

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
77.4	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R187	Beca - Nola Smart - on behalf of Fire and Emergency New Zealand	Amend	Oppose the preclusion of multi-unit residential developments from being limited notified. Multi-unit developments of a greater scale and density can have limited access provisions which raise emergency servicing issues. See also comments in full submission on residential design principles relating to RES-MD2.	Delete the clause relating to notification.
77.5	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS1	Beca - Nola Smart - on behalf of Fire and Emergency New Zealand	Amend	Support in part, however seek additions to the Residential design principles in RES-MD2 to take into account provision for firefighting.	Amend RES-MD2 (5): " ... <u>5 c. provides appropriate emergency access to the site</u> <u>i. any access to on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u> <u>ii. developments give effect to the guidance provided in the Firefighting Operations Emergency Vehicle Access Guide.</u> <u>iii. pedestrian accessways are clear. unobstructed and well-lit.</u> <u>iv. wayfinding for different properties on a development are clear in day and night.</u> <u>v. pedestrian accessways have a minimum width of:</u> <u>a. 3m on a straight accessway.</u> <u>b. 6.2m on a curved or cornered accessway</u> <u>c. 4.5m space to position the ladder and perform operational tasks.</u> ..."
77.6	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS4	Beca - Nola Smart - on behalf of Fire and Emergency New Zealand	Amend	Note the importance to maintain firefighting water supply pressure throughout high rise buildings. Seek that Council consider this as a matter of discretion when compliance is not achieved. This relates to FC-S2 financial contribution assessment.	Not specified.
77.7	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS5	Beca - Nola Smart - on behalf of Fire and Emergency New Zealand	Oppose	Concerned by the risk of fire spreading due to setbacks from boundaries. It can inhibit Fire and Emergency personnel from getting to the fire source. Seek an additional matter of discretion to respond to this.	Include an additional matter of discretion:  <u>RES-MDX Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries</u>
77.8	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD2	Beca - Nola Smart - on behalf of Fire and Emergency New Zealand	Amend	Seek additions to the Residential design principles to take into account provision for firefighting.	Amend RES-MD2(5): " ... <u>5 c. provides appropriate emergency access to the site</u> <u>i. any access to on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u> <u>ii. developments give effect to the guidance provided in the Firefighting Operations Emergency Vehicle Access Guide.</u> <u>iii. pedestrian accessways are clear. unobstructed and well-lit.</u> <u>iv. wayfinding for different properties on a development are clear in day and night.</u> <u>v. pedestrian accessways have a minimum width of:</u> <u>a. 3m on a straight accessway.</u> <u>b. 6.2m on a curved or cornered accessway</u> <u>c. 4.5m space to position the ladder and perform operational tasks.</u>

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
78.1	GRZ – General Residential Zone	General	General	Davis Ogilvie and Partners Limited - Fred Coughlan - on behalf of Northwest Rangiora Owners Group	Amend	Support Variation 1 insofar as it enacts the incorporation of the relevant intensification planning requirements as required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. Propose that the land included in this submission (see Table 1 of full submission) is considered for rezoning from Large Lot Residential Zone to Medium Density Residential Zone alongside the South West Rangiora and North East Rangiora development areas identified in the notified Variation. This would avoid the need for the General Residential Zone Overlay and future certification/rezoning process.	Rezone the properties identified in Table 1 of the submission from Large Lot Residential Zone to Medium Density Residential Zone. Remove the General Residential Zone Overlay. Such further or consequential relief including amendment to other rules, objectives and policies that may be necessary to achieve the outcomes the submitters seek.
78.2	MRZ – Medium Density Residential Zone	General	General	Davis Ogilvie and Partners Limited - Fred Coughlan - on behalf of Northwest Rangiora Owners Group	Amend	Support Variation 1 insofar as it enacts the incorporation of the relevant intensification planning requirements as required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. Propose that the land included in this submission (see Table 1 of full submission) is considered for rezoning from Large Lot Residential Zone to Medium Density Residential Zone alongside the South West Rangiora and North East Rangiora development areas identified in the notified Variation. This would avoid the need for the General Residential Zone Overlay and future certification/rezoning process.	Rezone the properties identified in Table 1 of the submission from Large Lot Residential Zone to Medium Density Residential Zone. Remove the General Residential Zone Overlay. Such further or consequential relief including amendments to other rules, objectives and policies that may be necessary to achieve the outcomes the submitters seek.
79.1	HH - Taonga o onamata - Historic heritage	Schedules	Heritage	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Oppose	The proposed Plan does not identify the extent of the heritage area associated with HH052 'Belgrove farmhouse' that will be subject to qualifying matter ss77J of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Consider that the extent and relevance of this heritage building/item which is to be exempt from Medium Density Residential Zone should be better defined within Variation 1. The consented layout for Stage 1 (Attachment 3) (see full submission) considers the appropriateness of residential development in the vicinity of the Homestead by providing for the retention of the Homestead on a larger lot and implementing specific design controls for the development of adjoining lots. In this way, the Stage 1 Consent achieves an appropriate curtilage setting built form that respects the heritage values of the Homestead. Variation 1 should be amended to provide greater certainty as to the extent / applicability of this qualifying matter as it relates to the Homestead. Suggested this could be achieved by exempting the area shown as Lot 1400, and Lots 21 and 22 (refer Attachment 3) (see full submission) of the Stage 1 Consent from the Medium Density Residential Zone provisions.	Seek that the extent of the Belgrove Qualifying Matter be modified to clarify that the Medium Density Residential Zone provisions do not apply to Lots 1400 21 and 22 of the Stage 1 Consent (refer to the marked up Outline Development Pplan enclosed at Attachment 5).(see full submission) Similarly, the heritage area notified in the proposed Plan (a circle centred on the heritage item) should be modified to the extent of Lot 1400 for consistency.
79.2	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Zone	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	Subdivision Standard S1 removes a minimum allotment area and dimension requirement for the Medium Density Residential Zone. This is consistent with the subdivision requirements specified for the Medium Density Residential Zone by the Enabling Housing Act in Schedule 3A, Part 1, s.8. which requires that there must be "no minimum lot size, shape size, or other size-related subdivision requirements..."	Retain as notified
79.3	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P15	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	Applying the Medium Density Residential Standards across all relevant residential zones in the district plan will enable greater flexibility for residential zones to be developed in a way that provides for housing choice and a range of residential unit densities to meet market demand.	Retain as notified

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
79.4	GRZ – General Residential Zone	Introduction	General	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	The proposed amendments clarify that Bellgrove South will assume Medium Density Residential Zone following certification.	Retain as notified
79.5	MRZ – Medium Density Residential Zone	Objectives	MRZ-O1	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	This Objective does not require, but rather enables, a variety of housing types and sizes in the Medium Density Residential Zone, including Medium Density Residential Standards-enabled development outcomes.	Retain as notified
79.6	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	This Policy does not require, but rather enables, a variety of housing types and densities in the Medium Density Residential Zone, including Medium Density Residential Standards-enabled development outcomes.	Retain as notified
79.7	MRZ – Medium Density Residential Zone	Policies	MRZ-P2	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	This Policy acknowledges that appropriate development outcomes are possible where permitted activity status is not achieved.	Retain as notified
79.8	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS1	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	The notified built form provisions are consistent with (Schedule 3A, Part 2 of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Retain as notified.
79.9	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS2	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	The notified built form provisions are consistent with (Schedule 3A, Part 2 of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	Retain as notified
79.10	NER - North East Rangiora	General	General	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Oppose	The North-East Rangiora Development Area Chapter needs to be updated to reflect the proposed Medium Density Residential Zone of Bellgrove North and that the remainder of the Outline Development Plan area will assume Medium Density Residential Zone following certification.	Amend the North-East Rangiora Development Area Chapter to reflect:  (1) Land within the North East Rangiora Outline Development Plan will be rezoned Medium Density Residential Zone (refer Attachment 5)(see full submission), except for land immediately surrounding the homestead (qualifying matter); (2) Amend the North East Rangiora Outline Development Plan layout to reflect the Stage 1 Consent layout; (3) Remove reference to the ratio of medium residential density to general residential density, given this no longer aligns with the changes sought by Variation 1; (4) Remove reference to a 200m <sup>2</sup> minimum lot size for the Medium Density Residential Zone given this contradicts proposed Subdivision Standard S-1; (5) Amend the Overall Development Plan, Land Use Plan, Movement Network Plan, Open Space and Stormwater Reserve Plan and Water and Wastewater Network Plan as per Attachment 5 (see full submission); and (6) Remove reference to Option A for this Outline Development Plan area given it is no longer required and should be deleted to reduce confusion and improve readability of the plan.

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
79.11	NER - North East Rangiora	General	General	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Oppose	There is explanatory wording under each of the rules that begins "For any activity statuses, any activity will need to comply with the following general activity standards:...". This explanatory text should be revised given no North East Rangiora Outline Development Plan land will assume General Residential Zoning following certification. The only area of the North East Rangiora Outline Development Plan that the General Residential Zone provisions will apply to will be the area immediately surrounding the Belgrove homestead (which has been identified as a historic item / building qualifying matter). The area shown as Lot 1400, and Lots 21 and 22 (refer Attachment 3)(see full submission) of the Stage 1 Consent should be rezoned General Residential as part of Variation 1 to give effect to this and align with the Stage 1 consent.	Amend DEV-NER-R1: "... <del>a. The provisions of the General Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-NER-S1 are met</del> ..."  Rezone the Belgrove homestead area as General Residential aligned with the area shown as Lot 1400, and Lots 21 and 22 (refer Attachment 3)(see full submission) of the Stage 1 Consent.
79.12	NER - North East Rangiora	Activity Rules - if certification has been approved	DEV-NER-R2	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Oppose	The text for a discretionary and non-complying activity under this rule incorrectly refers to the General Residential Zone and needs to be reworded to reflect the Medium Density Residential Zone.	For discretionary and non-complying activities, delete all references to General Residential Zone and replace with Medium Density Residential Zone.
79.13	SER - South East Rangiora	Policies	DEV-SER-P2	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	The amendment is consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and will enable following certification the Bellgrove South land to assume Medium Density Residential Zone.	Retain as notified.
79.14	SER - South East Rangiora	Activity Rules - if certification has been approved	General	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Support	The amendment is consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and will enable following certification the Bellgrove South land to assume Medium Density Residential Zone.	Retain as notified.
79.15	SER - South East Rangiora	Activity Rules - if certification has been approved	DEV-SER-R21	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Oppose	The text for a discretionary and non-complying activity under this rule incorrectly refers to the General Residential Zone and needs to be reworded to reflect the Medium Density Residential Zone.	For discretionary and non-complying activities, delete all references to General Residential Zone and replace with Medium Density Residential Zone.
79.16	SER - South East Rangiora	General	General	Aurecon NZ - Mark Allan - on behalf of Bellgrove Rangiora Ltd	Oppose	The South-East Rangiora Development Area Chapter needs to be updated to reflect the Outline Development Plan area will assume Medium Density Residential Zone following certification.	Amend Appendix DEV-SER-APP1 to reflect: (1) Land within the South-East Rangiora Outline Development Plan will assume Medium Density Residential Zone (refer Attachment 6)(see full submission) following certification; (2) Remove the wording for the South-East Rangiora Outline Development Plan (Land Use Plan) which contains reference to the General Residential Zone and remove reference to this zone from the Land Use Outline Development Plan; (3) Remove reference to a 200m <sup>2</sup> minimum lot size for the Medium Density Residential Zone given this contradicts proposed Subdivision Standard S-1; and (4) Amend the Overall Development Plan, Land Use Plan, Movement Network Plan, Open Space and Stormwater Reserve Plan and Water and Wastewater Network Plan as per Attachment 6 (see full submission).

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.1	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree	Support	Support inclusion of the mandatory objectives and policies and rules set out in Schedule 3A of the 'Housing Supply Act'; and support the spatial extent of the Medium Density Residential zones (MRZ) in Kaiapoi, Woodend, Pegasus and Ravenswood, including the new greenfield area in Rangiora being zoned medium density residential.	Support retention of mandatory objectives and policies and rules set out in Schedule 3A of the 'Housing Supply Act', and support the spatial extent of the medium density residential zones in Kaiapoi, Woodend, Pegasus, and Ravenswood, including the new greenfield area in Rangiora.
80.2	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree		Variation 1 as notified does not sufficiently provide for a range of housing types at a range of intensities to meet the needs of current and future communities.	No specific relief sought
80.3	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree		Encourage and enable residential intensification in and around Rangiora Town Centre in accordance with the NPSUD. This is in line with the imperatives of the NPS-UD which notes that compact urban form in the context of existing urban areas requires further intensification.	No specific relief sought
80.4	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree		The NPS-UD requires building height and density of urban form adjacent to town centre zones to be commensurate with the level of commercial activity and community services. The Variation as notified does not incorporate the required density uplifts as required by the NPS-UD particularly in the larger Town Centre of Rangiora. Seeks inclusion of a Height Variation Control for the area identified for higher density housing around this town centre in the Proposed District Plan. The Height Variation Control would allow for residential buildings up to 19m in height or five stories. Does not seek an uplift in zoning of this area from medium density to high density residential as the requested height variation control coupled with the density of urban form from the proposed plan is considered to be commensurate with the level of commercial activity and commercial services provided for and enabled within the Town Centre Zone as applied to Rangiora, which is observed as less than other town centre locations within other areas of Christchurch region.	Amend variation 1 to include a Height Variation Control for the area identified for higher density housing in the Town Centre Zone of Rangiora to enable residential buildings of up to 19m.
80.5	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Qualifying	Kainga Ora - Homes and Communities - Mel Rountree		General support for the qualifying matters with minor amendments and clarifications as proposed with the exception of: the Christchurch International Airport noise contour, the high flood hazard overlay in Kaiapoi, National Grid transmission lines and strategic and arterial roads in Rangiora, Kaiapoi and Woodend.	No specific relief sought.
80.6	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Qualifying	Kainga Ora - Homes and Communities - Mel Rountree		Provide more clarify on qualifying matters across variation 1 to assist with plan administration and interpretation. This clarity should include whether some of the matters preclude the MDRS entirely on a site in an overlay, or limit density or limit or override MDRS built form standards (e.g. increased setbacks).	No specific relief sought

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.7	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree		Change policies, rules and matters of discretion to better reflect the requirements and intent of the 'the Housing Supply Act' and the NPS-UD. Variation 1 is still focused on 'maintaining existing character' rather than enabling anticipated changes in density of development over time.	No specific relief sought
80.8	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree		Change rules to address errors in activity status to align with Schedule 3A of the Housing Supply Act, or to reduce duplication where the standards introduced via Schedule 3A overlap with proposed district plan provisions that are not proposed to be deleted from the MRZ as part of variation 1.	No specific relief sought
80.9	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree		Seek more concise/ succinct matters of discretion that are easily understood, clearly state the outcomes intended, and provide for design innovation and choice.	No specific relief sought
80.10	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree		Support nationally consistent matters of discretion for MDRS standards, whilst allowing for some evidence based local context nuances. Use consistent 'Urban Design Principle' matters of discretion in District Plans throughout the country.	No specific relief sought.
80.11	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree		The submission seeks such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission above and in Appendix 1.	Relief sought as in Appendix 1, in above (general) points.
80.12	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree		Make changes to variation 1 to ensure that Kāinga Ora can carry out its statutory obligations, achieve the purpose of the Resource Management Act 1991, reduce interpretation and process complication for decision-makers, provide clarity for all plan-users, and allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora-Home and Communities Act 2019.	No specific relief sought.
80.13	General	General	General	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Seek deletion of the definition of "multi-unit residential development" as it is not a term used in the 'NPS-UD' or 'Housing Supply Act' along with consequential changes to the provisions to assist with simplification of plan administration and interpretation. This is consistent with the submission on proposed district plan.	Delete the definition of 'multi-unit residential development' in its entirety and any reference to the definition or term across the Proposed Plan. <del>MULTI-UNIT RESIDENTIAL DEVELOPMENT: means development involving more than one three residential unit (but excluding any minor residential unit or residential unit in a retirement village) undertaken comprehensively over one or more sites, and may include zero lot development, townhouses, apartments or terrace housing.</del>

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.14	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Table	Kainga Ora - Homes and Communities - Mel Rountree	Support	Express qualifying matters more clearly across variation 1 to assist with simplification of plan administration and interpretation. Table RSL-1 Qualifying Matters should more clearly and comprehensively describe the qualifying matters and how each of these limit intensification. Some of the qualifying matters are listed in the MRZ Built Form Standards, others are contained in the general rules chapters and overlays. Some of the chapters in Part 2 of the PDP (eg: historic heritage and notable trees) have been updated to include a reference to qualifying matters, but again not clearly expressed as a rule or in a way that provides clarity as to how the qualifying matter affects the MRZ provisions. Make it clear whether some of the matters preclude MDRS entirely or limit only density or another of the MDRS built form standards, or limit built form only on specific parts of sites. Provide greater clarity and certainty as to the nature, extent and implications of qualifying matters proposed under variation 1.	Amend provisions relating to qualifying matters to provide additional clarity as to how each of the qualifying matters apply to MDRS and the MRZ standards.
80.15	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BF55	Kainga Ora - Homes and Communities - Mel Rountree	Amend	Supports inclusion of the setback standards required by Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021's Medium Density Residential Standards (MDRS). Considers that MRZ-BF55 contains additional restrictions outside those included in the MDRS's setback standard and in the absence of robust justification in the Section 32 evaluation, the additional setbacks introduced for qualifying matters should be removed. Considers that the matters of discretion in RES-MD2 are inappropriate for addressing setback issues, the list is too broad ranging, and requires a full urban design assessment. Suggests the relevant matters can be found in RES-MD5 and RES-MD6.	<p>Delete MRZ-BF55 and replace to:</p> <ul style="list-style-type: none"> <li>- Clearly express any additional setbacks over and above those contained Schedule 3A, Part 2(13) of Medium Density Residential Standards (MDRS) as qualifying matters.</li> <li>- Delete the rail corridor setback qualifying matter.</li> <li>- Amend the national grid transmission line setback.</li> <li>- Simplify to reflect Schedule 3A, Part 2(13) of MDRS.</li> <li>- Delete Part 3 of the rule and associated figure MRZ-2.</li> <li>- Delete RES-MD2 Residential Design Principles as a relevant matter of discretion.</li> <li>- Insert RES-MD6 Road Boundary Setbacks as a relevant matter of discretion.</li> </ul> <p>Amend MRZ-BF55 to the matters listed below or amendments with similar effect:</p> <p>MRZ- BF55 Building and structure setbacks</p> <p>Yard Minimum depth</p> <p>Front 1.5m</p> <p>Side 1m</p> <p>Rear 1m (excluded on corner sites)</p> <p>"(2) Qualifying Matters:</p> <p>(a) <del>All buildings shall be set back a minimum of 5m from any site boundary with the rail corridor.</del></p> <p>...."</p> <p>"...Activity status when compliance not achieved: RDIS</p> <p><del>RES MD2 – Residential design principles</del></p> <ul style="list-style-type: none"> <li>- RES-MD5 - Impact on neighbouring property</li> <li>- RES-MD6 Road Boundary Setbacks"</li> </ul>

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.16	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Electricity	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	The 'National Grid Subdivision Corridor' qualifying matter with its 39m setback lacks a strong evidence base in its s32 assessment.	Delete 39m setback 'National Grid Subdivision Corridor' as a qualifying matter. See further comments in SUB-6 and MRZ-BFS5 about improving clarity of the rule.
80.17	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Transport	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Oppose the rail corridor being a qualifying matter as the s32 assessment lacks a strong evidence based for the scale of the setback as a qualifying matter. Oppose the Strategic and Arterial Roads qualifying matter as some of the roads covered by this matter are not State Highways and therefore are not considered 'nationally significant infrastructure'.	Delete the Railway Corridor qualifying matter. Delete the Strategic and Arterial Roads qualifying matter. See further comments to MRZ-BFS5 in this submission.
80.18	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS6	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Delete MRZ-BFS6 as it duplicates the outcomes sought by new MRZ-BFS11 that contains the mandatory wording in Schedule 3A, Part 2(18) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Medium Density Residential Standards), and contains additional built form standards controlling front doors and garages that go beyond those included MDRS and that are not qualifying matters. Notes high evidential threshold is needed to justify the inclusion of additional built form standards beyond those specified in the MDRS and in the absence of such justification, MRZ-BFS6 be deleted.	Delete MRZ-BFS6.
80.19	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Natural	Kainga Ora - Homes and Communities - Mel Rountree	Support	Support the management of significant risks from natural hazards as a qualifying matter (in appropriate circumstances), noting that it is a matter of national significance in Section 6 Resource Management Act, however, spatial identification of flood hazard areas should be made available through a set of non-statutory flood hazard maps, which would operate as interactive maps on the Council's GIS website – thereby operating as a separate mapping viewer to the statutory district plan maps.	Amend the provisions to remove/delete the mapped Natural Hazard Overlays from within the PDP. Instead, the Natural Hazard Overlays should be based on non statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer that sits outside the PDP. Not included in the Proposed Plan and Variation. Specific text amendments are covered below under MRZ- BFS1.
80.20	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS7	Kainga Ora - Homes and Communities - Mel Rountree	Amend	Supports the inclusion of MRZ-BFS7 as required by the Medium Density Residential Standards. Considers that the matters of discretion in RES-MD2 inappropriate for addressing boundary issues, contains a list of matters that is too broad ranging, and requires a full urban design assessment. Suggests the relevant matters for MRZ-BFS7 can be found in RES-MD5 Impacts on Neighbouring Properties.	Amend MRZ-BFS7: "....Matters of discretion are restricted to: <del>RES-MD2 – Residential design principles</del> - RES-MD5 - Impact on neighbouring property"

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.21	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Airport	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Opposes and seek the deletion of the Aircraft/ Airport noise provisions in full including any mapped noise overlays and contour maps. This includes all relevant airport noise contour provisions in the proposed District Plan including objectives, policies, rules and standards (with any associated tables, figures and overlays).	Delete airport noise qualifying matter and any proposed and/or related provisions in the Variation.
80.22	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS8	Kainga Ora - Homes and Communities - Mel Rountree	Amend	Notes MRZ-BFS8 is not within the Medium Density Residential Standards thus is additional built form standard and would require a high evidential threshold to justify its inclusion. Amend MRZ-BFS8 to simplify it as it is considered unduly restrictive when compared to the potential effects, and should only relate to fencing on a road boundary, not fencing on a walkway and cycleway boundary. Considers that the matters of discretion in RES- MD2 are inappropriate for addressing fence issues, too broad ranging, and require a full urban design assessment. Suggests the relevant matters of discretion are within RES-MD6.	Amend MRZ-BFS8: <del>“1. All fencing or walls fronting the road boundary, or within 2m of a site boundary with a public reserve, walkway or cycleway shall be:</del> a. no higher than 1.2m above ground level for solid fences b. where fences exceed 1.2m in height shall be at least 50% visually permeable up to a maximum height of 1.8m. <del>the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level, where at least 45% of the fence is visually permeable.</del> 2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ 4, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ 2. Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <del>RES MD2 – Residential design principles</del> RES-MD6 - Road boundary setback ....”
80.23	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Historic	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Support the identification of historic heritage qualifying matters, in appropriate circumstances, noting that heritage is a matter of national significance in Section 6 Resource Management Act. Clarify what this qualifying matter is seeking to limit or be less enabling of. Except where there is site specific justification to exclude a site from the MDRS on heritage grounds, the general heritage rules in the District Plan sufficiently recognise and provide for heritage values. Such rules provide a suitable framework for considering new buildings on the site, alterations to heritage buildings, or the demolition/removal of heritage buildings.	Retain heritage as a qualifying matter, and amend the rule package to clearly state that the heritage rules in (HH - R1 to HH-R9) apply in addition to the activity rules and built form standards in the MRZ. (Rather than MDRS being precluded on heritage sites generally). (Rather than MDRS being precluded on heritage sites generally).
80.24	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS9	Kainga Ora - Homes and Communities - Mel Rountree	Support	Supports MRZ-BFS9 as it is required by the Medium Density Residential Standards.	Retain MRZ-BFS9 as notified.
80.25	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Notable	Kainga Ora - Homes and Communities - Mel Rountree		Support the notable tree qualifying matter. Make clear in the variation text what this qualifying matter is seeking to limit or be less enabling of. Does the QM mean that MDRS standards do not apply to sites containing notable trees, or do the tree rules still apply in addition to the MDRS rules. Except where there is site specific justification to exclude a site from the MDRS, the general rules in the District Plan sufficiently recognise and provide for the management of notable trees.	Retain notable trees as a qualifying matter, and amend the rule package to clearly state that the tree rules in (TREE-R1 to TREE 7) apply in addition to the activity rules and built form standards in the MRZ.(Rather than MDRS being precluded on sites with notable trees generally).

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.26	MRZ – Medium Density Residential Zone	Built Form Standards		Kainga Ora - Homes and Communities - Mel Rountree	Support	Supports MRZ-BFS10 as it is required by the Medium Density Residential Standards. Notes error with naming of associated Figure MRZ-5 which should read 'Outlook space'.	Retain MRZ-BFS10 as notified. Amend Figure MRZ-5 to 'Outlook space'.
80.27	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Natural	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Support the Natural Character Waterbody setbacks qualifying matter noting it is a relevant matter of national significance in Section 6 Resource Management Act. Make clear in the Variation text what this qualifying matter is seeking to limit or be less enabling of. Does the qualifying matter mean that MDRS standards do not apply to sites containing waterbodies or is it that the water body setbacks rules still apply in addition to the MDRS rules? Except where there is site specific justification to exclude a site from the MDRS, the general rules in the District Plan sufficiently recognise and provide for the management of water body setbacks.	Retain the waterbody setbacks as a qualifying matter and amend the rule package to clearly state that the waterway rules (in NATC -R7 to R9 and NATC-S1 to S2) apply in addition to the activity rules and built form standards in the MRZ. (Rather than preclude MDRS on a site with a waterway setback generally).
80.28	MRZ – Medium Density Residential Zone	Built Form Standards	Figure	Kainga Ora - Homes and Communities - Mel Rountree	Amend	Notes error in the naming of Figure MRZ-5, which should read 'Outlook space'.	Amend Figure MRZ-5 to read 'Outlook space'.
80.29	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS-11	Kainga Ora - Homes and Communities - Mel Rountree	Support	Supports MRZ-BFS11 as it is required by the Medium Density Residential Standards.	Retain MRZ-BFS11 as notified.
80.30	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Open	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Considers this qualifying matter as unnecessary and should be deleted. The use of areas for open space purposes is identified as a qualifying matter under RMA s770(f), the areas zoned Open Space and Recreation Zones (OSRZ) are owned by Council and approximately half of the zoned OSRZ is administered under the Reserves Act 1977. Council ownership, and zoned OSRZ, makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved. Further, the Housing Supply Act only requires Council to incorporate MDRS into every relevant residential zone (not Open Space Zone). The PDP open space rules (OSZ-R10 and SARZ-R10) only permit residential activity where it is ancillary park management activity.	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.
80.31	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS12	Kainga Ora - Homes and Communities - Mel Rountree	Support	Supports MRZ-BFS12 as it is required by the Medium Density Residential Standards.	Retain MRZ-BFS12 as notified.
80.32	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Public	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Consider this qualifying matter is unnecessary and should be deleted. While the use of areas for open space purposes is identified as a qualifying matter under RMA s770(f), esplanade reserves are vested with/ owned by Waimakariri District Council and are administered under the Reserves Act 1977. Council ownership makes it unlikely that these areas will be developed for medium density housing and such development would also be contrary to the purposes for which these sites were reserved.	Delete the Open Space (esplanade reserves) qualifying matter and any relevant proposed provisions in its entirety.

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.33	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Kainga Ora - Homes and Communities - Mel Rountree	Support	Support the inclusion of objective SD-O2 mandatory objective as per Schedule 3A, Part 1 (6).	Retain as notified.
80.34	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Kainga Ora - Homes and Communities - Mel Rountree	Support	Generally support the rule (SUB-R2) as proposed but amend to introduce the word 'Vacant' to describe the standard 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 residential development.	Amend to state that the standard only applies to the creation of vacant lots.
80.35	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	The National Grid Transmission Lines (including the proposed 39m setback required in the 'National Grid Subdivision Corridor') should not be qualifying matter, as adequate evidence has not been provided in the S32 analysis to justify this and explain why the setback is required.	Delete the qualifying matter for the 'National Grid Subdivision Corridor' including the 39m setback.
80.36	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Zone	Kainga Ora - Homes and Communities - Mel Rountree	Support	Have no minimum lot size/ area for the MRZ. Minimums (in the rules) should only apply where a subdivision application is accompanied by evidence or an application that demonstrates compliance with MDRS. Instead of a minimum lot size/ area Kainga Ora support minimum shape/ dimension requirements for vacant lot subdivisions and request that one be added of 8m x 15m. The minimum lot size for the natural hazard qualifying matter is supported if the relevant maps are outside of the District Plan as noted above. Oppose the minimum lot sizes proposed for the airport noise contour and national grid transmission line qualifying matters. Retain subdivision as a controlled activity.	Amend the rule/table to delete any reference to the qualifying matter for airport noise and national grid transmission lines and the 200m <sup>2</sup> minimum lot size associated with these. Add a minimum shape factor of 8m x 15m for vacant lot subdivisions in the MRZ.
80.37	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P3	Kainga Ora - Homes and Communities - Mel Rountree	Support	Include these mandatory policies as per Schedule 3A, Part 1 (6).	Retain as notified.
80.38	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P8	Kainga Ora - Homes and Communities - Mel Rountree	Support	Include these mandatory policies as per Schedule 3A, Part 1 (6).	Retain as notified.
80.39	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P15	Kainga Ora - Homes and Communities - Mel Rountree	Support	Include this mandatory policy as per Schedule 3A, Part 1 (6) RMA. Seek inclusion of a greater building height for the MRZ within the area around the Rangiora Town Centre that was identified for a higher density of housing in the Proposed Plan in order to ensure appropriate levels of intensification around centres are encouraged and enabled in accordance with the NPS-UD.	Amend policy as follows: Medium Density Residential Standards Apply the Medium Density Residential Standards across all relevant residential zones in the District Plan except in circumstances <u>where greater building height is provided for in an identified area near Rangiora Town Centre and</u> a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.40	MRZ – Medium Density Residential Zone	Objectives	MRZ-O1	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Include this mandatory objective per Schedule 3A, Part 1 (6) RMA, and in order to ensure appropriate levels of intensification around centres are encouraged and enabled in accordance with the NPS-UD seek inclusion of a Height Variation Control Area for the MRZ within the area around the Rangiora Town Centre enabling residential development of up to 19m in height or 5 stories. Amend objective to provide for additional height and intensification around the TCZ.	Amend MRZ-O1 Housing types and sizes: "The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to: i. housing needs and demand; and ii. the neighbourhood's planned urban built character, including 3 storey buildings <u>and up to 5 stories where identified.</u> "
80.41	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Kainga Ora - Homes and Communities - Mel Rountree	Support	Include this mandatory policy per Schedule 3A, Part 1 (6) RMA. Seek a Height Variation Control Area for the MRZ within the area identified around the around the Rangiora Town Centre in order to ensure appropriate levels of intensification around centres are encouraged and enabled in accordance with the NPS-UD. The objective needs to be amended to provide for additional height and intensification around the Rangiora TCZ.. The objective needs to be amended to provide for additional height and intensification around the Rangiora TCZ.	Amend MRZ-P1: "Housing types Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low rise apartments, <u>including apartments of up to 5 stories in an identified area near Rangiora Town Centre.</u> "
80.42	MRZ – Medium Density Residential Zone	Policies	MRZ-P2	Kainga Ora - Homes and Communities - Mel Rountree	Support	Include this mandatory policy per Schedule 3A, Part 1 (6) RMA.	Retain MRZ-P2 as notified.
80.43	MRZ – Medium Density Residential Zone	Policies	MRZ-P13	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Seek wholesale changes to this policy to align with the 'NPS-UD' and 'Housing Supply Act' and better describe the character and amenity anticipated for the zone. Reword to: "Enable development to achieve the character and amenity values anticipated for the zone" (or words of similar effect). Seeks changes to the provisions to focus on achieving the anticipated built form of the proposed zones to be consistent with language used in the NPS-UD. Clarify subjective or vague terms, such as: 'High quality building and landscape design', 'appropriate streetscape landscaping', 'positive contribution to streetscape character' and 'Provides for a peaceful residential environment'.	Delete the policy as notified. Amend the policy to reflect the intent of the 'NPS-UD' and 'Housing Supply Act' and remove subjective and vague terminology and provide for specific outcomes.
80.44	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R2	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Integrate and/or combine rule MRZ R18 with rule MRZ-R2.	Delete MRZ-R2 as notified. Amend rule by combining MRZ-R2 and MRZ R18 and removing reference to'multi- unit development'.
80.45	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R3	Kainga Ora - Homes and Communities - Mel Rountree	Support	Delete this rule as it is no longer necessary.	Retain as notified.
80.46	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS1	Kainga Ora - Homes and Communities - Mel Rountree	Support	Delete the proposed district plan component of density standard MRZ-BFS1	Delete density standard.

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.47	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS1	Kainga Ora - Homes and Communities - Mel Rountree	Support	Include this mandatory rule as per Schedule 3A, Part 2 (10) of the RMA. Seek amendments to the rules to delete the airport noise qualifying matter and clarify how the natural hazard qualifying matter applies to limit density. Clarify the minimum site size required in the natural hazard qualifying matter, noting that this should be as specified in SUB-S1.	<p>Amend MRZ-BFS1, as listed below or changes with similar effect:</p> <p>MRZ-BFS1 Number of residential units per site:</p> <p>1. There shall be no more than 3 residential units per site, except where:</p> <p>a. Within the qualifying matters - natural hazards area <del>and qualifying matters - airport noise</del>, there must be no more than 1 residential unit per <del>site</del></p> <p>- 200m<sup>2</sup> for Kaiapoi Area A.</p> <p>- 500m<sup>2</sup> for Kaiapoi Area B:</p> <p>...</p> <p>Matters of discretion are restricted to:</p> <p>- RES-MD2 - Residential design principles</p> <p><del>- RES-MD15 - Effects from qualifying matters - airport noise</del></p> <p>- RES-MD16- Effects from qualifying matters - natural hazards.</p> <p><u>Notification</u></p> <p><u>An application for the construction and use of 4 or more residential units that does comply with standards MRZ-BFS-2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly or limited notified.</u></p> <p><u>An application for the construction and use of 4 or more residential units that does not comply with 1 or more of MRZ-BFS- 2,3,4,5,6,7,8,9,10,11,12 is precluded from being publicly notified.</u></p>
80.48	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS2	Kainga Ora - Homes and Communities - Mel Rountree	Support	Include this mandatory rule as per Schedule 3A, Part 2 (14) of the RMA.	Retain as notified.
80.49	MRZ – Medium Density Residential Zone	Built Form Standards	General	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Delete MRZ-BFS3 as it duplicates new MRZ-BFS12 that contains the mandatory wording in Schedule 3A, Part 2 (18) of the RMA.	Delete MRZ-BFS3 noting that MRZ-BFS3 is not within scope of Variation 1.
80.50	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS4	Kainga Ora - Homes and Communities - Mel Rountree	Support	Support the inclusion of this mandatory provision as per Schedule 3A, Part 2(11) of the RMA. Amend activity status as it is not aligned with the requirements of schedule 3A Part 1 (4) of the RMA. The activity status for non-compliance with this rule should be restricted discretionary (RDSI) not discretionary (DIS). Amend standard to include of a Height Variation Control Area for the MRZ within the area around the Rangiora Town Centre that was identified for higher density housing in the Proposed Plan.	<p>Amend MRZ-BFS4</p> <p>"1. Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure MRZ-1 <u>except in the Height Variation Control area, buildings must not exceed 19 metres in height.</u></p> <p>Activity status when compliance not achieved: <del>DIS</del>RDSI</p> <p>Matters of discretion are restricted to: <u>RES-MD5 - Impact on neighbouring property."</u></p> <p>Refer to Appendix 2 of full submission for the maps that outline the area for the proposed height control.</p>
80.51	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS12	Kainga Ora - Homes and Communities - Mel Rountree	Support	Include this mandatory rule as per Schedule 3A, Part 2 (18) of the RMA	Retain as notified.

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.52	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	MRZ-BFS12	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Oppose RES-MD2 as notified. Seek more concise/ succinct matters of discretion that are clear, easily understood, clearly state the outcomes intended, and provide for design innovation and choice as the proposed assessment matters in rule MRZ -MD2 specify nearly 30 individual matters. These assessment matters provide such broad discretion that they undermine the RMA's intent of a restricted discretionary activity status. Support nationally consistent matters of discretion for MDRS standards, whilst allowing for some evidence based local context nuances. Support the use of consistent 'Urban Design Principles' in District Plans throughout the country. Reword matters of discretion to capture the anticipated context, rather than the receiving environment, and matters of discretion to sufficiently address the likely changes to amenity values while providing for a range of housing typologies. Consolidate the structure of the RES-MD2 Residential Design Principles to remove confusion, by removing the six overarching design principles.	<p>Delete RES-MD2 as notified.</p> <p>Amend the matters of discretion to:</p> <ul style="list-style-type: none"> <li>- Reflect the intent of the RMA and 'NPS-UD';</li> <li>- Clearly state the outcomes intended, and provide for design innovation and choice;</li> <li>- Achieve nationally consistent urban design principles as matters of discretion.</li> <li>- Apply only to the development of four or more units.</li> <li>- Reflect the anticipated context rather than the receiving environment,</li> <li>- Reduce the number of matters to 5- 6, and</li> <li>- avoid duplication with other matters of discretion applying to MRZ.</li> </ul> <p>Seek amendments to the matters of discretion, similar or same, to the matters listed below:</p> <ol style="list-style-type: none"> <li><u>1. The scale and form of the development is compatible with the planned urban built form of the neighbourhood;</u></li> <li><u>2. The development contributes to a safe and attractive public realm and streetscape;</u></li> <li><u>3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u></li> <li><u>4. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</u></li> </ol>
80.53	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	MRZ-BFS12	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Assessment matters are confusing and contain subjective terms, such as in point 2 what is 'sense of space' and in point 3 how would one assess a 'visual perception of cramped living conditions. The perception could vary significantly from person to person. Further, the rule is primarily about 'outlook' not access to sunlight. The matters of discretion require consideration of access to natural sunlight on the shortest day of the year.	<p>Delete MD12 as notified and amend matters of discretion to remove subjective terms and reference measurable outcomes. Remove reference to receiving natural sunlight and daylight 'especially on the shortest day of the year'.</p> <p>"RES-MD12 Outlook space</p> <ol style="list-style-type: none"> <li><del>1. The ability of the affected habitable room to receive natural sunlight and daylight especially on the shortest day of the year.</del></li> <li><del>2. The extent to which habitable rooms have an outlook and sense of space.</del></li> <li><del>3. The degree to which a reduction in outlook space would contribute to a visual perception of cramped living conditions.</del></li> <li><del>4. The extent to which visual privacy is provided between habitable rooms of different residential units, on the same or adjacent sites."</del></li> </ol> <p>Seek amendments to the matters of discretion, similar or same, to the matters listed below or changes with similar effect:</p> <ol style="list-style-type: none"> <li><u>1. The ability of the affected habitable rooms to receive daylight.</u></li> <li><u>2. The visual and landscape quality of the outlook space from the habitable rooms.</u></li> <li><u>3. The extent to which visual privacy is provided between habitable rooms of different residential units, on the same sites.</u></li> <li><u>4. The extent to which the development provides additional outlook spaces from habitable rooms.</u></li> </ol>

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.54	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD13	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Consolidate RES-MD13 Windows to Street matters with RES – MD6 Road Boundary Setbacks matters. The number of individual matters could also be reduced.	<p>Delete RES-MD13 and combine with RES-MD6. Seeks amendments to the matters of discretion, similar or same, to the matters listed below or changes with similar effect:</p> <p>"RES-MD6 Road boundary setback <del>1</del></p> <p><del>1. The effect of a building's reduced setback on amenity and visual streetscape values. especially where the frontage is to an arterial road or collector road that has a gateway function to a township.</del></p> <p><del>2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones.</del></p> <p><del>3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade.</del></p> <p><del>4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.</del></p> <p><u>5. The extent to which the front façade provides for visual engagement with adjacent streets and any other adjacent public open spaces.</u></p> <p><u>6. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment."</u></p> <p>"RES MD13 Windows to street</p> <p><del>7. The extent to which the development engages with adjacent streets and any other adjacent public open spaces and contributes to them being lively, safe and attractive.</del></p> <p><del>8. The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest, when viewed from the street.</del></p> <p><del>9. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment."</del></p>

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.55	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD14	Kainga Ora - Homes and Communities - Mel Rountree	Support	Seek deletion of RES-MD14 (1)(d) relating to heat effects from intensification and impervious surfaces as it is not clear what expert assessment would be required to address this matter and this could be disproportionate the scale of the non-compliance (eg: 1% short of the 20% landscaping requirement). The deletion of RES-MD14 (2) is also sought as it appears to relate more to building design considerations than landscaping.	Amend RES-MD14 to delete points 1(d) and 2:  "RES-MD14 Landscaped areas 1. The extent to which the proposed landscaping enhances residential amenity and is integrated within the site design to: a. define and enhance onsite outdoor living spaces; b. reduce the visual impact of large buildings through screening and planting; c. screen service areas, loading areas, and outdoor storage areas from public vantage points; and <del>d. mitigate the heat effects from intensification and impervious surfaces.</del> <del>2. The extent to which the development incorporates CPTED principles as required to achieve a safe, secure environment.</del> 3. The effects on the permeability of the site for stormwater runoff and subsequent effects on adjoining sites."
80.56	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD15	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Oppose the airport noise qualifying matter in its entirety including associated matters of discretion.	Delete RES-MD15 in its entirety.
80.57	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD16	Kainga Ora - Homes and Communities - Mel Rountree	Support	Oppose the mapping of flooding natural hazards as a qualifying matter. The matters of discretion contain no reference to mapping and are therefore supported.	Retain as notified.
80.58	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD17	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Consider that the matters should be reworded to capture the anticipated context rather than the receiving environment in line with the RMA and NPS-UD. Furthermore the provision of adequate outdoor living space is a separate issue covered by another MDRS rule and therefore RES-MD17 should be deleted.	Amend RES-MD17 to refer to 'Compatibility of the built form with the <u>anticipated character</u> of the area' and to delete point 2 relating to outdoor living space: "RES-MD14 Building Coverage 1. Effects on visual amenity values, including dominance, and the compatibility <u>of the built form with the anticipated character of the area. With the receiving environment.</u> <del>2. Provision of adequate outdoor living space on site.</del>
80.59	SWR - Southwest Rangiora	Appendix	DEV-SWR-APP1	Kainga Ora - Homes and Communities - Mel Rountree	Support	Support the new MRZ within the SWR Development Area but note that there are discrepancies between the extent of the MRZ area shown on the ODP and the underlying zone maps.	Amend zoning maps or ODP to address inconsistencies.
80.60	NER - North East Rangiora	General	General	Kainga Ora - Homes and Communities - Mel Rountree	Support	Support the new MRZ within the NER Development Area but note that there are discrepancies between the extent of MRZ area shown on the ODP and the underlying zone maps.	Amend zoning maps or ODP to address inconsistencies.

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
80.61	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R187	Kainga Ora - Homes and Communities - Mel Rountree	Oppose	Seeks changes so that the rule only applies when there are more than three units proposed, that a design statement is not required and that this triggers restricted discretionary status not discretionary status with assessment against RES-MD2 only. This aligns with the changes sought to MRZ-R2. As noted at MRZ-R2 – Oppose “multi-unit residential development” being subject to its own rule and instead seeks its integration with MRZ-R2. Delete MRZ-R18.	Delete MRZ-R18 in its entirety and incorporate within MRZ-R2 as per above: <del>MRZ R187 Multi-unit residential development</del> <del>Activity status: RDIS Where:</del> <del>1. any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</del> <del>2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and</del> <del>3. 1. a design statement shall be provided with the application.</del> <del>Matters of discretion are restricted to:</del> <del>RES MD2 – Residential design principles</del> <del>RES MD7 – Outdoor storage Notification</del> <del>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified. Activity status when compliance not achieved: DIS</del>
81.1	Planning Maps	General	General	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	The planning maps currently show the spatial extent of the Airport Noise Contour qualifying matter. An amendment is required, however, to provide for two density areas beneath the contour; being Area A (600m <sup>2</sup> ) and Area B (300m <sup>2</sup> ), and to recognise the remodelled Annual Average and Outer Envelope contours and the existing operative contour. The densities proposed reflect the density standards of the operative District Plan and are required to ensure appropriate amenity outcomes for residents below the contour and to ensure the effective and efficient operation of the Airport. It is important that the qualifying matter is included on the planning maps with the technically correct label and spatial extent.	Amend the Airport Noise Contour qualifying matter on the planning map to show two residential density areas beneath the 50dBA Ldn Air Noise Annual Average, Outer Envelope and Operative Contours, as illustrated on the Plan attached as Appendix B(i) (see full submission). Amend the qualifying matter name so that it is correctly identified on the planning maps as follows: <u>"Qualifying Matter <del>Airport Noise</del> Christchurch International Airport 50 dBA Ldn Air Noise Contour"</u>
81.2	Relationships between spatial layers	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act	Table	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	The planning maps currently show the spatial extent of the Airport Noise Contour qualifying matter. An amendment is required, however, to provide for two density areas beneath the contour; being Area A (600m <sup>2</sup> ) and Area B (300m <sup>2</sup> ), and to recognise the remodelled Annual Average and Outer Envelope contours and the existing operative contour. The densities proposed reflect the density standards of the operative District Plan and are required to ensure appropriate amenity outcomes for residents below the contour and to ensure the effective and efficient operation of the Airport. It is important that the qualifying matter is included on the planning maps with the technically correct label and spatial extent.	Retain the “Airport noise” qualifying matter in Table RSL-1. Amend the description and reasoning as follows: "Qualifying Matter and Area: <del>Airport noise</del> Christchurch International Airport 50 dBA Ldn Air Noise Contour <i>Properties within the Medium Residential Zone of Kaiapoi and within the Christchurch International Airport noise contour .</i>  Reasoning: A spatial overlay within Kaiapoi, reducing development within the Christchurch <del>International Airport 50 dBA Ldn Air Noise Contour</del> <del>airport noise contour</del> to avoid adverse amenity effects on residents, reduce reverse sensitivity effects on Christchurch Airport, and to ensure the efficient operation of nationally significant infrastructure."

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
81.3	SD - Rautaki ahunga - Strategic directions	Objectives	MRZ-BFS12	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	Support a strategic objective related to infrastructure. This is a key resource management issue for the district and it is essential that direction is given in this chapter to direct all other objectives and policies in other chapters. However, seek that this strategic objective be amended to better recognise and enable important infrastructure and to explicitly require avoidance of adverse effects on important infrastructure.	Amend SD-O24:  "Across the District: 1. improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities; 2. <u>the social, economic and environmental and cultural benefits of infrastructure, including strategic infrastructure, critical infrastructure, and regionally significant infrastructure:</u> a. <u>is recognised and provided for, and its safe, efficient and effective development, upgrading, maintenance and operation is enabled is able to operate efficiently and effectively;</u> and <del>b. is enabled, while:</del> i. <del>managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and</del> ii. <del>managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;</del> <u>b. strategic infrastructure, critical infrastructure and regionally significant infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects. This includes:</u> i. <u>avoiding noise sensitive activities within the Christchurch International Airport 50 dBA Ldn Air Noise Contour, except within the existing Kaiapoi residential area where density is to be retained at one unit per 300m<sup>2</sup> or 600m<sup>2</sup> in the areas identified on the planning maps; and</u> ii. <u>managing the risk of birdstrike to aircraft using Christchurch International Airport;</u> 3. <u>the adverse effects of strategic infrastructure, critical infrastructure and regionally significant infrastructure on the surrounding environment are managed, having regard to the economic benefits and practical, technical and operational needs of that infrastructure;</u> 4. the ..."
81.4	General	General	General	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	Supports Urban Form and Development policy UFD-P10 "Managing reverse sensitivity effects from new development", particularly the requirement to avoid noise sensitive activities within the Air Noise Contour. Consider the drafting could be further expanded and clarified. Consider that within existing residentially zoned areas in Kaiapoi, further intensification should be avoided, beyond that which is already permitted. Seek that the residential density in this area within the 50dB Ldn Air Noise Contour is not increased compared to what is presently allowed.	Amend UFD-P10 as follows: "Within Residential Zones and new development areas in Rangiora and Kaiapoi: 1. avoid residential activity that has <del>the potential to limit adverse effects on,</del> or is incompatible with, the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch International Airport <u>50 dBA Ldn Air Noise Contour, unless within an existing Residential Zone in Kaiapoi which was in existence at the time this plan was made operative, where density is to be retained at one unit per 300m<sup>2</sup> or 600m<sup>2</sup> in the areas identified on the planning maps;</u> ..."
81.5	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Chapman Tripp - Annabelle Lee - on behalf of	Support	Support Subdivision rule SUB-R2	Retain Subdivision rule SUB-R2.

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
81.6	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Zone	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	Support Subdivision standard SUB-S1 insofar as it specifies minimum allotment standards in Table SUB-1. Amendments are required, however, to (1) the activity status when compliance with the minimum allotment standards within the Medium Density Residential Zone subject to the Airport qualifying matters; and (2) the allotment standards applicable to subdivision within the Medium Density Residential Zone subject to the Airport qualifying matters.	In SUB-S1, amend the activity status when compliance not achieved to read as follows: 1. In the Medium Density Residential Zone ( <u>except as provided for in 3. below</u> ) ... DIS... ...3. <u>within the Christchurch International Airport 50 dBA Ldn Air Noise Contour: NC</u>
81.7	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Zone	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	The planning maps currently show the spatial extent of the Airport Noise Contour qualifying matter. An amendment is required, however, to provide for two density areas beneath the contour; being Area A (600m <sup>2</sup> ) and Area B (300m <sup>2</sup> ), and to recognise the remodelled Annual Average and Outer Envelope contours and the existing operative contour. The densities proposed reflect the density standards of the operative District Plan and are required to ensure appropriate amenity outcomes for residents below the contour and to ensure the effective and efficient operation of the Airport. It is important that the qualifying matter is included on the planning maps with the technically correct label and spatial extent.	In SUB-S1, amend the minimum lot sizes in Table SUB-1 applicable to the Medium Density Residential Zone (with qualifying matter airport noise) as follows: <del>200m<sup>2</sup> (except if subject to qualifying matter – natural hazards)</del> <u>Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour as shown on the planning maps: Kaiapoi Area A 600m<sup>2</sup> Kaiapoi Area B 300m<sup>2</sup></u>
81.8	RESZ - General Objectives and Policies for all Residential Zones	General	General	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	Seeks recognition in the Introduction to the Residential Zones Chapter that density controls are important to avoid adverse reverse sensitivity effects on the Airport.	Amend the Introduction to the Residential Zones Chapter as follows: <u>"Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour residential density is also controlled in order to avoid adverse reverse sensitivity effects on Christchurch International the Airport and to avoid adverse amenity effects on residents."</u>
81.9	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P15	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	Support the policy as proposed in the Variation as it recognises circumstances where the Medium Density Residential Standards should not apply. However, a minor amendment is required to ensure appropriate amenity outcomes for residents below the Airport noise contour and to ensure the effective and efficient operation of the Airport.	Amend RESZ-P15: "Apply the Medium Density Residential Standards across all relevant residential zones in the district except in circumstances where a qualifying matter is relevant (including matters of significance such as: <u>1. historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga); and</u> <u>2. the avoidance of adverse impacts on the effective and efficient operation of the Christchurch International Airport"</u>

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
81.10	RESZ - General Objectives and Policies for all Residential Zones	Policies	General	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	A policy emphasising the importance of protecting infrastructure from reverse sensitivity effects caused by incompatible land use is important and is a matter relevant to the use, development and protection of resources in the zone. If this relief is rejected Christchurch International Airport Ltd seeks that, at a minimum, provisions cross-reference clearly to policies in other parts of the Plan requiring avoidance of adverse reverse sensitivity effects so that it is clear the policy is relevant to activities in the Residential Zones.	<p>Insert a new policy as follows or, if Christchurch International Airport Ltd's primary relief is rejected, cross-reference directly and explicitly to relevant policies in other parts of the Plan:</p> <p><u>"Protect critical infrastructure, regionally significant infrastructure, and strategic infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities on residential land, including by:</u>  <u>1. within the Christchurch International Airport 50 dBA Ldn Air Noise Contour for Christchurch International Airport, avoiding residential units on sites under 300m<sup>2</sup> or 600m<sup>2</sup> in the areas identified on the planning maps; and</u>  <u>...[insert specifics that may be relevant to other strategic infrastructure]"</u></p>
81.11	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	Support policy but a minor amendment is required to emphasise the importance of protecting infrastructure from adverse reverse sensitivity effects caused by incompatible land use.	<p>Amend MRZ-P1:</p> <p>"Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments-, <u>except in circumstances where a qualifying matter is relevant.</u>"</p>
81.12	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R2	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	The planning maps currently show the spatial extent of the Airport Noise Contour qualifying matter. An amendment is required, however, to provide for two density areas beneath the contour; being Area A (600m <sup>2</sup> ) and Area B (300m <sup>2</sup> ), and to recognise the remodelled Annual Average and Outer Envelope contours and the existing operative contour. The densities proposed reflect the density standards of the operative District Plan and are required to ensure appropriate amenity outcomes for residents below the contour and to ensure the effective and efficient operation of the Airport. It is important that the qualifying matter is included on the planning maps with the technically correct label and spatial extent. Amendments are therefore proposed to the density description in Medium Density Residential Zone rule MRZ-R2.	<p>Amend MRZ-R2:</p> <p><u>"1. Within the Christchurch International Airport 50 dBA Ldn Air Noise Contour as shown on the planning maps the minimum net site area is as follows:</u>  <u>Kaipoi Area A 600m<sup>2</sup></u>  <u>Kaipoi Area B 300m<sup>2</sup></u>  Activity status when compliance not achieved:  1. <u>Within the Christchurch International Airport Air Noise Contour – RDIS; with the Matters of discretion restricted to RES-MD15 Effects from qualifying matters – airport noise</u>  2. as set out in the relevant built form standards.  <u>Notification:</u>  <u>An application for a residential unit that does not comply with MRZ-R2 clause 1 shall be limited notified at least to Christchurch International Airport (absent its written approval).</u>"</p>

Sub No.	Section	Sub-Section	Provision	Submitter Name	Sentiment	Submission Point Summary	Relief Sought Summary
81.13	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R187	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	Support Restricted Discretionary activity status for Medium Density Residential Zone rule MRZ-R18 Multi Unit Residential Development, but seek an additional matter of discretion for proposals that are located within the 50dBA L <sub>dn</sub> Air Noise Contour.	<p>Amend MRZ-R18:</p> <p>"1. a design statement shall be provided with the application; <u>or</u></p> <p><u>2. where the site is located within the Christchurch International Airport 50 dBA Ldn Air Noise Contour."</u></p> <p>Include an additional matter of discretion:</p> <p><u>"RES-MD15 – Effects from qualifying matters - airport noise."</u></p> <p>Amend the notification clause:</p> <p>"An application for a restricted discretionary activity under this rule is precluded from being publicly notified or limited notified, <u>except where:</u></p> <p><u>1. the application site is located with the Christchurch International Airport 50 dBA Ldn Air Noise Contour, in which case any application shall be limited notified at least to Christchurch International Airport (absent its written approval)."</u></p>
81.14	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS1	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	Support restricted discretionary activity status for applications that do not meet the qualifying restriction under clause 1 of Medium Density Residential Zone built form standard MRZ-BFS1. Given the significance of the resource management issues, and the potential impact on Airport operations and on the amenity of residential activities beneath the noise contour, it is essential that notification of such applications be provided to the Airport. An amendment to the notification provision is required.	Amend the notification provisions of Medium Density Residential Zone built form standard MRZ-BFS1 by adding an additional clause as follows: <u>"An application for the construction of residential units that does not comply with MRZ-BFS1 clause 1.a. shall be limited notified at least to Christchurch International Airport (absent its written approval)."</u>
81.15	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS2	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Amend	Support restricted discretionary activity status for applications that do not meet the building coverage requirement of Medium Density Residential Zone built form standard MRZ-BFS2. Given the significance of the resource management issues, and the potential impact on Airport operations, it is essential that notification of such applications be provided to the Airport.	In Medium Density Residential Zone built form standard MRZ-BFS2, include an additional matter of discretion as follows: <u>"RES-MD15 – Effects from qualifying matters – airport noise"</u> . Amend the notification provision as follows: <u>"Refer to notification status in MRZ-BFS1, except where an application for residential units does not comply with MRZ-BFS2 clause 1 shall be limited notified at least to Christchurch International Airport (absent its written approval)."</u>
81.16	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD15	Chapman Tripp - Annabelle Lee - on behalf of Christchurch International Airport Ltd	Support	Support Matter of Discretion RES-MD15 for the Residential Zones.	Retain Matter of Discretion RES-MD15 for the Residential Zones.