within the TCZ zone.</p>

Attachment 2

Proposed Medium Density Zone Provisions

Medium Density Residential Zone

MRZ-Overview

The Medium Density Residential Zones are located within the townships areas of Rolleston, Lincoln, Prebbleton, West Melton, and Castle Hill.

The purpose of the Medium Density Residential zone is to provide areas for a higher density of residential development than elsewhere in the district. Over time, the appearance of neighbourhoods within this zone will change, with development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.

Non-residential activities that are not compatible with planned urban built form and residential amenity values, or which are more appropriately located in commercial zones will be discouraged.

MRZ-Objectives and Policies

MRZ-Objectives

MRZ – O1	<u>Development provides a range of housing typologies that are in keeping with the neighborhood’s planned urban built form of predominantly three-storey buildings, in a variety of forms and surrounded by open space.</u>
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MRZ-Policies

MRZ – P1	<u>Enable residential development which achieves an urban built form of predominantly three storeys with a variety of housing typologies at higher densities than other residential zones.</u>
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MRZ-Rules

MRZ-Rule List	
<u>MRZ-R1</u>	<u>Residential Activity</u>
<u>MRZ-R2</u>	<u>Residential Unit or other Principal Building</u>
<u>MRZ-R3</u>	<u>Minor Residential Unit</u>
<u>MRZ-R4</u>	<u>Accessory Building</u>
<u>MRZ-R5</u>	<u>Any structure not otherwise listed in GRZ-Rule List</u>
<u>MRZ-R6</u>	<u>Fencing</u>
<u>MRZ-R7</u>	<u>Keeping of Animals</u>
<u>MRZ-R8</u>	<u>Home Business</u>
<u>MRZ- R9</u>	<u>Supported Residential Accommodation</u>
<u>MRZ- R10</u>	<u>Visitor Accommodation</u>
<u>MRZ- R11</u>	<u>Commercial Activity</u>
<u>MRZ- R12</u>	<u>Public Amenity</u>
<u>MRZ- R13</u>	<u>Retirement Village</u>
<u>MRZ- R14</u>	<u>Community Facility</u>
<u>MRZ- R15</u>	<u>Automotive Activity</u>
<u>MRZ- R16</u>	<u>Industrial Activity</u>
<u>MRZ- R17</u>	<u>Research Activity</u>
<u>MRZ- R18</u>	<u>Rural Industry, Rural Production, and/or Rural Service Activity</u>
<u>MRZ- R19</u>	<u>Mineral Extraction and/or Mineral Prospecting</u>
<u>MRZ- R20</u>	<u>Firearms Range</u>

<u>MRZ-R21</u>	<u>Motor Sports</u>
<u>MRZ-R22</u>	<u>Waste and Diverted Material Facility</u>
<u>MRZ-R23</u>	<u>Landfill</u>
<u>MRZ-R24</u>	<u>Any activity not otherwise listed in MRZ-Rule List</u>

MRZ – R1	<u>Residential Activity</u>	
	<p>Activity status: PER</p> <p>1. Any residential activity</p> <p>Where:</p> <p>a. the residential activity is located within a residential unit.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of MRZ-R1.1. is not achieved: DIS</p>

MRZ – R2	<u>Residential Unit or other Principal Building</u>	
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	<p>Activity status: PER</p> <p>1. The establishment of, or the addition/external alteration to, a residential unit or other principal building</p> <p>Where:</p> <p>a. no more than two residential units or other principal buildings are established on the site.</p> <p>And this activity complies with the following rule requirements:</p> <p><u>MRZ-REQ1 Servicing</u></p> <p><u>MRZ-REQ2 Building Coverage</u></p> <p><u>MRZ-REQ3 Height</u></p> <p><u>MRZ-REQ4 Height in Relation to Boundary</u></p> <p><u>MRZ-REQ5 Setback of Buildings</u></p> <p><u>MRZ-REQ6 Setback of Garages</u></p> <p><u>MRZ-REQ8 Outdoor Living Space</u></p> <p><u>MRZ-REQ12 Outlook</u></p> <p><u>MRZ-REQ13 Daylight</u></p> <p><u>MRZ-REQ14 Castle Hill Specific Control Area - Alpine Design</u></p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of MRZ-R2.1. is not achieved: refer MRZ-R2.4.</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements</p>
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	<p>Activity status: RDIS</p> <p>4. The establishment of, three or more residential units, or other principal buildings on the site</p> <p>And this activity complies with the following rule requirements:</p> <p><u>MRZ-REQ1 Servicing</u></p> <p><u>MRZ-REQ2 Building Coverage</u></p> <p><u>MRZ-REQ3 Height</u></p> <p><u>MRZ-REQ4 Height in Relation to Boundary</u></p> <p><u>MRZ-REQ4A Alternative Height in Relation to Boundary</u></p> <p><u>MRZ-REQ5 Setback</u></p> <p><u>MRZ-REQ5 Setback of Buildings</u></p> <p><u>MRZ-REQ6 Setback of Garages</u></p> <p><u>MRZ-REQ8 Outdoor Living Space</u></p> <p><u>MRZ-REQ12 Outlook</u></p> <p><u>MRZ-REQ13 Daylight</u></p> <p><u>MRZ-REQ14 Castle Hill Specific Control Area - Alpine Design</u></p> <p>Matters for discretion:</p> <p>5. The exercise of discretion in relation to MRZ-R2.5 is restricted to the following matters:</p> <p>a. RESZ-MAT1 Residential Design</p> <p>NH-MAT3 Geotechnical Considerations</p>	<p>Activity status when compliance not achieved:</p> <p>6. When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements</p> <p>Notification:</p> <p>Any application for a Residential unit or principle building pursuant to MRZ-R2 that complies with LLRZ-REQ3 Height and LLRZ-REQ5 Setback of Buildings and Structures shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</p>
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MRZ – R3	<u>Minor Residential Unit</u>	
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Activity status: PER

1. The establishment of, or addition/ external alterations to, a minor residential unit

Where:

- a. a maximum of one minor residential unit shall be allowed per site;
- b. the minor residential unit shall have a maximum floor area of 70m² excluding garaging;
- c. the minor residential unit shall use the same servicing connections and accessway as the principal residential unit;
- d. the minor residential unit shall be located within 10m of the principal residential unit; and
- e. an outdoor living space is provided for the exclusive use of the occupants of the minor residential unit that is:
 - i. directly accessible from an internal living room of the minor residential unit;
 - ii. has a minimum width of 4m;
 - iii. a minimum area of 20m²;
 - iv. is not located within any required road boundary setback; and
 - v. is free of driveways, manoeuvring areas, accessory buildings, and service areas.

And this activity complies with the following rule requirements:

MRZ-REQ1 Servicing

MRZ-REQ2 Building Coverage

MRZ-REQ3 Height

MRZ-REQ4 Height in Relation to Boundary

MRZ-REQ5 Setback of Buildings

MRZ-REQ6 Setback of Garages

MRZ-REQ12 Outlook

MRZ-REQ13 Daylight

MRZ-REQ14 Castle Hill Specific Control Area - Alpine Design

Activity status when compliance not achieved:

2. When compliance with MRZ-R3.1.a. is not achieved: NC

3. When compliance with MRZ-R3.1.b. or MRZ-R3.1.c. is not achieved: DIS

4. When compliance with MRZ-R3.1.d. or MRZ-R3.1.e. is not achieved: RDIS

5. When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements

Matters for discretion:

6. The exercise of discretion in relation to MRZ-R3.4. is restricted to the following matters:

- a. RESZ-MAT9 Minor Residential Unit

MRZ-R4

Accessory Building

Activity status: PER

1. The establishment of, or addition/external alteration to, an accessory building

Where this activity complies with the following rule requirements:

MRZ-REQ2 Building Coverage

MRZ-REQ3 Height

MRZ-REQ4 Height in Relation to Boundary

MRZ-REQ7 Setback of Accessory Buildings and/or Structures

MRZ-REQ9 Outdoor Living Space

MRZ-REQ14 Castle Hill Specific Control Area - Alpine Design

Activity status when compliance not achieved:

2. When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements

MRZ-R5

Any structure not otherwise listed in MRZ Rule List

<p>Activity status: PER</p> <p>1. <u>The establishment of, or addition/external alteration to, any structure not otherwise listed.</u></p> <p>Where this activity complies with the following rule requirements:</p> <p><u>MRZ-REQ2 Building Coverage</u> <u>MRZ-REQ3 Height</u> <u>MRZ-REQ4 Height in Relation to Boundary</u> <u>MRZ-REQ7 Setback of Accessory Buildings and/or Structures</u></p>	<p>Activity status when compliance not achieved:</p> <p>2. <u>When compliance with MRZ-R5.1. is not achieved: DIS</u></p> <p>3. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements</u></p>
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MRZ- R6	Fencing
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<p>MRZ (excluding SCA-AD2)</p>	<p>Activity Status: PER</p> <p>1. <u>Any fence or freestanding wall</u></p> <p>Where:</p> <p>a. <u>within 4m of any road boundary:</u></p> <ol style="list-style-type: none"> I. <u>is a maximum height of 1.4m; or</u> II. <u>the fence or freestanding wall shall be a maximum of 1.8m in height if the fence or free standing wall is at least 50 per cent visually open as viewed perpendicular to the road boundary.</u> <p>b. <u>a site shares a boundary with a reserve:</u></p> <ol style="list-style-type: none"> i. <u>there shall be no more than one fence or freestanding wall within 5m of the boundary of the reserve, and</u> ii. <u>the fence or freestanding wall shall be a maximum of:</u> <ol style="list-style-type: none"> 1. <u>1m in height if solid; or</u> 2. <u>1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable.</u> <u>the site shares a boundary with a reserve:</u> <p>c. <u>any other fence or freestanding wall, is a maximum height of 1.8m.</u></p> <p><u>For the purposes of calculating the maximum height under this rule requirement, where a fence is erected atop a retaining wall, the height shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.</u></p>	<p>Activity status when compliance not achieved:</p> <p>2. <u>When compliance any of with MRZ-R6.1. is not achieved: RDIS</u></p> <p>Matters for discretion:</p> <p>3. <u>The exercise of discretion in relation to MRZ-R6.2. is restricted to the following matters:</u></p> <p>a. <u>RESZ-MAT7 Fencing</u></p>
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<p>SCA-AD2</p>	<p>Activity Status: PER</p> <p>4. <u>Any fence or freestanding wall</u></p> <p>Where:</p> <p>a. <u>it is a temporary netting fencing erected to contain stock, pets, or children; or</u></p> <p>b. <u>fencing required under the Health and Safety at Work Act 2015 or the Building (Pools) Amendment Act 2016.</u></p>	<p>Activity status when compliance not achieved:</p> <p>5. <u>When compliance with any of MRZ-R6.4. is not achieved: RDIS</u></p> <p>Matters for discretion:</p> <p>6. <u>The exercise of discretion in relation to MRZ-R6.5. is restricted to the following matters:</u></p> <p>a. <u>RESZ-MAT7 Fencing</u></p>
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MRZ – R7	<u>Keeping of Animals</u>	
	<p><u>Activity Status: PER</u> 1. <u>The keeping of animals</u></p> <p><u>Note:</u> <u>The keeping of animals in urban areas in the Selwyn District is managed by way of bylaw.</u></p>	<p><u>Activity status when compliance not achieved: N/A</u></p>

MRZ-R8	<u>Home Business</u>	
	<p><u>Activity status: PER</u> 1. <u>Any homebusiness</u></p> <p><u>Where:</u> a. <u>the home business shall have a maximum floor area of 40m²;</u> b. <u>no more than two persons who are not permanent residents of the site are employed on site at anyone time;</u> c. <u>the home business takes place entirely within a building and no goods, materials, or equipment are stored outside a building; and</u> d. <u>unloading or loading of vehicles or the receiving of customers or deliveries only occurs between 0730 and 1900 on any day.</u></p>	<p><u>Activity status when compliance not achieved:</u> 2. <u>When compliance with any of MRZ-R8.1. is not achieved: RDIS</u></p> <p><u>Matters for discretion:</u> 3. <u>The exercise of control in relation to MRZ-R8.2. is restricted to the following matters:</u> a. <u>RESZ-MAT11 Home Business</u></p> <p><u>Notification:</u> 4. <u>Any application arising from MRZ-R8.2. shall not be subject to public notification.</u></p>

MRZ- R9	<u>Supported Residential Accommodation (excluding retirement villages)</u>	
	<p><u>Activity status: PER</u> 1. <u>Any supported residential accommodation</u></p> <p><u>Where:</u> a. <u>the maximum occupancy does not exceed nine residents at any one time.</u></p> <p><u>And this activity complies with the following rule requirements:</u> <u>MRZ-REQ9 Landscaping</u></p>	<p><u>Activity status when compliance not achieved:</u> 2. <u>When compliance with any of MRZ-R9.1. is not achieved: RDIS</u> 3. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements</u></p> <p><u>Matters for discretion:</u> 4. <u>The exercise of discretion in relation to MRZ-R9.2. is restricted to the following matters:</u> a. <u>RESZ-MAT12 Supported Residential Accommodation</u></p>

MRZ-R10	<u>Visitor Accommodation</u>	
	<p>Activity status: PER</p> <p><u>1. The establishment of, or the enlargement of an existing, visitor accommodation</u></p> <p>Where:</p> <p><u>a. accommodation is offered to no more than five guests for reward or payment at any one time.</u></p> <p>And this activity complies with the following rule requirements:</p> <p>MRZ-REQ9 Landscaping</p>	<p>Activity status when compliance not achieved:</p> <p><u>2. When compliance with any of MRZ-R10.1. is not achieved: DIS</u></p> <p><u>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements</u></p>

MRZ - R11	<u>Commercial Activities</u>	
PREC3	<p>Activity status: PER</p> <p><u>1. Any commercial activity not otherwise listed in MRZ-Rule List</u></p> <p>Where:</p> <p>a. <u>no more than six full time equivalent staff employed on the site live off the site;</u></p> <p>b. <u>the gross floor area of any building(s) does not exceed 300m²; and</u></p> <p>c. <u>it is not a food and beverage activity.</u></p> <p>And this activity complies with the following rule requirements:</p> <p>MRZ-REQ9 Landscaping</p> <p>MRZ-REQ11 Outdoor Storage</p>	<p>Activity status when compliance not achieved:</p> <p><u>2. When compliance with any of MRZ-R11.1. is not achieved: DIS</u></p> <p><u>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements</u></p>
MRZ excluding PREC3	<p>Activity Status: NC</p> <p><u>4. Any commercial activity not otherwise listed in GRZ-Rule List</u></p>	<p>Activity status when compliance not achieved: N/A</p>

MRZ-R12	<u>Public Amenity</u>	
	<p>Activity status: PER</p> <p><u>1. Any public amenity</u></p>	<p>Activity status when compliance not achieved: N/A</p>

MRZ – R13	<u>Retirement Village</u>	
	<p>Activity status: RDIS</p> <p>1. <u>Any retirement village</u></p> <p>Where this activity complies with the following rule requirements:</p> <p><u>MRZ-REQ1 Servicing</u> <u>MRZ-REQ3 Height</u> <u>MRZ-REQ4 Height in Relation to Boundary</u> <u>MRZ-REQ13 Retirement Village</u></p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to MRZ-R13.1. is restricted to the following matters:</p> <p>a. <u>RESZ-MAT13 Location of Comprehensive Development and Retirement Village</u> b. <u>REZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village</u> c. <u>NH-MAT3 Geotechnical Considerations</u></p>	<p>Activity status when compliance not achieved:</p> <p>3. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements</u></p>
MRZ-R14	<u>Community Facility</u>	
	<p>Activity status: DIS</p> <p>1. <u>Any community facility</u></p>	Activity status when compliance not achieved: N/A
MRZ-R15	<u>Automotive Activity</u>	
	<p>Activity status: NC</p> <p>1. <u>Any automotive activity</u></p>	Activity status when compliance not achieved: N/A
MRZ-R16	<u>Industrial Activity</u>	
	<p>Activity status: NC</p> <p>1. <u>Any industrial activity</u></p>	Activity status when compliance not achieved: N/A
MRZ-R17	<u>Research Activity</u>	
	<p>Activity status: NC</p> <p>1. <u>Any research activity</u></p>	Activity status when compliance not achieved: N/A
MRZ-R18	<u>Rural Industry, Rural Production, and/or Rural Service</u>	
	<p>Activity Status: NC</p> <p>1. <u>Any rural industry; and/or</u> 2. <u>Any rural production; and/or</u> 3. <u>Any rural service activity.</u></p>	Activity status when compliance not achieved: N/A
MRZ-R19	<u>Mineral Extraction and/or Mineral Prospecting</u>	
	<p>Activity Status: NC</p> <p>1. <u>Any mineral extraction; and/or</u> 2. <u>Any mineral prospecting.</u></p>	Activity status when compliance not achieved: N/A

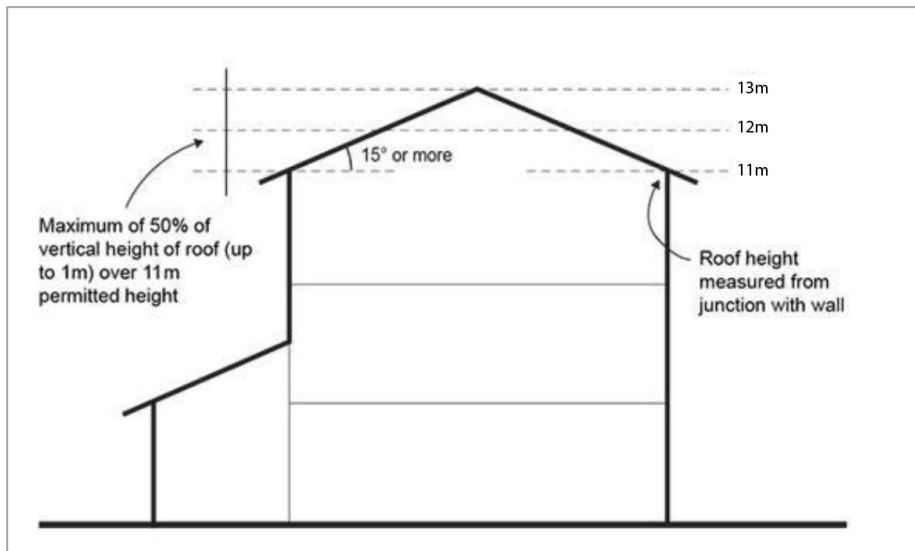
MRZ-R20	<u>Firearms Range</u>	
	Activity status: NC 1. Any firearms range	<u>Activity status when compliance not achieved: N/A</u>
MRZ-R21	<u>Motor Sports</u>	
	Activity Status: NC 1. Any motor sports activity	<u>Activity status when compliance not achieved: N/A</u>
MRZ-R22	<u>Waste and Diverted Material Facility</u>	
	Activity status: NC 1. Any waste and diverted material facility	<u>Activity status when compliance not achieved: N/A</u>
MRZ-R23	<u>Landfill</u>	
	Activity status: NC 1. Any landfill activity	<u>Activity status when compliance not achieved: N/A</u>
MRZ-R24	<u>Any activity not otherwise listed in GRZ-Rule List</u>	
	Activity status: DIS 1. Any activity not otherwise listed in GRZ-Rule List	<u>Activity status when compliance not achieved: N/A</u>

MRZ-Rule Requirements

MRZ-REQ1	<u>Servicing</u>	
	<p>1. Any residential unit or other principal building shall be connected to a Council reticulated water supply.</p> <p>2. Any residential unit or principal building in a township with a reticulated sewer network shall be connected to that network.</p> <p>3. Any residential unit or principal building in a township without a reticulated sewer network shall be provided with an on-site wastewater treatment and disposal system.</p>	<p>Activity status when compliance not achieved:</p> <p>4. When compliance with any of MRZ-REQ1.1., MRZ-REQ1.2., or MRZ-REQ1.3. is not achieved: NC</p>

MRZ-REQ2	<u>Building Coverage</u>	
	<p>1. The maximum building coverage of all buildings shall not exceed 50% of the net site area.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with MRZ-REQ2.1. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to MRZ-REQ2.2. is restricted to the following matters:</p> <p>a. RESZ-MAT2 Building Coverage</p>

MRZ-REQ3	<u>Height</u>	
	<p>1. The maximum height of any building or structure, when measured from ground level, shall not exceed 12m, 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 the Figure below.</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with MRZ-REQ3.1. is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to MRZ-REQ3.2. is restricted to the following matters:</p> <p>a. RESZ-MAT3 Height</p>



MRZ-REQ4	<u>Height in Relation to Boundary</u>	
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1. Buildings must not project beyond a 45 degree recession plane measured from a point 3m vertically above ground level along side and rear boundaries, as shown in Figure MRZ REQ4.1 Height in relation to boundary below.
2. MRZ REQ4 (1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
 - a. Commercial and Mixed Use zones and Industrial Zones; or
 - b. Public open space:
 - i. that are greater than 2000m²;
 - ii. where that part of the site in
 - iii. is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
 - iv. 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.
3. MRZ REQ4 (1) above 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.
4. here the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in MRZ REQ4 (1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
5. A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plan is:
 - 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 as shown in Figure MRZ REQ4 Exceptions for gable ends and dormers and roof projections below.
6. No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
7. The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

Activity status when compliance not achieved:

8. When compliance with either of MRZ-REQ4.1 – 4.7, is not achieved: RDIS

Matters for discretion:

9. The exercise of discretion in relation to MRZ-REQ4.3. is restricted to the following matters:

- a. RESZ-MAT4 Height in Relation to Boundary

Figure MRZ REQ4.1 Height in Relation to Boundary

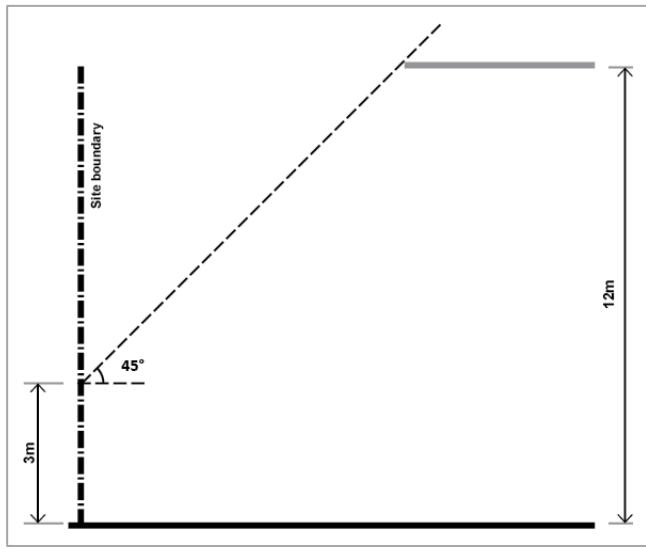
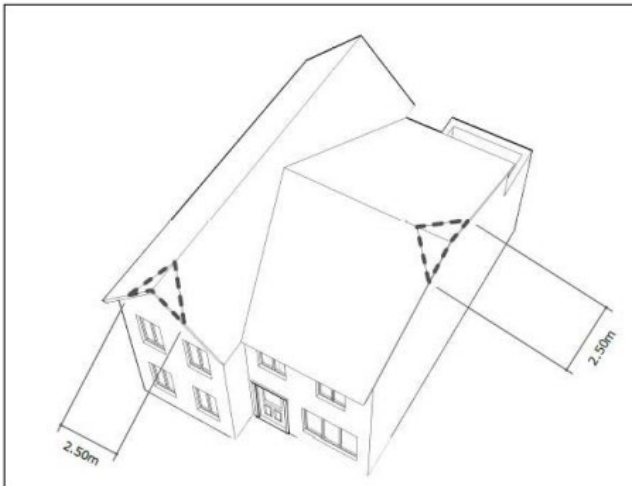


Figure MRZ REQ4.2 Exceptions for gable ends and roof projections



MRZ - REQ4A

Alternative Height in Relation to Boundary

1. This standard is an alternative to the permitted Standard MRZ-REQ4 Height in relation to boundary and applies to development that is within 20m of the site frontage.
2. Any buildings or parts of buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees) as shown in Figure MRZ-REQ4A Alternative height in relation to boundary below.
3. MRZ REQ4A (1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
 - a. Commercial and Mixed Use zones and Industrial Zones; or
 - b. Public open space:

Activity status when compliance achieved:

9. When compliance with either of MRZ-REQ4A.4.1 – 4.8, is not achieved: RDIS

Matters for discretion:

10. The exercise of discretion in relation to MRZ-REQ4.3. is restricted to the following matters:
 - a. RESZ-MAT4A Alternative Height in Relation to Boundary

- i. that are greater than 2000m²:
 - ii. where that part of the site in
 - iii. is greater than 20 metres in width,
 - iv. when measured perpendicular to the shared boundary; and
 - iv. 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.
4. MRZ REQ4A (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.
 5. Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in MRZ REQ4A(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
 6. A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (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 as shown in Figure MRZ REQ4A2 Exceptions for gable ends, dormers and roof projections and dormers below.
 7. No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
 8. The alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

Figure MRZ REQ4A.1 Alternative Height in Relation to Boundary

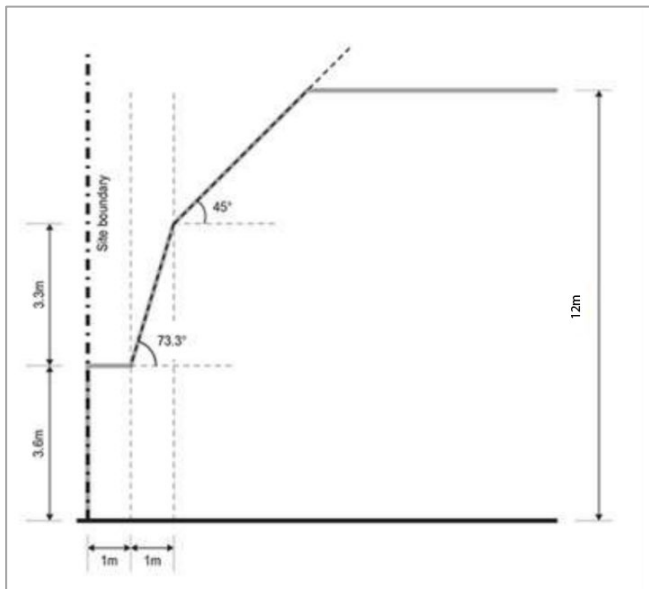
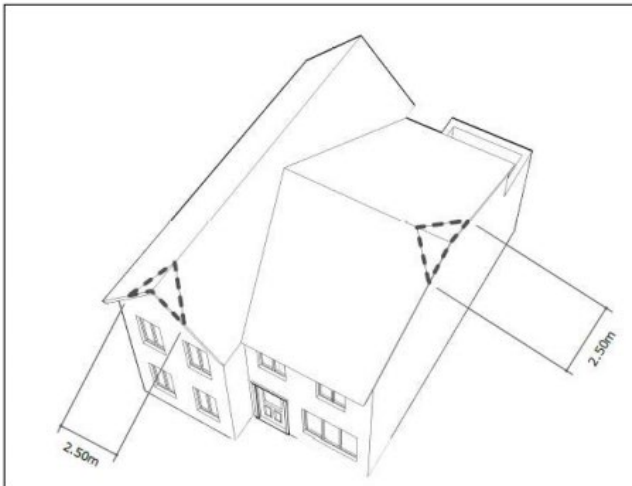


Figure MRZ REQ4A.2 Exceptions for gable ends and roof projections



MRZ - REQ5		Setback of Buildings	
MRZ (excluding	<p>1. <u>Any residential unit or principal building shall be setback a minimum of:</u></p> <ul style="list-style-type: none"> a. <u>4m from any road boundary ; and</u> b. <u>1m from any internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary</u> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with <u>RESZ-SCHED1 - Measuring Setback.</u></p> <p>2. <u>Any residential unit or principal building shall be setback a minimum of:</u></p> <ul style="list-style-type: none"> a. <u>1.5m from all internal and road boundaries, shared accessway or reserves; and</u> b. <u>3m from any zone boundary.</u> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with <u>RESZ-SCHED1 - Measuring Setback.</u></p>	Activity status when compliance not achieved:	<p>3. <u>When compliance with of either MRZ-REQ5.1. or MRZ REQ5.2. is not achieved: RDIS</u></p>
		Matters for discretion:	<p>4. <u>The exercise of discretion in relation to MRZ-REQ5.3 is restricted to the following matters:</u></p> <ul style="list-style-type: none"> a. <u>RESZ-MAT5 Road Boundary Setback</u> <u>RESZ-MAT6 Internal Boundary Setback-</u>

MRZ- REQ6		Setbacks of Garages	
MRZ (excluding SCA-AD2)	<p>1. <u>Any garage that has a vehicle door that faces a road boundary or shared accessway shall be setback:</u></p> <ul style="list-style-type: none"> a. <u>5.5m from the road boundary or shared accessway; and</u> b. <u>Must not project forward by more than 0.5m from the front façade of the residential unit</u> <p>For the purposes of this requirement, the required setbacks shall be measured in accordance with <u>RESZ-SCHED1 - Measuring Setback.</u></p>	Activity status when compliance not achieved:	<p>3. <u>When compliance with any of either MRZ-REQ6.1. or MRZ-REQ6.2. is not achieved: RDIS</u></p>
		Matters for discretion:	<p>4. <u>The exercise of discretion in relation to MRZ-REQ6.3. is restricted to the following matters:</u></p> <ul style="list-style-type: none"> a. <u>RESZ-MAT5 Road Boundary Setback</u>

MRZ - REQ7		Setback of Accessory Buildings and/or Structures	
MRZ - REQ7			

<p>1. <u>Any accessory building shall, where the wall length is greater than 7m, be setback:</u></p> <ol style="list-style-type: none"> <u>4m from any road boundary; and</u> <u>2m from any internal boundary.</u> <p>2. <u>Any accessory building shall, where the wall length is less than or equal to 7m, be setback:</u></p> <ol style="list-style-type: none"> <u>2m from any road boundary ; and</u> <u>1m from any internal boundary.</u> <p>3. <u>Any structure shall be setback 2m from any road boundary.</u></p> <p><u>For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ- SCHED1 - Measuring Setback.</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p>4. <u>When compliance with MRZ-REQ7.1., MRZ-REQ7.2., or MRZ-REQ7.3. is not achieved: RDIS</u></p> <p><u>Matters for discretion:</u></p> <p>5. <u>The exercise of discretion in relation to MRZ-REQ7.4. is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <u>RESZ-MAT5 Road Boundary Setback</u> <u>RESZ-MAT6 Internal Boundary Setback</u>
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<p><u>MRZ – REQ8</u></p>	<p><u>Outdoor Living Space</u></p>	
	<p>1. <u>Every residential unit shall be provided with an area of outdoor living space that:</u></p> <ol style="list-style-type: none"> <u>is directly accessible from a habitable room;</u> <u>has a minimum area of 20m² at the ground floor, if that unit is located at ground floor level ;</u> <u>has a minimum horizontal dimension of 4m;</u> <u>is free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas; and</u> <u>Where part or all of the required outdoor living space requires a deck, balcony or roof terrace located above ground floor level, the area shall be:</u> <ol style="list-style-type: none"> <u>directly accessible from any habitable room or kitchen;</u> <ol style="list-style-type: none"> <u>have a minimum area of 10m²; and</u> <u>have a minimum depth of 1.5m.</u> 	<p><u>Activity status when compliance not achieved:</u></p> <p>2. <u>When compliance with any of MRZ-REQ9.1. is not achieved: RDIS</u></p> <p><u>Matters for discretion:</u></p> <p>3. <u>The exercise of discretion in relation to MRZ-REQ9.2. is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <u>RESZ-MAT1 Residential Design</u>

<p><u>MRZ – REQ9</u></p>	<p><u>Landscaping</u></p>	
	<p>1. <u>50% of the area between the road boundary and the principal building, excluding those parts used for either vehicle or pedestrian access, shall be:</u> <u>landscaped with a mix of lawn, garden beds, or shrubs;</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p>2. <u>When compliance with any of MRZ-REQ10.1. is not achieved: RDIS</u></p> <p><u>Matters for discretion:</u></p> <p>3. <u>The exercise of discretion in relation to MRZ-REQ10.2. is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <u>RESZ-MAT1 Residential Design</u>

**MRZ -
REQ10**

Retirement Village

1. Any retirement village shall:
 - a. not exceed a maximum building coverage of 45% of net site area;
 - b. not exceed a height of 8m, except for 15% of the maximum building coverage, where buildings may be up to 11.5m in height;
 - c. be setback a minimum of:
 - i. 3m from a road frontage or shared accessway;
and
 - ii. 2m from any other boundary.
 - d. provide each residential unit with an outdoor living space that:
 - i. is directly accessible from the main living space;
 - ii. has a minimum horizontal dimension of 2.5m; and
 - iii. has a minimum area of 10m² for residential units with no separate bedrooms; or
 - iv. has a minimum area of 25m² for one bedroom residential units; or
 - v. has a minimum area of 30m² for two or more bedroom residential units;
 - e. provide each residential unit with one or more bedrooms at ground floor level with an additional service, storage, and waste management area that:
 - i. is located behind the front façade of the residential unit;
 - ii. has a minimum horizontal dimension of 1.5m; and
 - iii. has a minimum area of 12.5m².
 - iv. For the purposes of this requirement, the required setbacks shall be measured in accordance with RESZ- SCHED1 - Measuring Setback.

Activity status when compliance not achieved:
2. When compliance with any of MRZ-REQ13.1. is not achieved: DIS

**MRZ -
REQ11**

Outdoor Storage

1. Any outdoor storage area shall not:
 - a. be located between the applicable building setback on a site and any road boundary;
 - b. exceed a total area of 25m²;
 - c. exceed the height of any permitted fencing.

Activity status when compliance not achieved:
2. When compliance with any of MRZ-REQ15.1. is not achieved: RDIS

Matters for discretion:
3. The exercise of discretion in relation to MRZ-REQ15.2. is restricted to the following matters:
a. RESZ-MAT1 Residential Design

**MRZ -
REQ12**

Outlook Space

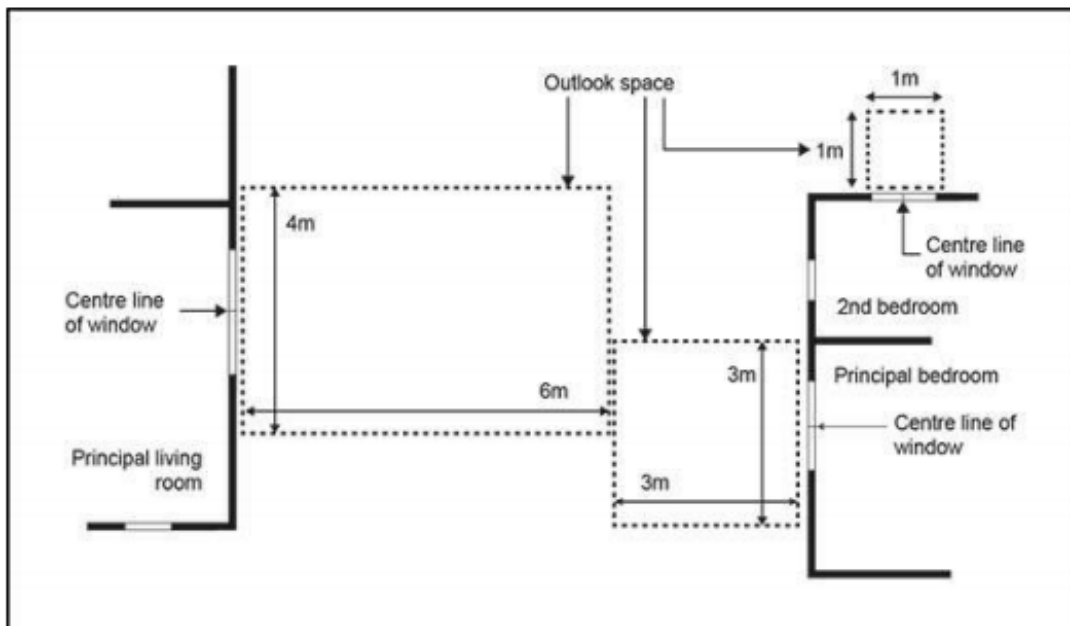
1. An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
2. The minimum dimensions for a required outlook space are as follows:
 - a. a principal living room of a residential unit or main living and dining area within a boarding house or supported residential care must have an outlook space with a minimum dimension of 6m in depth and 4m in width; and
 - b. a principal bedroom of a residential unit or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
 - c. all other habitable rooms must have an outlook space

Activity status when compliance not achieved:
10. When compliance with any of MRZ-REQ15.1. is not achieved: RDIS

Matters for discretion:
11. The exercise of discretion in relation to MRZ-REQ15.2. is restricted to the following matters:
a. RESZ-MAT1 Residential Design

- with a minimum dimension of 1m in depth and 1m in width.
3. The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
 4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 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.
 6. Outlook spaces may be within the site, over a public street, or other public open space.
 7. Outlook spaces required from different rooms within the same building may overlap.
 8. Outlook spaces may overlap where they are on the same wall plane.
 9. Outlook spaces must:
 - a. be clear and unobstructed by buildings; and
 - b. not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in MRZREQ12(6) above; and
 - c. not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure MRZ REQ12.1 Required Outlook Space



MRZ - REQ13

Daylight

1. Where the proposed building and/or opposite building contains principal living room or bedroom windows in a residential unit, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:
 - a. that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc.

Activity status when compliance not achieved:

5. When compliance with any of MRZ-REQ15.1. is not achieved: RDIS

Matters for discretion:

6. The exercise of discretion in relation to MRZ-REQ15.2. is restricted to the following matters:
 - a. RESZ-MAT1 Residential Design

from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure MRZREQ13.2 Required setbacks for daylight below. Refer to Table MRZREQ13.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure MRZREQ13.1 Required setbacks for daylight and Figure H5.6.13.2 Required setbacks for daylight below.

2. Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, MRZREQ13 (1) above will apply to the largest window.

3. Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.

4. MRZREQ13 (1), (2) and (3) does not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table MRZ REQ13.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m
2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m
5.0m	10.0m	5.0m
5.5m	11.0m	5.5m
6.0m	12.0m	6.0m

Figure MRZ REQ13.1 Required setbacks for daylight

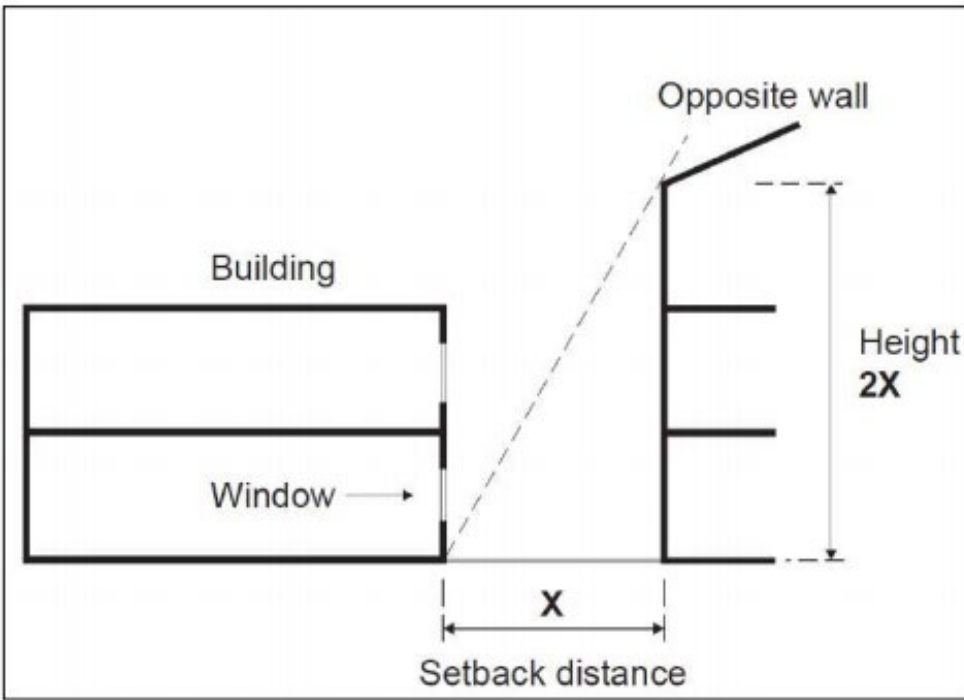
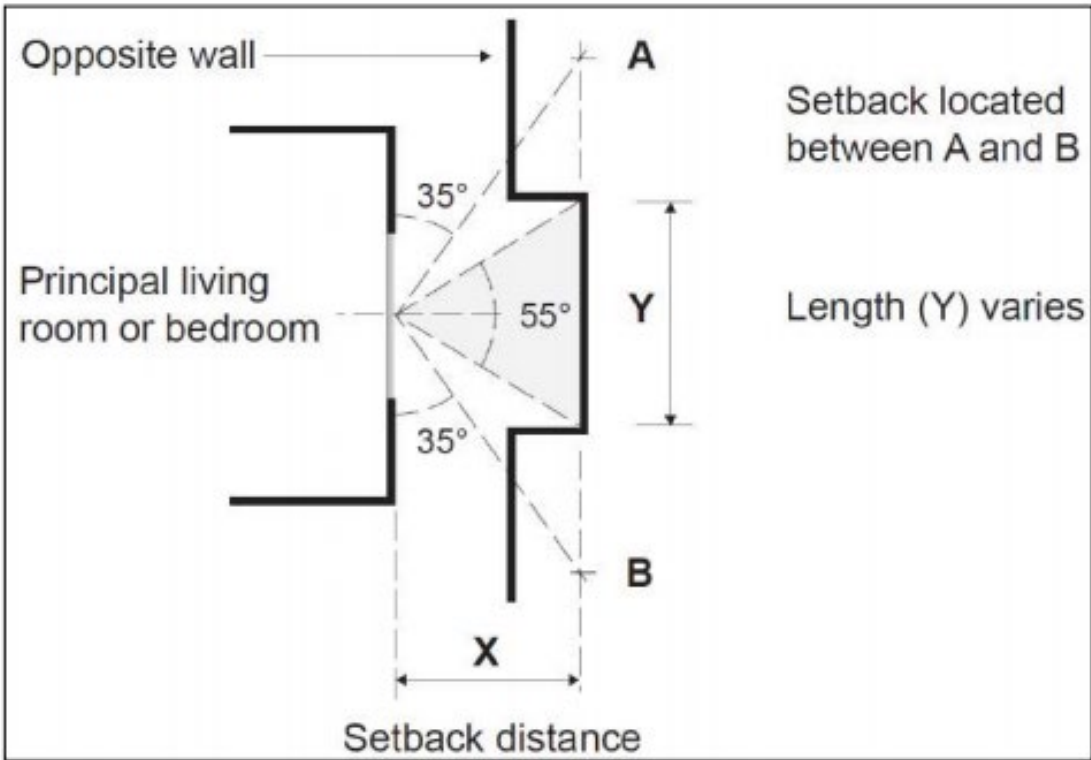


Figure MRZ REQ13.2 Required setbacks for daylight



SCA-AD2

1. The exterior of any building or structure shall:
- a. have a minimum roof pitch of 40° over at least 70% of the plan area of the building;
 - b. have a gable end or ends;
 - c. comprise of at least 80% wall cladding (by area excluding glazing) that consists of:
 - i. timber; and/or
 - ii. stone of the same type as that found in the local area; and/or
 - iii. stone in a natural and unworked form; and/or
 - iv. coloured corrugated metal sheeting;
 - d. where coloured or painted, have a reflectivity value between 0 and 37% inclusive. The reflectivity (or reflectance) value shall be as determined by the manufacturer of the paint or coloured material. Where that information is not available the value shall be that for a paint or colour having a manufacturer-determined reflectance that closely resembles, in both shade and surface gloss, the paint or colour used;
 - e. have glazing that has not been manufactured or treated in a way that enhances its reflectivity beyond that inherent in ordinary window glass.

Activity status when compliance not achieved:

2. When compliance with any of MRZ-REQ16.1. is not achieved: RDIS

Matters for discretion:

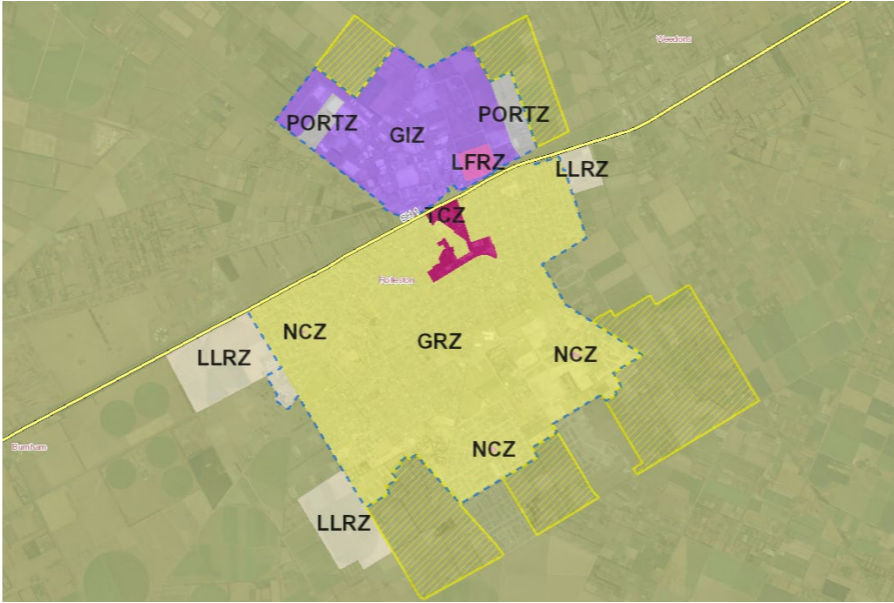
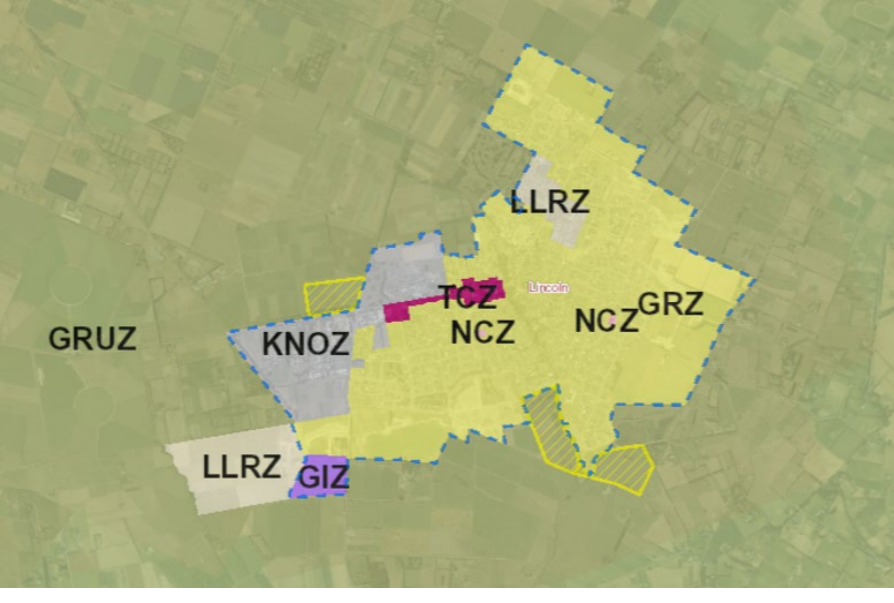
3. The exercise of discretion in relation to MRZ-REQ16.2. is restricted to the following matters:

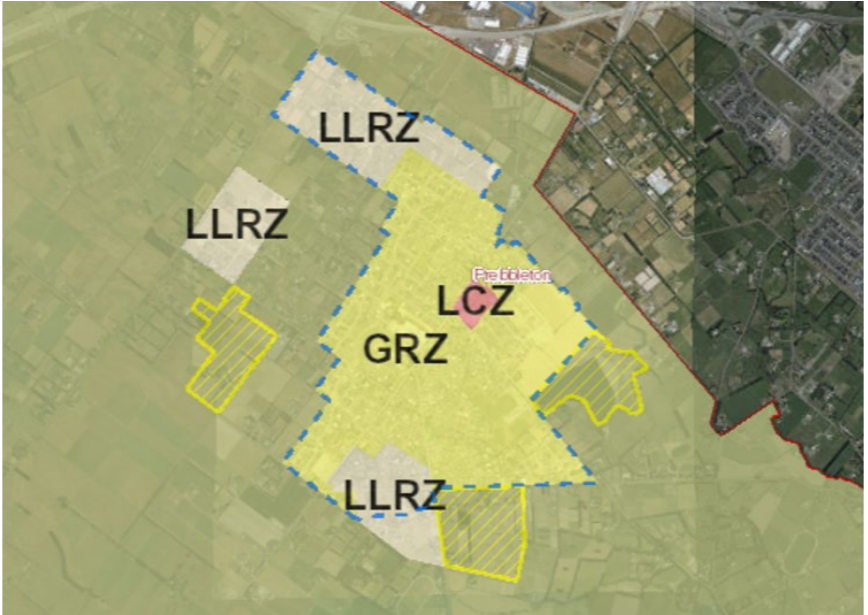
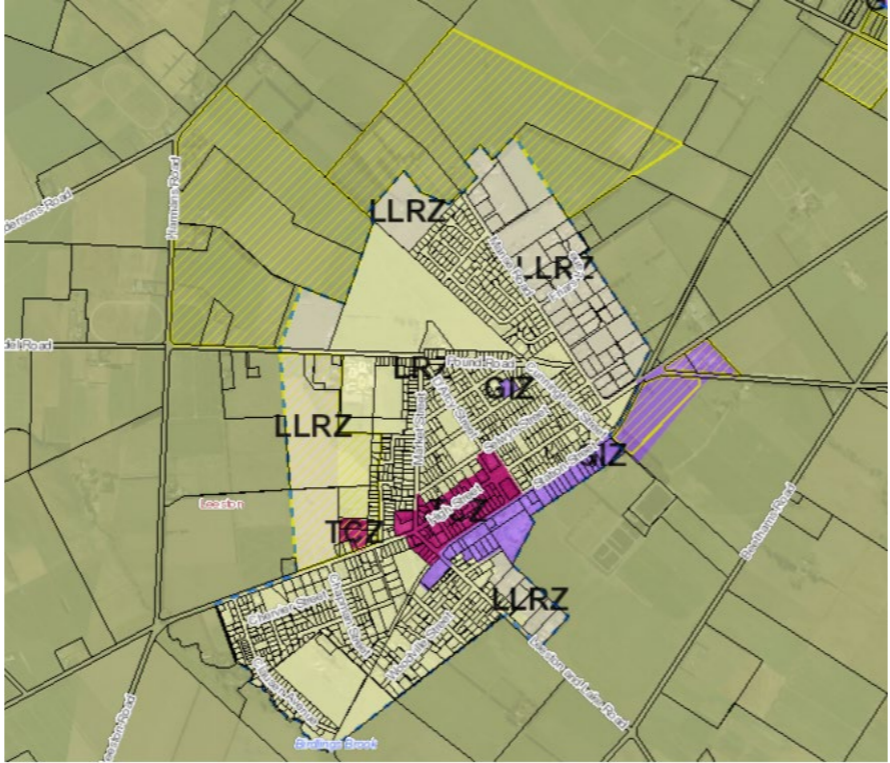
- a. RESZ-MAT15 Alpine Design Specific Control Areas

Attachment 3

Proposed Zoning Amendments around Centres

Attachment 3: Proposed Zoning Amendments around Centres

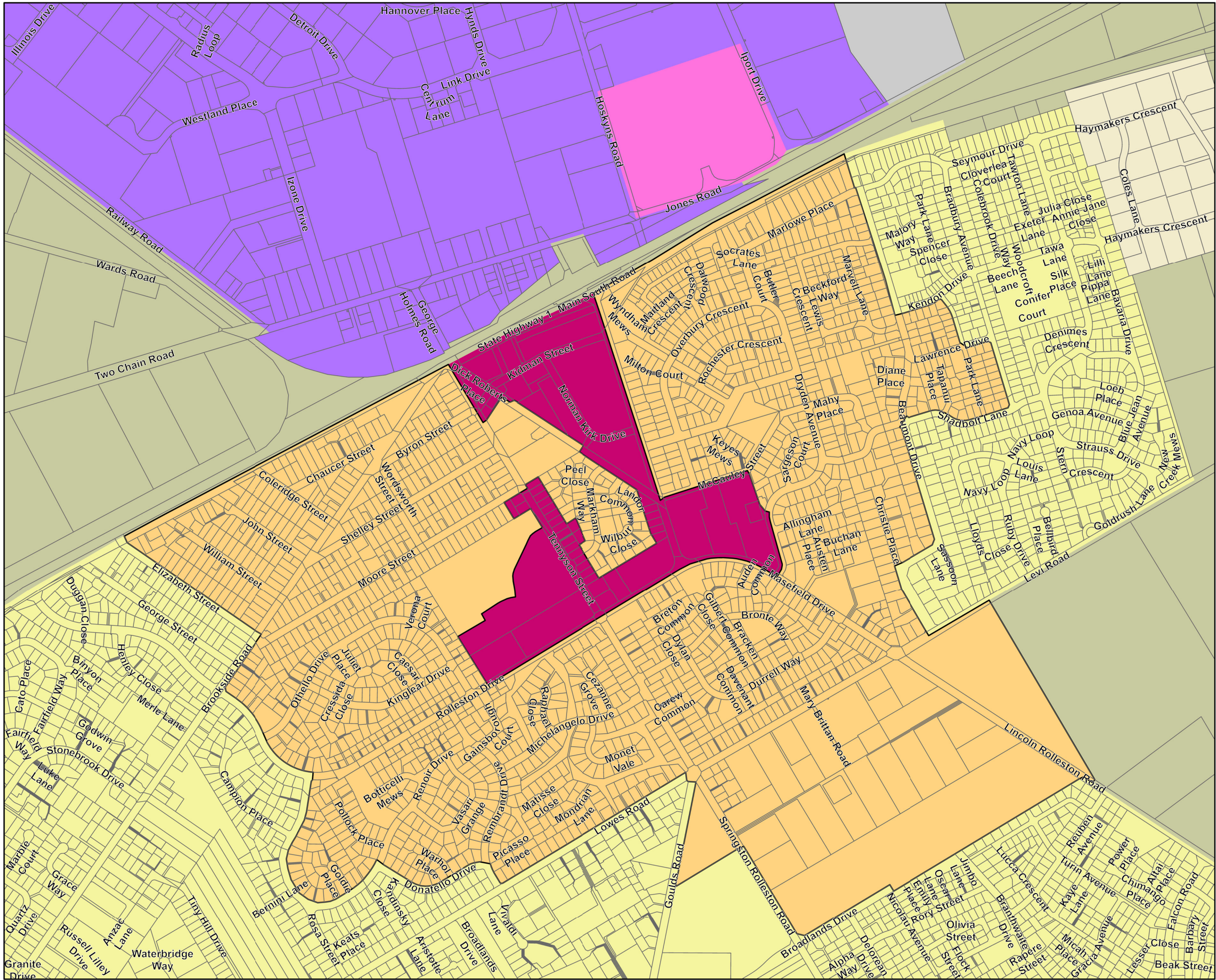
Location	Notified Zoning	Map of Notified Zoning	Zoning requested by Kāinga Ora
<p>Rolleston</p>	<p>Town Centre, General Residential</p>		<p>Relief sought:</p> <ul style="list-style-type: none"> Amend the zoning of residential properties within approximately an 800m walkable catchment from the edge of the proposed Town Centre Zoning in Rolleston from General Residential Zone to Medium Density Residential Zone.
<p>Lincoln</p>	<p>Town Centre, General Residential</p>		<p>Relief sought:</p> <ul style="list-style-type: none"> Amend the zoning of residential properties within approximately a 400m walkable catchment from the edge of the proposed Town Centre Zoning in Lincoln from General Residential Zone to Medium Density Residential Zone.

<p>Prebbleton</p>	<p>Local Centre, General Residential</p>		<p>Relief sought:</p> <ul style="list-style-type: none"> Amend the zoning of residential properties within approximately a 400m walkable catchment from the edge of the proposed Local Centre Zoning in Prebbleton from General Residential Zone to Medium Density Residential Zone.
<p>Leeston</p>	<p>Town Centre, Low Density Residential</p>		<p>Relief sought:</p> <ul style="list-style-type: none"> Amend the zoning of properties zoned Town Centre Zone to Local Centre Zone. Amend the zoning of residential properties proposed to be zoned Low Density Residential zone to General Residential Zone.

<p>Southbridge</p>	<p>Local Centre, Low Density Residential</p>		<p>Relief sought:</p> <ul style="list-style-type: none"> Amend the zoning of residential properties proposed to be zoned Low Density Residential zone to General Residential Zone.
<p>Darfield</p>	<p>Town Centre, Low Density Residential</p>		<p>Relief sought:</p> <ul style="list-style-type: none"> Amend the zoning of properties zoned Town Centre Zone to Local Centre Zone. Amend the zoning of residential properties within approximately a 400m walkable catchment from the edge of the proposed Local Centre Zoning in Darfield from Low Density Residential Zone (and a small area of Large Lot Residential Zone) to Medium Density Residential Zone. Amend the zoning of the remaining residential properties proposed to be zoned Low Density Residential zone to General Residential Zone.

Attachment 4

Zoning Maps



Legend

- Special Purpose
- General Industrial
- General Rural
- General Residential
- Local Centre
- Large Format Retail
- Large Lot Residential
- Low Density Residential
- Neighbourhood Centre
- Settlement
- Town Centre
- Proposed Local Centre
- Proposed Medium Density Residential
- Proposed General Residential

Rolleston



Prepared by:



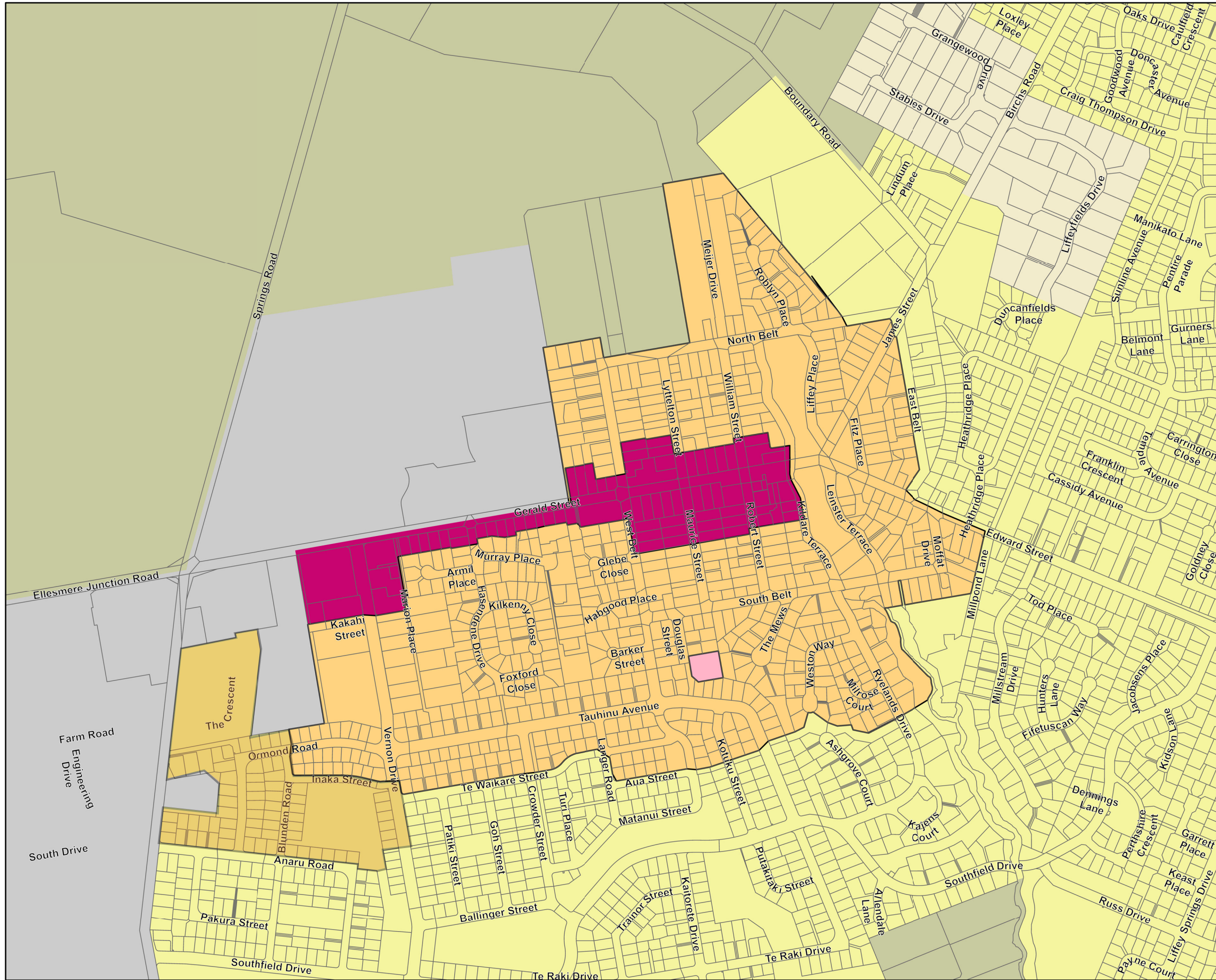
Barker & Associates
Level 4, Old South British Insurance Building
3-13 Shortland Street
Auckland

Urban & Environmental

Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

Prepared for:

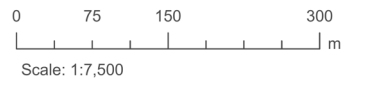




Legend

- Special Purpose
- General Industrial
- General Rural
- General Residential
- Local Centre
- Large Format Retail
- Large Lot Residential
- Low Density Residential
- Neighbourhood Centre
- Settlement
- Town Centre
- Proposed Local Centre
- Proposed Medium Density Residential
- Proposed General Residential

Lincoln



Prepared by:

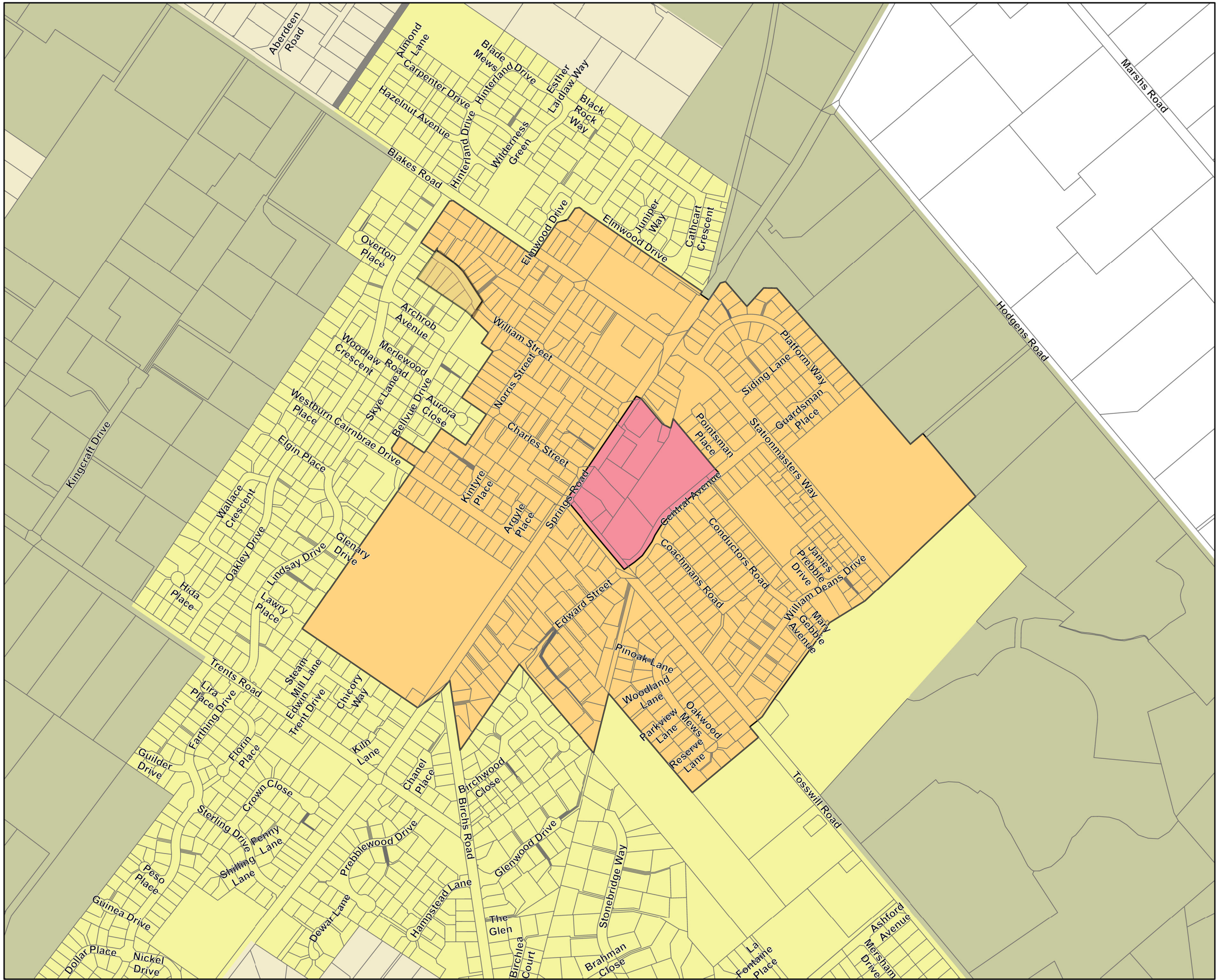


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Prepared for:

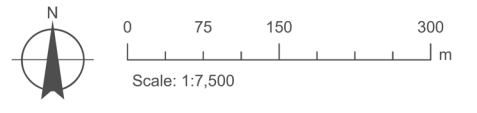




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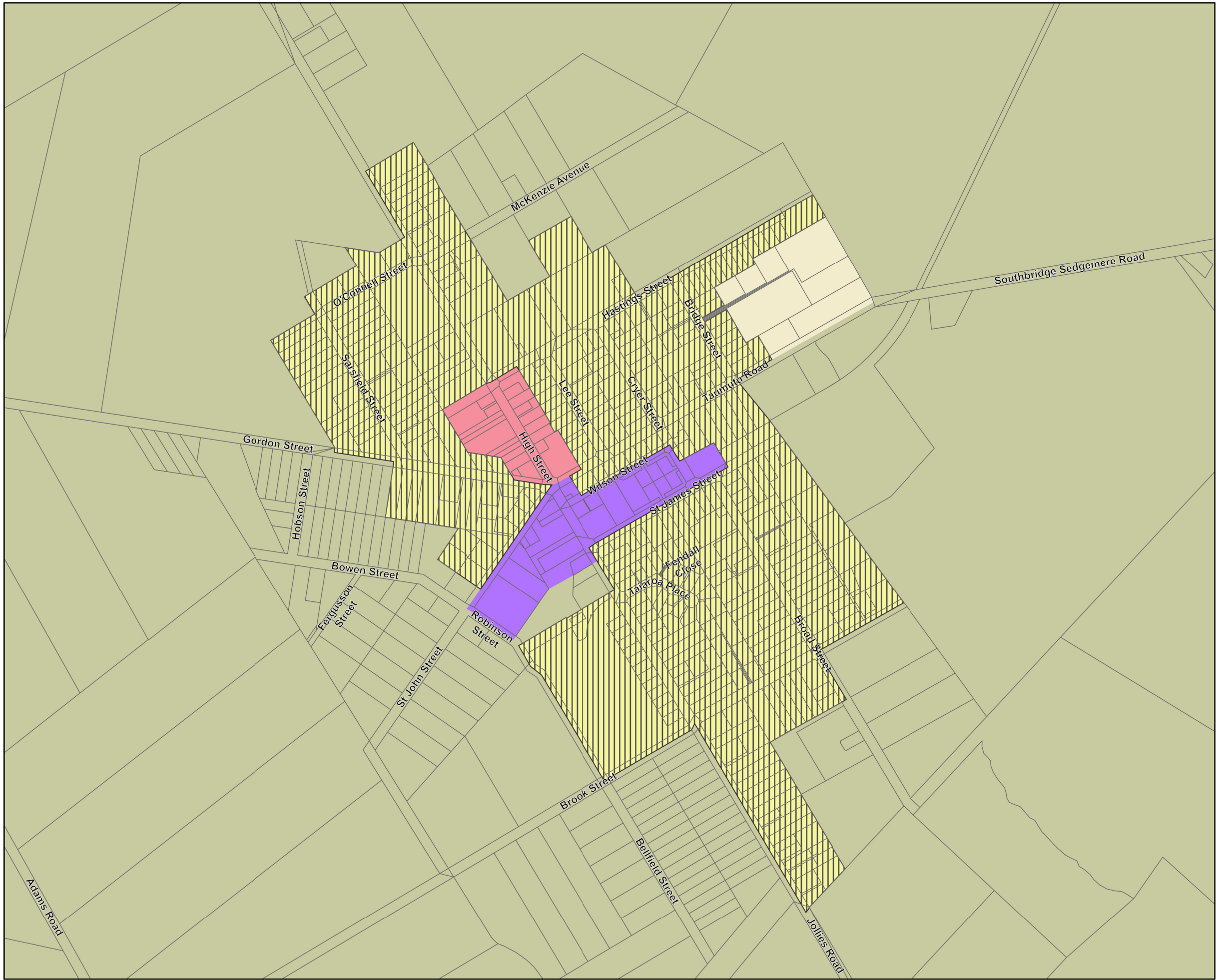
- Special Purpose
- General Industrial
- General Rural
- General Residential
- Local Centre
- Large Format Retail
- Large Lot Residential
- Low Density Residential
- Neighbourhood Centre
- Settlement
- Town Centre
- Proposed Local Centre
- Proposed Medium Density Residential
- Proposed General Residential

Prebbleton



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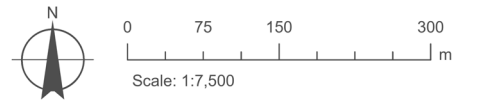
Prepared for:
Kāinga Ora
 Homes and Communities



Legend

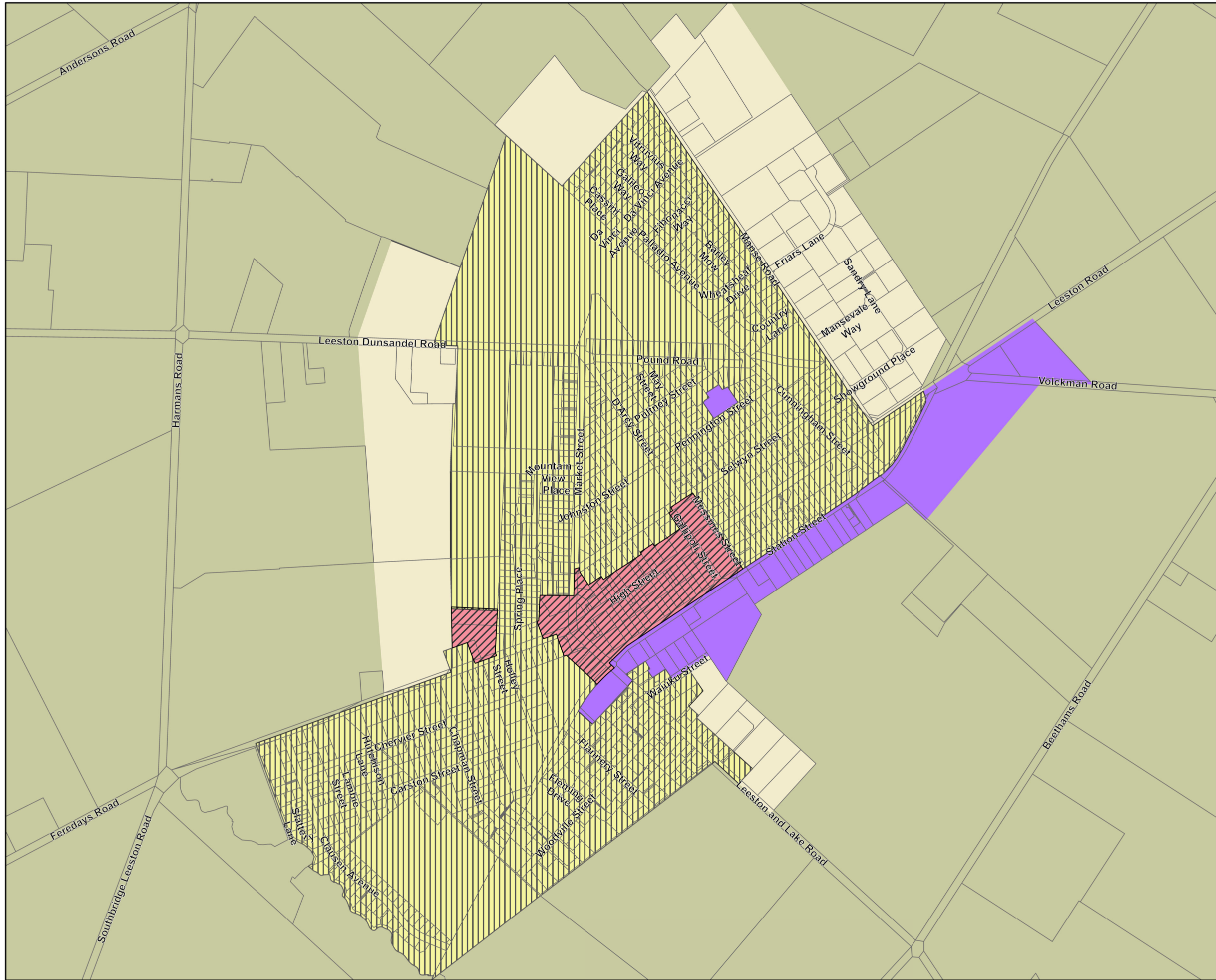
- Special Purpose
- General Industrial
- General Rural
- General Residential
- Local Centre
- Large Format Retail
- Large Lot Residential
- Low Density Residential
- Neighbourhood Centre
- Settlement
- Town Centre
- Proposed Local Centre
- Proposed Medium Density Residential
- Proposed General Residential

Southbridge



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 Urban & Environmental
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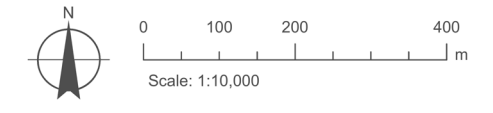
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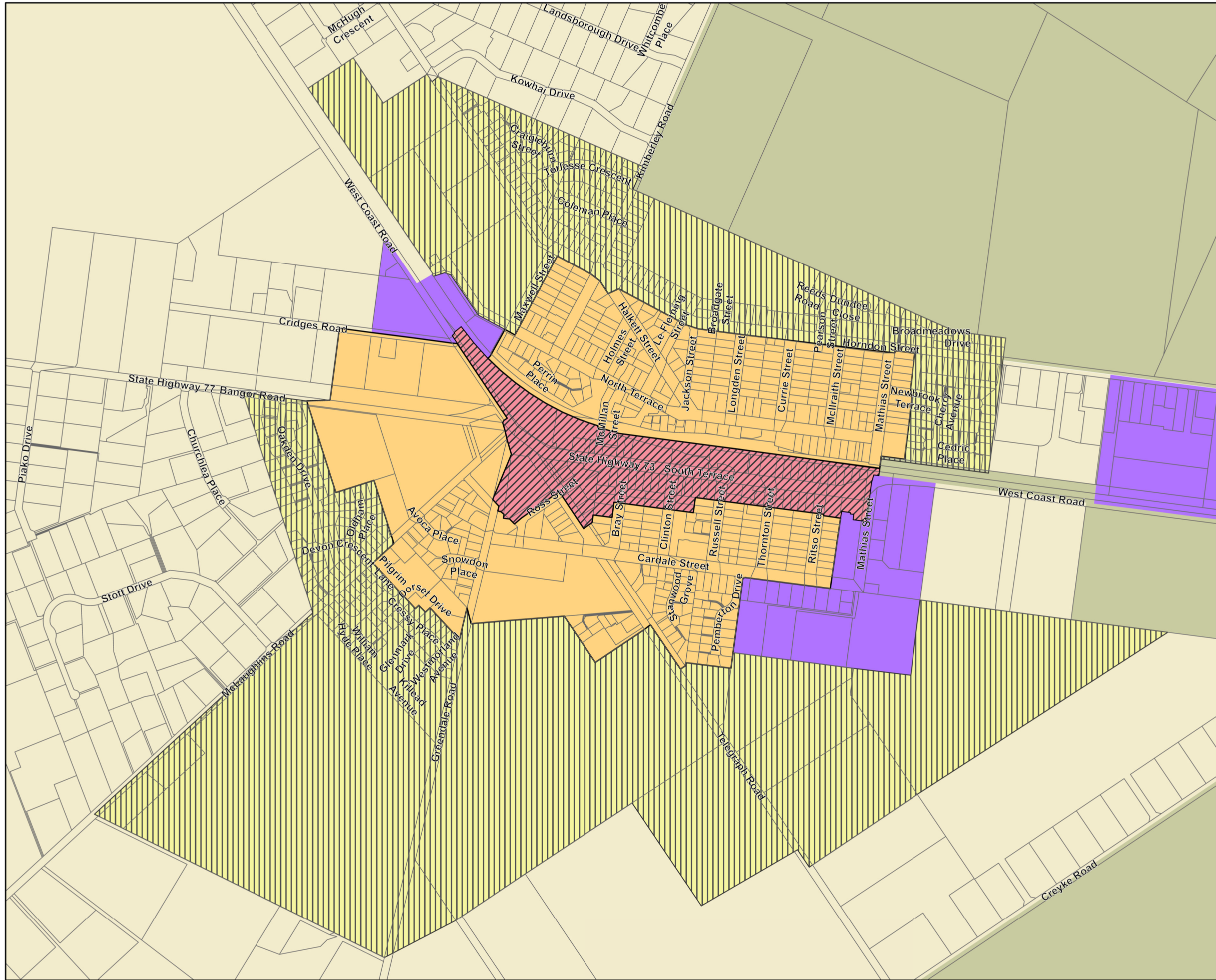
Leeston



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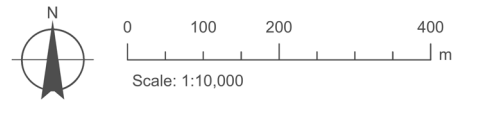
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Darfield



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Attachment 5

Proposed Future Urban Zone Provisions

Future Urban Zone

FUZ-Overview

The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation. The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.

The Selwyn District is a desirable place to live, work, and play, which is generating a demand for housing and business opportunities to support the needs of the growing community now and into the future. The Future Urban Zone assists in meeting these demands by encouraging a consolidated and compact settlement pattern that optimises the use and development of resources. This chapter also assists in ensuring there is enough urban development capacity available to meet the District's housing and business needs while assuring that high quality living and business environments continue to be developed to implement the adopted Development Plans.

The General Rural Zone activity-based rules also apply to land zoned as the Future Urban Zone. This enables the majority of rural land uses to continue until a time when the land is ready to become part of the urban framework. This will occur through a formal plan change process in accordance with Schedule 1 of the Resource Management Act 1991.

FUZ-Objectives and Policies

FUZ-Objectives

<u>FUZ-O1</u>	<u>Land is used and developed to achieve the objectives of the General Rural Zone (GRUZ) until it has been rezoned for urban purposes</u>
<u>FUZ-O2</u>	<u>Rural activities and services are provided for to support the rural community until the land is rezoned for urban purposes</u>
<u>FUZ-O3</u>	<u>Future urban development is not compromised by premature subdivision, use or development</u>
<u>FUZ-O4</u>	<u>Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes</u>

FUZ-Policies

Urban Growth

<u>FUZ-P1</u>	<u>Provide for use and development which supports the policies of the General Rural Zone unless that use and development is inconsistent with policies UG-P2 to UG-P6</u>
<u>FUZ-P2</u>	<u>Enable rural production to continue on land that is subject to Future Urban Zone, while avoiding the establishment of those activities that may unreasonably hinder any future urban zoning required to assist in meeting the District's urban growth needs.</u>
<u>FUZ-P3</u>	<u>Require land use and development to maintain and complement rural character and amenity</u>
<u>FUZ-P4</u>	<u>Avoid subdivision that will result in the fragmentation of land and compromise future urban development</u>
<u>FUZ-P5</u>	<u>Avoid the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers accommodation</u>
<u>FUZ-P6</u>	<p><u>Avoid subdivision, use and development of land that may result in one or more of the following:</u></p> <ol style="list-style-type: none"> a) <u>Structures and buildings of a scale and form that will hinder or prevent future urban development;</u> b) <u>Compromise the efficient and effective operation of the local and wider transport network;</u> c) <u>require significant upgrades, provisions or extension to the wastewater,</u> d) <u>water supply, or stormwater networks or other infrastructure;</u> e) <u>inhibit the efficient provision of infrastructure;</u> f) <u>give rise to reverse sensitivity effects when urban development occurs;</u> g) <u>give rise to reverse sensitivity effects in relation to existing rural activities or</u> h) <u>infrastructure; or</u> i) <u>undermine the form or nature of future urban development.</u>

FUZ-Rules

Note for Plan Users:

Any activity that establishes and operates on land that is located in the Future Urban Zone is to be subject to the rules and requirements of Chapter GRUZ – General Rural Zone.

<u>FUZ – R1</u>	<u>Activities in the Future Urban Zone</u>	
	<p><u>Activity status: NC</u> 1. <u>Any new activity, or change in use that increases the intensity or scale of an existing activity, that is for:</u> a. <u>Commercial composting;</u> b. <u>Mineral extraction.</u></p>	<p><u>Activity status when compliance not achieved:</u> <u>N/A</u></p>

FUZ-Matters for Control or Discretion

<u>FUZ – MAT1</u>	<u>Subdivision and Urban Growth</u>
	<p>1. <u>The extent to which the subdivision will limit, restrict or compromise the ability to zone, subdivide and develop the land as a new urban area in the future, including its impacts on:</u> a. <u>The ability to achieve the anticipated planned urban form and capacity outcomes, including those identified in any relevant development plan;</u> b. <u>The ongoing operation of strategic infrastructure;</u> c. <u>Cost effective and efficient infrastructure provision;</u> d. <u>Safe, efficient and integrated land transport networks; and</u> e. <u>Managing potential adverse reverse sensitivity effects.</u></p>

FUZ-Schedules

FUZ-SCHED1 - Residential Growth Area Outline Development Plan Criteria

1. A single ODP shall be prepared for each new residential growth area and incorporated into the Planning Maps and the relevant Development Area chapter of this Plan;
2. Each ODP shall illustrate how the site characteristics and topography have been addressed through the identification of:
 - a. Principal through roads and connections both within and adjoining the ODP area, including principal walking and cycling networks and public transport and freight routes;
 - b. Methods for the integrated management of water, stormwater, and wastewater and associated infrastructure consistent with UG-P15;
 - c. How each ODP area will:
 - i. Achieve the minimum net density requirements and outcomes listed in UG-P5 or UG-P6 are to be achieved;
 - ii. Be staged to allow the subdivision development to align with the timing, funding, and availability of network infrastructure capacity;
and
 - iii. Integrate into any adjoining land that is subject to the Urban Growth Overlay;
3. The following features and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configurations and sizes that is to accompany the ODP:
 - a. Any land to be set aside to protect or enhance environmental, conservation, landscape, heritage or cultural (including to provide for the interests of nga rūnanga) values;
 - b. Any land to be set aside for community facilities, schools, open space reserve or commercial activities and how accessibility and connectivity between these locations is supported in the land transport network;
 - c. Any land to be set aside to effectively manage hazard risk or contaminated land;
 - d. Any methods or boundary treatments required to mitigate reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure, or a designated site; and
 - e. Any other information which is relevant to the understanding of the development and its proposed zoning.