

26 November 2021

**Attention: Proposed Waimakariri District Plan Submission**

Waimakariri District Council

Private Bag 1005

Rangiora 7440

***Submission sent via email: [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)***

**RE: Submission on the Proposed Waimakariri District Plan by Kāinga Ora – Homes and Communities.**

Please find **attached** details of the submission by Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) on the Proposed District Plan (“**PDP**”) from Waimakariri District Council (“**the Council**”).

Kāinga Ora currently has a number of existing land holdings and interests within the Waimakariri District (“**the District**”), but has a specific interest in the District in terms of its contribution to housing and urban development within Greater Christchurch.

The review of the PDP by Kāinga Ora has been broad, including review of strategic objectives of the PDP in the context of the National Policy Statement on Urban Development (“**NPSUD**”) and the wider urban development statutory obligations of Kāinga Ora, particularly its statutory objectives regarding the establishment of sustainable, inclusive, and thriving communities<sup>1</sup>. One of the key operating principles of Kāinga Ora<sup>2</sup>, is ensuring that the housing it develops is appropriately mixed (with public, affordable and market housing) and is of good quality.

Kāinga Ora’s submission has been informed by its statutory objectives and functions<sup>3</sup>, as well as a wider perspective which seeks to enable a range of housing typologies to be delivered in appropriate locations and contribute to the provision of quality, affordable housing choices that meet the diverse needs of the community.

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<sup>1</sup> Section 12 of Kāinga Ora – Homes and Communities Act 2019

<sup>2</sup> Section 14 of Kāinga Ora – Homes and Communities Act 2019

<sup>3</sup> Sections 12 & 13 of Kāinga Ora – Homes and Communities Act 2019

The Council will be aware that the Government announced its Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill following notification of the PDP. Waimakariri District Council is part of Greater Christchurch which is a tier 1 urban environment, meaning it is likely to be subject to new requirements resulting from any enactment of the Amendment Bill. Kāinga Ora's submission on the PDP is therefore predicated by the possibility that the Amendment Bill, when enacted, may require the Council to withdraw parts of the PDP. This would affect parts of the residential and subdivision chapters, and further consideration is recommended to how Council progresses this plan review process should parts be withdrawn.

Kāinga Ora considers that the PDP is moving towards alignment with the NPS-UD and supports the provision and enablement of urban growth and development in the Waimakariri District. Notwithstanding this, overall, Kāinga Ora considers that the PDP as notified does not sufficiently enable or incentivise residential development and intensification of the district's existing urban areas. If Kāinga Ora's submission on the PDP is adopted, then the current constraints applied by the provisions of the PDP in its notified form would be reduced, and additional development capacity for public, affordable and general housing supply would be enhanced across the district. Kāinga Ora is concerned that the PDP provisions, are not the most appropriate policies and methods to achieve the residential capacity required in the long term, as required by the NPSUD.

For completeness, Kāinga Ora generally supports the spatial extent of the urban zones, however, considers that residential intensification in and around centres should be further encouraged and enabled in accordance with the NPSUD.

Kāinga Ora recognises their role within the local community as both a public housing provider and as a leader supporting innovation, capability, and scale within the wider urban development sector as part of its contribution to sustainable, inclusive, and thriving communities. Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on the PDP to address the matters raised in its submission.

Please do not hesitate to contact me should you require any further explanation of the above.

Sincerely

A handwritten signature in black ink, appearing to read 'Brendon Liggett', written over a horizontal line.

**Brendon Liggett**

Manager – Development Planning  
Kāinga Ora – Homes and Communities



## **SUBMISSION ON THE WAIMAKARIRI PROPOSED DISTRICT PLAN 2021 FROM KĀINGA ORA - HOMES AND COMMUNITIES**

**TO:** Waimakariri District Council  
Private Bag 1005  
**Rangiora 7440**

**KĀINGA ORA - HOMES AND COMMUNITIES** ("Kāinga Ora") at the address for service set out below makes the following submission on the Proposed Waimakariri District Plan 2021 ("PDP" or "the Plan").

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

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

This submission letter provides an overview of the matters of interest to Kāinga Ora with **Attachments (1)** providing the substantive detail of submission matters.

### **Background to Kāinga Ora and its Submission**

1. Kāinga Ora was established in 2019 as a Crown Entity established under the Kāinga Ora - Home and Communities Act 2019, and brings together Housing New Zealand Corporation, HLC (2017) Ltd and parts of the KiwiBuild Unit. Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown Entity and is required to give effect to Government policies.
2. Kāinga Ora is now the Government's delivery entity for housing and urban development. Kāinga Ora therefore works across the entire housing spectrum to build complete, diverse communities that enable New Zealanders from all backgrounds to have similar opportunities in life. As a result, Kāinga Ora has two core roles:
  - a) being a world class public housing landlord; and
  - b) leading and co-ordinating urban development projects.

3. Kāinga Ora's statutory objective requires it to contribute to sustainable, inclusive, and thriving communities that:
  - a) provide people with good quality, affordable housing choices that meet diverse needs;
  - b) support good access to jobs, amenities and services; and
  - c) otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
4. Kāinga Ora is focused on enabling and delivering quality urban developments by accelerating the availability of build-ready land, and building a mix of housing including public housing, affordable housing, homes for first home buyers, and market housing of different types, sizes and tenures.
5. In the Waimakariri District, the housing portfolio managed by Kāinga Ora comprises approximately 185 dwellings (as at 30 June 2021). Kāinga Ora will look to reconfigure its housing stock in Greater Christchurch over time, which will allow Kāinga Ora to provide efficient and effective public, affordable and market housing that is aligned with current and future residential demand in the area, and the country as a whole.
6. In addition to its role as a public housing provider, landowner, landlord, rate payer and developer of residential housing, Kāinga Ora plays a greater role in urban development more generally. The legislative functions of Kāinga Ora<sup>4</sup> illustrate this broadened mandate and outline two key roles of Kāinga Ora in that regard:
  - (a) initiating, facilitating and/or undertaking development not just for itself, but in partnership or on behalf of others; and
  - (b) providing a leadership or coordination role more generally.
7. Notably, Kāinga Ora's statutory functions in relation to urban development extend beyond the development of housing (which includes public housing, affordable housing, homes for first home buyers, and market housing) to the development and renewal of urban environments, as well as the development of related commercial, industrial, community, or other amenities, infrastructure, facilities, services or works.
8. Kāinga Ora is interested in all issues that may affect the supply and affordability of

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<sup>4</sup> Section 13 of the Kāinga Ora – Homes and Communities Act 2019

housing and has a shared interest in the community as a key stakeholder, alongside local authorities. These interests include:

- (a) Minimising regulatory barriers that constrain the ability to deliver housing development;
- (b) The provision of public housing to persons who are unable to be sustainably housed in private sector accommodation;
- (c) Leading and co-ordinating residential and urban development projects;
- (d) The provision of services and infrastructure and how this may impact on Kāinga Ora existing housing, planned residential and community development and Community Group Housing (“**CGH**”) providers; and
- (e) Working with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.

#### **Scope of Submission**

- 9. The submission relates to the PDP as a whole.
- 10. Kāinga Ora’s submission has focused on those provisions of the PDP that, in Kāinga Ora’s view, require amendment to ensure:
  - (a) Kāinga Ora can economically and socially manage, reconfigure and grow its housing portfolio to enable the provision of warm, dry and healthy homes that are in the right location, right condition and of the right type to meet the current and future needs of those people requiring public housing assistance;
  - (b) A range of typologies are enabled to be delivered in appropriate locations for both public and market housing; and
  - (c) The provision of quality, affordable housing choices that meet the diverse needs of the community.
- 11. This submission is informed by the National Policy Statement on Urban Development (“**NPSUD**”) – which provides further direction around where growth should be located (i.e. within proximity to centres, jobs, education, amenities and services), as well as the intent of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill (“**the Enabling Bill**”), which seeks to improve housing supply in New Zealand’s five largest cities by speeding up implementation of the NPS-UD and enabling more medium density homes.
- 12. From Kāinga Ora’s perspective, the PDP as notified by the Council, has the potential to increase housing supply, but does not sufficiently enable the intensification of

existing urbanised areas of the district. If Kāinga Ora's submission on the PDP is adopted, then the current constraints applied by the zone provisions of the PDP in its notified form would be reduced, and additional development capacity for public and affordable dwellings would be provided for on both Kāinga Ora land and across the wider district.

**The Submission is:**

13. Kāinga Ora opposes the PDP for the reasons set out below and in the attachments.
14. Provided that the relief sought below and attached is granted:
  - (a) The PDP will be in accordance with the purpose and principles of the Resource Management Act 1991 ("**the Act**") and will be appropriate in terms of section 32 of the Act; and
  - (b) The potential adverse effects that might arise from activities allowed by the PDP will have been addressed appropriately.
15. In the absence of the relief sought, the PDP:
  - (a) will not meet statutory obligations under the NPS-UD;
  - (b) is contrary to the sustainable management of natural and physical resources and is otherwise inconsistent with Part 2 of the Act;
  - (c) will in those circumstances impact significantly and adversely on the ability of people and communities to provide for their social, economic and cultural wellbeing; and
  - (d) does not provide a framework to enable the delivery of sustainable, inclusive, and thriving communities.
16. In particular, but without limiting the generality of the above:

*Matters relating to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill ("**the Enabling Bill**").*

17. Kāinga Ora note that clause 7<sup>5</sup> of the Enabling Bill, as it is currently drafted and subject to public submissions, seeks that "*every relevant residential zone in an urban*

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<sup>5</sup> New proposed section 77F of the RMA

*environment of a relevant territorial authority must have the Medium Density Residential Standards (MDRS) incorporated into that zone*". Further to this, schedule 3 of the Enabling Bill as it is currently drafted, seeks that the territorial authority "*must withdraw the part or whole of the proposed plan*" (noting this includes proposed plan changes), if the plan change "*proposes changes to a relevant residential zone and those changes do not incorporate the MDRS*"<sup>6</sup>.

18. Kāinga Ora therefore encourages the Council to consider withdrawing parts of the PDP to incorporate any changes that may be sought from the Bill if hearings on the PDP will not be heard by or before 20 February 2022.
19. If the Council continues with the existing PDP as notified, Kāinga Ora considers the PDP may not meet statutory obligations sought under the Enabling Bill if the general thrust of the Bill is retained once legislation is enacted.

#### *Strategic review of the PDP*

20. Kāinga Ora recognises the importance of the PDP in setting the strategic framework for enabling and managing future development as well as achieving sustainable development of the district's natural and physical resources.
21. Due to Kāinga Ora's operational and development requirements, its interest is broad and relates to provisions across the PDP, including (but not limited to) provisions relating to growth, residential and commercial development and activities, infrastructure, transport, subdivision and natural hazards.
22. There has been a marked change in the type of public housing that is required by Kāinga Ora's tenant base. As such, reconfiguring its housing stock is a priority for Kāinga Ora to better meet the needs of its tenants, as well as to align it with current and future demand in the area, and the country as a whole. The PDP generally provides opportunities to better facilitate these activities, by including objectives, policies and rules which will enable people and communities to provide for their social and economic wellbeing, and for their health and safety with regard to housing provision and particularly the importance of delivering a range of housing options within the district.
23. However, Kāinga Ora considers that the provisions of the PDP do not sufficiently

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<sup>6</sup> New proposed clause 31(3)(a) of the RMA

enable and provide for the long-term residential development capacity. While Kāinga Ora generally supports the spatial extent of the urban zones, it considers that residential intensification in and around centres should be further encouraged and enabled in accordance with the NPSUD.

24. Kāinga Ora supports the introduction of a Medium Density Residential zone (“**MRZ**”) and the spatial extent of the zone, however considers that the Council is not enabling intensification by imposing site density requirements and onerous consenting requirements when more than one dwelling is proposed on a site. In some instances Kāinga Ora considers there are other or additional methods and rules that can be inserted into the PDP to fully optimise the development opportunities and outcomes and meet the requirements of the NPS-UD.

#### **Specific amendments sought**

25. Kāinga Ora seeks a number of amendments to PDP which are set out in further detail in this submission and in:
  - (a) **Attachment 1** – Table 1: Identifies the specific provisions and chapters of the PDP which Kāinga Ora either supports, seeks amendment to, or opposes.
26. Kāinga Ora generally supports the use and implementation of the National Planning Standards as the template for the PDP.
27. In addition to the amendments sought in Attachment 1, Kāinga Ora generally seeks the following relief and amendments in the PDP:
  - (a) The proposed residential zones do not sufficiently enable housing choice, residential growth and intensification that is necessary to support the social and economic demands of the district or give effect to the NPS-UD. Kāinga Ora is of the view that the PDP as currently drafted is placing too much emphasis on density requirements to achieve amenity and built character outcomes in residential zones while limiting opportunity for intensification. Kāinga Ora therefore request the deletion of density requirements, in particular within the General Residential Zone (“**GRZ**”) and the Medium Density Residential Zone (“**MDZ**”).
  - (b) Amendments to the Strategic Directions and Strategic Directions – Urban form and development chapters of the PDP to better align with the outcomes required of the NPSUD and changes sought in Kāinga Ora submission.
  - (c) Kāinga Ora generally supports the direction of the PDP provisions with regard to focusing the assessment on the anticipated character of the zone, but seeks



changes to the provisions across the PDP to focus on achieving the anticipated built form of the proposed zones. This requested change is consistent with language used in the NPS-UD.

- (d) Kāinga Ora generally supports minimum lot sizes in the residential zones (other than MRZ), however only where it applies to *vacant* lot subdivision. Kāinga Ora seeks a new policy and rule which together provide explicit recognition that subdivision should be enabled around developments approved by land use resource consents or other methods.
- (e) Kāinga Ora seeks amendment to the threshold at which point resource consent is required in the MRZ and GRZ – increasing this to four or more residential units. In the commercial zones, Kāinga Ora seeks that minimum net floor area requirements for residential units be reduced where there are more than two units. Waimakariri is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory constraint.
- (f) Kāinga Ora seeks deletion of the notified definition of “multi-unit housing” along with consequential changes to the provisions to assist with simplification of plan administration and interpretation. Kāinga Ora considers the approach taken in the residential zones within the PDP does not adequately enable intensification.
- (g) In the MRZ and GRZ, Kāinga Ora seeks a change of activity status from Discretionary to Restricted Discretionary activity for a breach of specific activity rules to reflect the anticipated activity within these zones and where the likely effects are known.
- (h) Kāinga Ora generally supports the **application of notification exclusions** within the PDP. However, Kāinga Ora seeks the notification exclusions are introduced for all residential development in the GRZ and MRZ where specific performance standards are met, in particular to any controlled or restricted discretionary activity.
- (i) Kāinga Ora seeks a number of changes to the proposed built form standards and matters of discretion within the GRZ and MRZ to sufficiently address the likely changes to amenity values while providing for a range of housing typologies.
- (j) Kāinga Ora generally supports the commercial and mixed use zones, in particular to the centres hierarchy identified in the PDP. Kāinga Ora considers that this hierarchy is important in recognising and providing for a range of centres of varying scales that will support residential intensification. However, Kāinga Ora

opposes the 'Height' development standards of the Neighbourhood Centre Zone, Local Centre Zone and Town Centre Zone as proposed. These centres are identified for growth and intensification. Encouraging greater height will contribute to making these centres a vibrant focal point for communities. Amendments sought to the heights of all centre zones including the Mixed Use Zone.

- (k) Kāinga Ora broadly supports the Council's risk-based approach to natural hazards which will allow people to use their property while ensuring that life or significant assets are not harmed or lost as a result of a natural hazard event. Kāinga Ora also supports the general thrust of the objective and policy framework which seeks to "manage" risk within urban environments, rather than avoiding them.
- (l) Furthermore, Kāinga Ora supports the mapping of these natural hazard areas where these areas are underpinned by robust technical assessments; however, Kāinga Ora opposes the inclusion of flood hazards as Urban-Flood Assessment and Non-Urban flood Assessment Overlays within the PDP. Flooding hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours. An alternative relief is proposed. 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 DP 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. 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 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country.
- (m) Kāinga Ora notes that the PDP has adopted a substantial number of definitions from the National Planning Standards, and it supports this approach.
- (n) Kāinga Ora seeks all PDP provisions relating to noise, glare and light spill, and signs be located within Part 2 – District Wide Matters of the PDP to avoid conflict with zone chapters.
- (o) Kāinga Ora supports that **contaminated land** provisions appropriately defer to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("**NESCS**"). However, Kāinga Ora are concerned

that the objectives and policies broaden the application of the NESCS by referencing the “environment”. Amendments are also sought to make the connection to the NESCS clearer.

- (p) Kāinga Ora generally supports the earthworks provisions, however, the setbacks proposed where earthworks are in close proximity to water bodies are considered to be excessive. This particularly relates to any unscheduled freshwater bodies or other water bodies.
- (q) Kāinga Ora considers that the provisions of the National Grid Corridor are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid. Kāinga Ora seeks policy changes to enable any applications for new development located close to any infrastructure to be assessed on its own merits.
- (r) Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008) (NPSET). However, NPSET is only applicable to the National Grid and not major electricity distribution lines. The NPSET does not apply and/or give the same legal effect to electricity distribution lines other than if it is identified to be the National Grid. Amendments (and consequential amendments) are therefore sought.
- (s) While Kāinga Ora recognises the need to ensure residential units and other buildings containing sensitive activities provide a pleasant and healthy environment that is not subject to excess noise, Kāinga Ora opposes the noise and noise overlay and airport noise contour maps and related provisions within the Noise Chapter. Amendments are sought to more clearly articulate the balance between providing for noise generating activities, whilst appropriately managing effects on the community.

28. Kāinga Ora seeks the following decision from Waimakariri District Council on the PDP:

- (a) That the proposed provisions of the PDP be deleted or amended, to address the matters raised in this submission and its attachments (1) so as to provide for the sustainable management of the district’s natural and physical resources and thereby achieve the purpose of the Act; and
- (b) Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.

29. Kāinga Ora does not consider it can gain an advantage in trade competition through

this submission.

30. Kāinga Ora wishes to be heard in support of this submission.
31. If others make a similar submission, Kāinga Ora would be willing to consider presenting a joint case with them at a hearing.

**Dated** this 26<sup>th</sup> day of November 2021

**KĀINGA ORA - HOMES AND COMMUNITIES** by

A handwritten signature in black ink, appearing to be 'BL', is written over a horizontal line.

**Brendon Liggett**

**Manager – Development Planning**

**ADDRESS FOR SERVICE:**

*Attn: Brendon Liggett*

*Development Planning Team*

*Kāinga Ora – Homes and Communities*

*PO Box 74598*

*Auckland 1546*

*Email: [developmentplanning@kaingaora.govt.nz](mailto:developmentplanning@kaingaora.govt.nz)*

# 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	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 2: District Wide Matters</b>			
<b>Part 2: Strategic Directions</b>			
<b>Part 2: Strategic Directions – Introduction</b>			
<i>Interpretation and application of this chapter</i>	Oppose in part	<p>The interpretative notes for this chapter state that (<u>our emphasis</u>):  <i>For the purpose of District Plan implementation, including the determination of resource consent applications:</i></p> <ol style="list-style-type: none"> <li><i>the SD <u>may</u> provide guidance for related objectives and policies in other chapters; and</i></li> <li><i>the relevant objectives and policies of the DP, including SD in this chapter, are to be considered together <u>and no hierarchy exists between them.</u></i></li> </ol> <p>Kāinga Ora seeks changes to clarify the relationship between the SD Chapter and other chapters in the proposed Plan. In Kāinga Ora's view the Strategic Directions Chapter should have primacy over the other objectives and policies in other chapters of the Plan.</p>	<p><b>Amend</b> as follows:</p> <p>For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications:</p> <ol style="list-style-type: none"> <li>the SD <del>may</del> <u>provides</u> guidance for related objectives and policies in other chapters; and</li> <li>the relevant objectives and policies of the DP, including SD in this chapter, are to be considered together, <u>with the SD having primacy over other objectives and policies of the District Plan. and no hierarchy exists between them.</u></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 2: Strategic Directions – Objectives</b>			
SD-01 Natural Environment	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
SD-02 Urban Development	Support in part	<p>Kāinga Ora generally supports this objective, but considers that changes are required to better reflect the requirements of the National Policy Statement on Urban Development 2020 (NPSUD). In particular, Kāinga Ora consider that amendments are required to:</p> <ol style="list-style-type: none"> <li>1. clause 1 to reflect the outcomes sought for well-functioning urban environments;</li> <li>2. clause 2 to recognise that urban environments (including amenity values) change over time through planned urban growth and intensification;</li> <li>3. clause 3 to enable a range and mix of housing typologies; and</li> <li>4. recognises policy 2 of the NPSUD which requires that there shall be at all times, at least, sufficient development capacity to meet expected demand for housing.</li> </ol> <p>Kāinga Ora also questions whether clause 10, which deals with sites of significance to Ngāi Tūāhuriri, should be deleted as it appears to duplicate SD-05. If Council wishes to retain</p>	<p><b><u>Amend</u></b>, as follows:</p> <p>Urban development and infrastructure that:</p> <ol style="list-style-type: none"> <li>1. is consolidated and integrated with <del>the</del> <u>well-functioning</u> urban environments;</li> <li>2. <del>that</del> recognises <del>existing character,</del> <u>planned urban form and</u> amenity values, and is attractive and functional to residents, businesses and visitors;</li> <li>3. utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available;</li> <li>4. provides a range <u>and mix</u> of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve <u>at all times at least</u> the housing bottom lines in UFD-O1;</li> <li>5. supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being: <ol style="list-style-type: none"> <li>a. the primary centres for community facilities;</li> <li>b. the primary focus for retail, office and other commercial activity; and</li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in <b>red</b> as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
		clause 10 in its current form, it should be subsumed into SD-05. Kāinga Ora notes for completeness that an equivalent of clause 10 does not appear in SD-04; reinforcing the view that clause 10 is best located in SD-05	<p>c. the focus around which residential development and intensification can occur.</p> <p>6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;</p> <p>7. provides people with access to a network of spaces within urban environments for open space and recreation;</p> <p>8. supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;</p> <p>9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and</p> <p><del>10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1.—</del></p>
SD-03 Energy and Infrastructure	Support in part	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>
SD-05 Ngāi Tahu mana whenua/Te Ngāi Tūāhuriri Rūnanga	Support	Kāinga Ora supports this objective.	<i>Retain objective as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested
<i>SD-06 Natural hazards and resilience</i>	Support in part	Kāinga Ora supports this objective with amendments. In certain circumstances, where you cannot avoid you should consider to minimise subdivision, use and development where the risk is unacceptable.	<p>Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.</p> <p><b>Amend</b>, as follows:</p> <p>The District responds to natural hazard risk, including increased risk as a result of climate change, through:</p> <ol style="list-style-type: none"> <li>1. avoiding <u>or minimising</u> subdivision, use and development where the risk is unacceptable; and</li> <li>2. mitigating other natural hazard risks.</li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>striketrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 2: District Wide Matters</b>			
<b>Part 2: Strategic Directions</b>			
<b>Part 2: Urban Form and Development – Objectives</b>			
UFD-01 <i>Feasible development capacity for residential activities</i>	Support in part	Kāinga Ora generally supports this objective, but considers that changes are required to reflect the requirements of the National Policy Statement on Urban Development 2020 (NPSUD). In particular, Kāinga Ora notes that policy 2 of the NPSUD specifically requires that there shall be at all times, at least, sufficient development capacity to meet expected demand for housing. The current wording of the objective does not align with policy 2 of the NPSUD.	<u>Amend</u> , as follows:  <i><u>There is, at all times, at least \$sufficient</u> feasible development capacity for residential activity to meet specified housing bottom lines and a changing demographic profile of the District as follows ...</i>
UFD-02 <i>Feasible development capacity for commercial activities and industrial activities</i>	Support in part	Kāinga Ora generally supports this objective, but considers that changes are required to reflect the requirements of the NPSUD. In particular, Kāinga Ora notes that policy 2 of the NPSUD specifically requires that there shall be at all times, at least, sufficient development capacity to meet expected demand for business land. Moreover, the policy requires provision of such capacity over the short, medium and long term. The current wording of the objective does not align with policy 2 of the NPSUD.  Kāinga Ora notes for completeness that the	<u>Amend</u> , as follows:  <i><u>There is, at all times, at least \$-sufficient</u> feasible development capacity to meet commercial and industrial development demand <u>over the short term, medium term and the long term.</u></i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested
		<p>title for UFD-02 refers to “commercial” and “business” activities, rather than the term “business land”, as used in the NPSUD. The objective itself then refers to “commercial and industrial development demand”. “Business land” is defined in the UFD-02 and refers to a range of zones in urban environments. Kāinga Ora accept that the manner in which “commercial” and “business” activities are defined in the proposed District Plan, cover the range of business activities anticipated under policy 2 of the NPSUD.</p>	<p>Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.</p>
<b>Part 2: Urban Form and Development – Policies</b>			
<i>UFD-P1 Density of Residential Development</i>	Support in part	<p>Kāinga Ora generally supports this policy in part with amendments sought. Amendments help to provide clarity to the application of the medium density residential zoning in Waimakariri and ensure UFD-P1 and UFD-P2 are aligned in application.</p>	<p><b><u>Amend</u></b> as follows:</p> <p><b>Density of residential development</b></p> <p>In relation to the density of residential development:</p> <ol style="list-style-type: none"> <li>1. provide for intensification in urban environments through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone;</li> <li>2. locate any Medium Density Residential Zone so it: <ol style="list-style-type: none"> <li>a. supports, and has ready access to, existing <u>or planned</u> Commercial and Mixed Use Zones, schools, <u>existing or planned</u> public transport and open space;</li> <li>b. supports well connected walkable communities;</li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<ul style="list-style-type: none"> <li>c. avoids or mitigates natural hazard risk in any high hazard area within <del>existing</del> urban areas; and</li> <li>d. <del>located away from</del> <u>does not immediately adjoin</u> any Heavy Industrial Zone.</li> </ul>
UFD-P2 <i>Identification/ location of new Residential Development Areas</i>	Support in part	<p>Kāinga Ora generally supports this policy, but considers that a minor amendment is required to clause 2.a which requires that new residential development areas are attached to existing urban environments. Kāinga Ora consider that the reference to being “attached” is unnecessary, as SD-02 refers to urban development being “consolidated and integrated” with urban environments. SD-02 does not require “attachment”. Within this context Kāinga Ora consider that the term “attached” should be replaced with “integrated”.</p> <p>Further amendments are also sought to align to Policy 6 of the NPSUD and recognising that amenity values will change and develop overtime in response to providing for increased and varied housing densities and types that is different to what is there now across Waimakariri.</p>	<p><b>Amend</b>, as follows:</p> <p><b>Identification/location of new Residential Development Areas</b> In relation to the identification/location of residential development areas:</p> <ol style="list-style-type: none"> <li>1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy;</li> <li>2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they: <ol style="list-style-type: none"> <li>a. occur in a form that concentrates, or are <u>integrated with</u> <del>attached to</del>, an existing urban environment and promotes a coordinated pattern of development;</li> <li>b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;</li> <li>c. have good accessibility for all people <del>between to</del> housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</li> </ol> </li> </ol>



Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	<b>Relief sought / decision requested</b> Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<ul style="list-style-type: none"> <li>d. concentrate higher <u>and medium</u> density residential housing in locations focusing on activity nodes such as key <u>commercial centres and mixed use</u> activity <del>centres</del>, schools, public transport routes and open space;</li> <li>e. take into account the need to provide for intensification of residential development while <del>maintaining</del> <u>managing appropriate levels of</u> amenity values on surrounding sites and streetscapes <u>that will change and develop overtime in response to providing increased and varied housing densities and types</u>;</li> <li>f. are informed through the development of an ODP;</li> <li>...</li> </ul>
UFD-P4 Identification/ location and extension of Town Centre Zones	Support in part	Kāinga Ora supports this policy in part with amendments sought. Names of growth strategies and plans constantly change. It is also unclear to what town centre plans might be developed and the detail content of those plans are unknown – therefore it is best to delete any reference to implement and give effect to any Town Centre Plans unless these can be explicitly referenced and outlined in the PDP. Consequential amendments will be required throughout the document with proposed change.	<b><u>Amend,</u></b> as follows:  <i>Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy <u>or Council's growth strategy, WDDS or Town Centre Plans.</u></i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
UFD-P5 <i>Identification/ location and extension of Industrial Zones</i>	Support in part	<p>Kāinga Ora supports this policy in part with amendments sought. Names of growth strategies and plans constantly change; Kāinga Ora seeks deletion to any specific document names such as the WDDS. It is also unclear to what town centre plans are, which ones might be developed and the content of these plans are unknown – therefore it is best to delete any reference to implement and give effect to any Town Centre Plans unless these can be explicitly referenced and outlined in the PDP.</p> <p>Consequential amendments will be required to delete any reference to WDDS and Town Centre Plans throughout the PDP.</p>	<p><b>Amend,</b> as follows:</p> <p><i>Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy <u>or Council's growth strategy</u>, <del>WDDS or Town Centre Plans</del>.</i></p>
UFD-P6 <i>Mechanism to release Residential Development Areas</i>	Support in part	<p>Kāinga Ora generally supports this policy in part with amendments. It is unclear what the certification process may entail. Any release of new urban land should align with the Future Development Strategy or Council's growth strategy; especially the release of land per the timeframes set out in the growth strategy.</p>	<p><b>Amend,</b> as follows:</p> <p><i>The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner <u>generally aligned to the Future Development Strategy or Council's growth strategy</u> <del>via a certification process</del> to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines.</i></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
UFD-P7 <i>Mechanism to provide additional Commercial and Mixed Use zones</i>	Support in part	Kāinga Ora generally supports this objective, but considers that: 1. the use of the term “mechanism” in the title is incorrect. The policy does not describe a mechanism or process; rather, it prescribes criteria for the consideration of plan change proposals; 2. for certainty, the criteria should ensure that any such rezoning proposal does not detract from the housing development capacity required under SD-O2 and UFD-01; and 3. minor editing changes to align the policy wording with other policies in the Urban form and development section.	<b>Amend</b> , as follows: <b><del>Mechanism to p</del>rovid<u>inge</u> additional Commercial and Mixed Use Zones</b> <i>If proposed, ensure any plan change to create new, or expanded existing Commercial and Mixed Use Zones:</i> 1. <i>improve commercial self-sufficiency within <del>the town and the</del> Waimakariri District;</i> 2. <i><del>are commensurate to align with</del> the population growth forecast for the <u>District town</u> subject to the plan change;</i> 3. <i><del>consider and</del> address any adverse effects that might <u>undermine affect</u> other <del>town centres and local</del> centres <u>form, function and role</u> in the District; <del>and</del></i> 4. <i>address any development capacity shortfall as identified in the Future Development Strategy <del>or WDDS;</del></i> 5. <i><u>does not reduce housing development capacity sought under SD-02 and UFD-01; and</u></i> 6. <i>is informed through the development of an ODP.</i>
UFD-P8 <i>Mechanism to provide additional Industrial Zones</i>	Support in part	Kāinga Ora generally supports this objective, but considers that: 1. the use of the term “mechanism” in the title is incorrect. The policy does not describe a mechanism or process; rather, it prescribes criteria for the consideration of plan change proposals; 2. for certainty, the criteria should ensure that any such rezoning proposal does not detract from the housing development capacity required under SD-O2 and UFD-01; and	<b>Amend</b> , as follows: <b><del>Mechanism to p</del>rovid<u>inge</u> additional Industrial Zones</b> <i>If proposed, ensure any plan change to create new, or expanded existing Industrial Zones:</i> 1. <i>manages adverse effects at the interface between Industrial Zones and arterial roads, Rural Zones, Residential Zones and Open Space and Recreation Zones, through methods such as building setbacks and landscaping;</i> 2. <i>provides for development of greenfield areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the</i>

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		3. minor editing changes.	<p><i>capacity and efficiency of infrastructure serving these areas; <del>and</del></i></p> <p>3. <i>locates new Industrial Zones in locations adjacent to existing urban environments where it can be efficiently serviced by infrastructure;</i></p> <p>4. <u><i>does not reduce housing development capacity sought under SD-02 and UFD-01; and</i></u></p> <p>5. <i>is informed through the development of an ODP.</i></p>
UFD-P9 <i>Unique purpose and character of the Special Purpose Zone (Kāinga Nohoanga)</i>	Support	Kāinga Ora supports this policy as notified.	Retain as notified.
UFD-P10 <i>Managing reverse sensitivity effects from new development</i>	Oppose	Kāinga Ora opposes the policy as proposed and seeks an amendment to UFD-P10(1). The use of “avoid” will mean no new residential activity could be located or enabled close to any infrastructure. The policy should direct a ‘minimise’ policy with regards to the location of new residential activity rather than avoid, as the ODP process and UFD policies above should have identified the location and application of new residential areas that does not restrict or inhibit the operation and upgrade of any critical infrastructure, strategic infrastructure and regionally	<p><b>Amend</b>, as follows:</p> <p><i>Within Residential Zones and new development areas in Rangiora and Kaiapoi:</i></p> <p>1. <del>avoid</del> <u><i>minimise the location of new</i></u> <i>residential activity that has the potential to limit <u>or compromise</u> the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone;</i></p>

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		<p>significant infrastructure. A minimise policy will also provide the opportunity for any application to be considered on its merits to see if it can enable some level of residential activity to occur without compromising the relevant infrastructure/s.</p> <p>Kāinga Ora also opposes all provisions related to the Airport Noise Contour in the PDP and seeks all relevant airport noise contour provisions in the PDP including objectives, policies, rules and standards (with any associated tables, figures and overlays) are amended in the PDP.</p>	<p>2. <i>minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening, without compromising the efficient delivery of new development areas.</i></p>

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<b>Part 2: District Wide Matters</b>			
<b>Part 2: District Wide Matters – Energy and Infrastructure</b>			
<b>Part 2: District Wide Matters - Energy and Infrastructure: Introduction</b>			
<i>Introduction</i>	Support	Kāinga Ora supports the introduction as proposed.	<i>Retain as notified.</i>
<b>Part 2: District Wide Matters - Energy and Infrastructure: Objectives</b>			
EI-O1 and EI-O2	Support	Kāinga Ora supports these objectives as proposed.	<i>Retain as notified.</i>
EI-O3	Support in part	Kāinga Ora supports this objective, but suggests additional wording to note that sometimes there are constraints for network utilities, such as existing sensitive activities or heritage or environmental constraints.	<u>Amend</u> , as follows:  The safe, efficient and effective operation, maintenance, repair, renewal, upgrading and development of energy and infrastructure is not <u>unreasonably</u> constrained or compromised by <u>other</u> activities and development, <del>including by reverse sensitivity effects.</del>
<b>Part 2: District Wide Matters - Energy and Infrastructure: Policies</b>			
EI-P1	Support in part	Kāinga Ora supports this policy with amendments.	<u>Amend</u> , as follows:  Recognise the local, regional or national benefits of energy and infrastructure through: <ol style="list-style-type: none"> <li>1. enabling the operation, maintenance, repair, renewal, removal and minor upgrade of energy and infrastructure;</li> <li>2. providing for <del>more than minor or significant</del> upgrades to existing, and the development of new, energy and infrastructure;</li> <li>3. providing for energy and infrastructure that serves as a lifeline utility during an emergency, including critical infrastructure, strategic infrastructure and regionally</li> </ol>

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			significant infrastructure; 4. providing for the effective, safe, secure and efficient electricity transmission, including on the National Grid <u>transmission lines</u> , <u>major</u> electricity distribution <u>lines</u> , and supply of fuel and energy; ...
EI-P2	Support	Kāinga Ora supports the policy as proposed.	<i>Retain as notified.</i>
EI-P3	Support	Kāinga Ora supports the policy as proposed.	<i>Retain as notified.</i>
EI-P4	Oppose in part	Kāinga Ora opposes the policy with amendments as it can only be promoted and certain aspects need to be deleted as these are undertaken in a separate process.	<p><b><u>Amend</u></b>, as follows:</p> <p><b>Environmentally sustainable outcomes</b></p> <p><u>Promote</u> <del>Seek more</del> environmentally sustainable outcomes, <u>where possible</u> associated with energy and infrastructure, <del>including by promoting:</del></p> <ol style="list-style-type: none"> <li>1. the use of green infrastructure;</li> <li>2. the increased utilisation of renewable resources;</li> <li>3. the use of low impact approaches (such as in site, route or structure selection or construction methodology);</li> <li>4. using low carbon materials in construction;</li> <li>5. changing the way activities that generate high greenhouse gas emissions are delivered;</li> <li>6. offsetting greenhouse gas emissions through activities such as planting carbon sequestering trees or the establishment and restoration of wetlands;</li> <li>7. energy efficiency and conservation practices, including use of energy efficient design, renewable energy and</li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			renewable electricity generation; and <del>8. building design with a Homestar™ certification rating of at least 6 for residential buildings, or a Green Star rating of at least 4 for commercial buildings, to assist in reducing energy consumption and greenhouse gas emissions.</del>
EI-P5	Support in part	Kāinga Ora supports the policy with amendments to link back to the objective.	<p><u>Amend</u>, as follows:</p> <p><b>Manage adverse effects of energy and infrastructure</b></p> <p>Manage adverse effects of energy and infrastructure <u>on surrounding environments and community well-being</u>, including by the following:</p> <ol style="list-style-type: none"> <li>enabling or providing for the ongoing operation, maintenance, repair, renewal, removal and minor upgrade of existing energy and infrastructure;</li> <li>avoiding, remedying or mitigating adverse effects of <del>more than minor</del> upgrades to existing energy and infrastructure, including effects on: <ol style="list-style-type: none"> <li>natural and physical resources;</li> <li>amenity values;</li> <li>sensitive activity;</li> <li>the safe and efficient operation of other infrastructure;</li> <li>the health, safety and well-being of people and communities;</li> </ol> </li> </ol> <p>...</p>
EI-P6	Opposes in part	Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity	<p><u>Amend</u>, as follows:</p>



Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested
		<p>Transmission (2008) (NPSET). However, NPSET is only applicable to the National Grid and not major electricity distribution lines. The NPSET does not apply and/or give the same legal effect to electricity distribution lines other than if it is identified to be the National Grid.</p> <p>Amendments sought and consequential amendments may be required in the PDP.</p>	<p>Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.</p> <p><b>Effects of other activities and development on energy and infrastructure</b></p> <p>Manage adverse effects of other activities and development on energy and infrastructure, including by the following:</p> <ol style="list-style-type: none"> <li>1. ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, upgrading and development of energy and infrastructure; and</li> <li>2. with regards to the National Grid <del>and major electricity distribution lines</del>, in addition to (1) above, by ensuring that: <ol style="list-style-type: none"> <li>a. safe buffer distances are identified in the District Plan for managing the effects of incompatible activities and development on the National Grid <del>and major electricity distribution lines</del> including support structures;</li> <li>b. sensitive activity and development that may compromise the National Grid <del>and major electricity distribution lines</del>, including those associated with intensive farming activities, are excluded from establishing within identified safe buffer distances;</li> <li>c. changes to existing activities within identified safe buffer distances do not further constrain or restrict the operation, maintenance, repair, upgrading and development of the National Grid <del>and major electricity distribution lines</del>; and</li> </ol> </li> </ol> <p>...</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 2: General District-wide Matters: Activity Rules</b>			
EI-R1 EI-R2 EI-R3 EI-R4 EI-R6 EI-R8 EI-R10 EI-R15 EI-R16 EI-R20	Support	Kāinga Ora supports these activity rules as proposed.	<i>Retain as notified.</i>
EI-R24 EI-R25 EI-R28	Support	Kāinga Ora supports these rules as proposed.	<i>Retain as notified.</i>
EI-R42	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
EI-R45	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
EI-R46	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
EI-R47	Support in part	Kāinga Ora supports the rule with amendments. Delete internal boundary reference.  Further amendments are sought to the reference and title of the standard with the removal of 'internal boundary' and remain as 'setback'.	<b><u>Amend</u></b> , as follows:  <i>Where:</i> <i>1. in Residential Zones, Special Purpose Zone (Kāinga Nohoanga), and Special Purpose Zone (Pines Beach and Kairaki Regeneration), new rainwater tanks shall comply with building height, road boundary and <del>internal boundary</del> setback requirements for the relevant zone.</i>
EI-R51	Opposes in part	Kāinga Ora opposes distance of a fence	<b><u>Amend</u></b> , as follows:

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		<p>requirement from the nearest grid support structure as often the fences are found to be a lot closer than 6m and infringing the rule will trigger a NC activity. A fence 6m beyond a National Grid support structure could take up a significant part of a landowner's property and infringing the rule to build a fence closer to the support structure to a NC activity/consent process seems unreasonable. Amendments sought. Similar changes sought to the max floor of a new non-habitable building as this will be difficult to monitor and manage.</p> <p>Amendment sought.</p>	<p><i>Where:</i></p> <ol style="list-style-type: none"> <li>1. <i>the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</i> <ol style="list-style-type: none"> <li>a. <i>network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</i></li> <li>b. <i>fences no greater than 2.5m in height above ground level <del>and no closer than 6m from the nearest National Grid support structure;</del></i></li> <li>c. <i>artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</i> <ol style="list-style-type: none"> <li>i. <i>meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</i></li> <li>ii. <i>is a maximum of 2.5m in height above ground level;</i></li> <li>iii. <i>is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</i></li> <li>iv. <i>allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</i></li> </ol> </li> <li>d. <i>any new non-habitable building less than 2.5m in</i></li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<i>height above ground level <del>and 10m<sup>2</sup> in floor area</del>;</i> ...
EI-R52	Support	Kāinga Ora supports these activity rules as proposed.	<i>Retain as notified.</i>
EI-R54	Oppose	<p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008) (NPSET). However, NPSET is only applicable to the National Grid and not major electricity distribution lines. The proposed rule requires management of earthworks adjacent to the electricity distribution line. If this is of particular interest for electricity companies to manage in the PDP, then Kāinga Ora seeks the companies propose a designation to manage and spatially identify the properties subject to such provisions. The NPSET does not apply and/or give the same legal effect to electricity distribution lines other than if it is identified to be the National Grid.</p> <p>Amendments sought and consequential amendments may be required in the PDP.</p>	<i>Delete the entire rule and relevant standards and advice notes.</i>
EI-R55 EI-R56	Support	Kāinga Ora supports these activity rules as proposed.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 2: General District-wide Matters: Matters of Discretion</b>			
EI-MD1-14 (except listed below)	Support	Kāinga Ora supports the matters of discretion as proposed.	<i>Retain as notified.</i>
EI-MD4	Support in part	Kāinga Ora supports the matters of discretion with amendment.	<b><u>Amend</u></b> , as follows:  <b>Health and safety</b> 1. The extent to which the infrastructure <u>proposed</u> will be located in close proximity to any sensitive activity, and the extent of any effect on human health.
EI-MD12	Support in part	Kāinga Ora supports the matters of discretion with amendment.	<b><u>Amend</u></b> , as follows:  <b>National Grid</b> 1. The extent of any impacts on the operation, maintenance, upgrading and development of the National Grid. 2. The risk to the structural integrity of any affected National Grid support structure(s). 3. The extent of any impact on the ability of the National Grid <del>owner (Transpower NZ Ltd)</del> to access the National Grid. 4. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 2: District Wide Matters</b>			
<b>Part 2: Transport</b>			
<b>Part 2: Transport – Objectives</b>			
TRAN-O1	Support	Kāinga Ora generally supports the objective as proposed.	<i>Retain as notified.</i>
TRAN-O2 <i>Parking, loading area and associated access and manoeuvring area</i>	Support in part	Kāinga Ora generally supports this objective, but considers that changes are required to better reflect the requirements of the National Policy Statement on Urban Development 2020 (NPSUD). In particular, Kāinga Ora consider that the reference to “parking-demand” in clause 1 should be deleted.	<b><u>Amend</u></b> , as follows: <i>Parking, where provided, loading area and associated access and manoeuvring area that:</i>  <i>caters for access, <del>parking-demand</del> and manoeuvring in an efficient, functional and sustainable manner...</i>
TRAN-O3	Support	Kāinga Ora generally supports the objective as proposed.	<i>Retain as notified.</i>
TRAN-O4 <i>Effects of activities on the transport system</i>	Support in part	Kāinga Ora generally supports this objective, but considers that an amendment is required to clarify the application of the objective. The objective current refers to adverse effects being “avoided”. The balance of the Plan provisions that flow from this objective ultimately seek to manage these effects. Given this, the word “avoided” should be deleted	<b><u>Amend</u></b> , as follows: <i>Adverse effects on the District's transport system from activities, including reverse sensitivity, are <del>avoided</del>, remedied or mitigated.</i>
<b>Part 2: Transport – Policies</b>			

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
TRAN-P1 TRAN-P4 TRAN-P5 TRAN-P6 TRAN-P7 TRAN-P8 TRAN-P9 TRAN-P10	Support	Kāinga Ora generally supports these policies as proposed.	<i>Retain as notified.</i>
TRAN-P2	Support in part	Kāinga Ora generally supports the policy with amendments.	<p><u>Amend</u>, as follows:</p> <p><del>Seek more</del> <u>Promote</u> environmentally sustainable outcomes associated with transport, <del>including</del> by <u>promoting</u>:</p> <ol style="list-style-type: none"> <li>1. the use of public transport, active transport and sustainable forms of transport;</li> <li>2. the use of green infrastructure;</li> <li>3. the increased utilisation of renewable resources;</li> <li>4. the use of low impact approaches (such as in site, route or structure selection or construction methodology);</li> <li>5. using low carbon materials in construction;</li> <li>6. changing the way activities that generate high greenhouse gas emissions are delivered;</li> <li>7. offsetting greenhouse gas emissions through activities such as planting carbon sequestering trees or the establishment and restoration of wetlands; and</li> <li>8. energy efficiency and conservation practices.</li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
TRAN-P11 <i>Parking and associated access and manoeuvring area</i>	Support in part	Kāinga Ora generally supports this policy, but considers that amendments are required to: a. remove references to matters that are not relevant in a land use context (clause 6); and b. clarify the application of the policy (clauses 7 and 13)	<b><u>Amend</u></b> , as follows: <i>Parking (where provided) and associated access and manoeuvring area shall ensure the following...</i> <del>6. manage adverse effects on water quality and stormwater runoff, preferably through the use of low-impact stormwater management methods, including water-sensitive design, and stormwater collection and attenuation of runoff;</del> <i>7. be permanently marked and surfaced where required, and maintained to control the generation of dust, <u>or</u> excessive noise, <del>or other nuisance</del>;</i> <del>13. be designed to positively contribute to town-centre amenity values and</del> support town centre consolidation and the development of continuous street frontages within town centres, by locating parking principally within public parking areas, or by locating parking and vehicle access to the rear of sites or buildings, and not providing parking and vehicle access on individual site frontages, particularly on sites identified as having frontages to a Principal Shopping Street.
TRAN-P14 <i>Adverse effects on amenity values of adjacent activities</i>	Support in part	Kāinga Ora generally supports this policy with amendments.	<b><u>Amend</u></b> , as follows: <i>Ensure adverse effects of <del>more than minor or significant</del> upgrades to, or the development of new, transport connections and land transport infrastructure are avoided, remedied or mitigated so that the effects of the activity maintain the amenity values of adjacent activities to the extent considered reasonably practicable, whilst providing for</i>



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			<i>the transport system to function efficiently and safely.</i>
TRAN-P15 <i>Effects of activities on the transport system</i>	Support in part	Kāinga Ora generally supports this policy, but considers amendments are required for the reasons outlined above for TRAN-04.	<b>Amend</b> , as follows: <i>Ensure, to the extent considered reasonably practicable, that other activities do not compromise the safe and efficient operation, maintenance, repair, upgrading or development of the transport system, including through:</i>  2. <del>avoiding, remedying or mitigating</del> <u>managing</u> <i>adverse reverse sensitivity effects on the transport system; and</i>
<b>Part 2: Transport – Rules</b>			
TRAN-R2	Support	Kāinga Ora generally supports these rules as proposed.	Retain as notified.
TRAN-R5 <i>Formation of a new vehicle crossing</i> TRAN-S3 <i>Design Standards for new vehicle crossings</i>	Support in part	TRAN-R5 provides for the establishment of new vehicle crossings which comply with the design standards in TRAN-S3 as a permitted activity. Where the standards are not met, resource consent is required as a restricted discretionary activity. Kāinga Ora supports this approach. Given the nature of the effects being considered, however, Kāinga Ora is of the view that they should all be the subject of a non-	<b>Insert</b> the following text in TRAN-R5 (or TRAN-S3):  <b><u>Notification</u></b> <u><i>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant road controlling authority where the consent authority considers this is required, absent its written approval.</i></u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
		notification provision.	
<i>Table TRAN-17: Minimum separation distance for vehicle crossings from road intersections</i>	Oppose	<p>Table TRAN-17 establishes minimum separation distances for vehicle crossings from road intersections.</p> <p>Kāinga Ora opposes this rule in the current form because it considers the required separation distances are too onerous. It is recommended that the Council revisit these distances and <i>propose</i> 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>	<b><u>Delete</u></b> Table TRAN-17
<i>TRAN-R20 All Zones High traffic generators Tables TRAN-1 and TRAN-2</i>	Oppose in part	This package of provisions establishes traffic generation thresholds for the development of Integrated Traffic Assessments (Table TRAN-1), and determines the form of ITA required (Table TRAN-2). Where the thresholds are met, and an ITA required, this requires a resource consent as a restricted discretionary activity. Kāinga Ora has two concerns with this	<p><b><u>Amend</u></b> Table TRAN-1 as follows:</p> <p><i><u>Non-residential activities in Residential Zones / Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration)</u></i></p> <p><b><u>Amend</u></b> Table TRAN-2 as follows:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested												
			Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.												
		<p>approach:</p> <p>a. it opposes residential activities being considered as high trip generating activities. Kāinga Ora considers that the PDP should be enabling of residential development and requiring an ITA for this type of development is onerous and unnecessary. The current wording used in table 1 references zones, rather than activities. While Kāinga Ora is comfortable with this approach, an amendment to the “Residential Zones” description used in the heading is required given the relief sought in this particular submission.</p> <p>b. Table TRAN-2 requires a full ITA for restricted discretionary activities. Kāinga Ora is of the view that this is onerous and should be aligned with the ITA requirement for permitted and controlled activities; i.e. a Basic ITA</p>	<table><tr><th>Activity status under all other applicable rules</th><th>Type of ITA required</th></tr><tr><td>Permitted</td><td>Basic</td></tr><tr><td>Controlled</td><td>Basic</td></tr><tr><td>Restricted discretionary</td><td><del>Full</del><u>Basic</u></td></tr><tr><td>Discretionary</td><td>Full</td></tr><tr><td>Non complying</td><td>Full</td></tr></table>	Activity status under all other applicable rules	Type of ITA required	Permitted	Basic	Controlled	Basic	Restricted discretionary	<del>Full</del> <u>Basic</u>	Discretionary	Full	Non complying	Full
Activity status under all other applicable rules	Type of ITA required														
Permitted	Basic														
Controlled	Basic														
Restricted discretionary	<del>Full</del> <u>Basic</u>														
Discretionary	Full														
Non complying	Full														
Table TRAN-3 Design standards for new roads where the posted speed limit is 50km/hr or less	Oppose	Kāinga Ora opposes the rule in its current form; in particular the specified “road reserve” widths contained in the tables. 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.	<u>Delete</u> Tables TRAN-3 and TRAN-4												

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested																						
Table TRAN-4 Design standards for new roads where the posted speed limit is 60km/hr or above		Kāinga Ora seeks the review of these tables and consequential amendments 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.	Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.																						
Table TRAN-7 Design standards for new vehicle accessways	Oppose in part	Table TRAN-7 establishes minimum and maximum formation width for accessways, and also identifies where passing bays are required. Kāinga Ora is concerned that the formation requirements for more than 6 residential units is overlay prescriptive and may inhibit further residential intensification. For similar reasons, Kāinga Ora oppose the mandatory passing bay requirements for development involving 1-6 residential units.	<p><b>Amend</b> Table TRAN-7 as follows:</p> <table><tr><th>Zone</th><th>Number of Residential Units</th><th>Minimum legal width</th><th>Minimum formed width</th><th>Maximum formed width</th><th>Passing Bays</th></tr><tr><td rowspan="3">Residential...</td><td>1-3</td><td><del>5.54.5</del></td><td>3.0</td><td>4.0</td><td><del>Yes</del></td></tr><tr><td>4-<del>69</del></td><td><del>5.55.0</del></td><td><del>43.5</del></td><td>6.0</td><td><del>Yes</del></td></tr><tr><td><del>&gt;610+</del></td><td><del>7.06.5</del></td><td><del>5.54.5</del></td><td>6.0</td><td></td></tr></table>	Zone	Number of Residential Units	Minimum legal width	Minimum formed width	Maximum formed width	Passing Bays	Residential...	1-3	<del>5.54.5</del>	3.0	4.0	<del>Yes</del>	4- <del>69</del>	<del>5.55.0</del>	<del>43.5</del>	6.0	<del>Yes</del>	<del>&gt;610+</del>	<del>7.06.5</del>	<del>5.54.5</del>	6.0	
Zone	Number of Residential Units	Minimum legal width	Minimum formed width	Maximum formed width	Passing Bays																				
Residential...	1-3	<del>5.54.5</del>	3.0	4.0	<del>Yes</del>																				
	4- <del>69</del>	<del>5.55.0</del>	<del>43.5</del>	6.0	<del>Yes</del>																				
	<del>&gt;610+</del>	<del>7.06.5</del>	<del>5.54.5</del>	6.0																					

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested
			Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
TRAN-R6 <i>Formation of a new vehicle accessway</i>	Oppose in part	TRAN-R6 prescribes permitted activity status for formation of new vehicle accessways. Clause 3 of the rule requires that where an accessway serves 6 or more sites, it must be designed to road standards as required in Table TRAN-3 or TRAN-4. Notwithstanding that Kāinga Ora has sought a review of these standards in submissions above, the requirement to form to road design standards for 6 or more sites is onerous and may inhibit further residential intensification.	<p><b>Amend</b> clause 3 of TRAN-R6 as follows:</p> <p>....and</p> <p>3. <i>in the circumstances specified in (a) and (b) below, a new vehicle accessway shall be designed to the standard of a new road as per <u>Table TRAN-3</u> or <u>Table TRAN-4</u>, with the applicable standard based on the posted speed limit of the road with which the accessway will connect:</i></p> <p><del>a. — where any new vehicle accessway in Residential Zones or Rural Zones will serve six or more sites; or</del></p> <p>b. <i>where vehicle movements on any new accessway will exceed 100 per day.</i></p>
<b>Part 2: Transport – Assessment Matters</b>			
TRAN-MD2 <i>Maximum number of vehicle crossings</i>	Support in part	TRAN-MD2 provides assessment matters dealing with the maximum number of vehicle crossings. Clause 2 needs to be deleted, as the issue is addressed in clause 1. In addition, amendments are required to clause 4 to clarify its meaning and application. Consequential renumbering will be required.	<p><b>Amend</b> as follows:</p> <p><b>Maximum number of vehicle crossings</b></p> <p>1. <i>The extent to which the number of vehicle crossings will adversely affect the efficient and safe operation of the road.</i></p> <p><del>2. — The extent of any cumulative effects of the number of vehicle crossings when considered in the context of existing and future vehicle crossings in the vicinity.</del></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<ol style="list-style-type: none"> <li>3. <i>The extent to which any aspect(s) of road design or formation will mitigate adverse effects of the number of vehicle crossings.</i></li> <li>4. <del>The extent to which any</del> <u>Management of adverse effects on</u> existing landscaping, stormwater management or other infrastructure <del>will be affected by the formation of vehicle crossings.</del></li> </ol>
TRAN-MD3 <i>Minimum separation distance between vehicle crossings</i>	Support in part	TRAN-MD3 provides assessment matters dealing with the separation distances between vehicle crossings. Amendments are required to assessment matter 1 to clarify its meaning and application.	<p><b><u>Amend</u></b> as follows:  <b><i>Minimum separation distance between vehicle crossings</i></b></p> <ol style="list-style-type: none"> <li>1. <del>The extent to which any</del> <u>Management of adverse effects on</u> existing landscaping or stormwater management or other infrastructure <del>will be affected by the location of vehicle crossings.</del></li> </ol>
TRAN-MD4 <i>Minimum separation distance for vehicle crossings from road intersections and pedestrian crossing facility</i>	Support in part	<p>TRAN-MD4 provides assessment matters dealing with the separation distances between vehicle crossings and intersections. Amendments are required, as follows:</p> <ol style="list-style-type: none"> <li>a. Deletion of clause 4 as this is a matter that will be addresses via the ITA rules, where an ITA is required;</li> <li>b. Deletion of the reference to “future” vehicle crossings – as this cannot be determined;</li> <li>c. Deletion of clause 10 and incorporation into clause 3 – to avoid duplication of assessment matters.</li> </ol> <p>Consequential renumbering will be required.</p>	<p><b><u>Amend</u></b> as follows:  <b><i>Minimum separation distance for vehicle crossings from road intersections and pedestrian crossing facility</i></b></p> <ol style="list-style-type: none"> <li>1. <i>The extent to which conflict may be created by vehicles queuing across the vehicle crossing.</i></li> <li>2. <i>The extent to which any potential confusion between vehicles turning at the crossing or the intersection may adversely affect safety.</i></li> <li>3. <i>The extent of effects on the safety of users of all transport modes <u>and pedestrian crossing facilities.</u></i></li> <li>4. <del>The extent to which the number and type of vehicles generated by the activity on the site will adversely</del></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	<b>Relief sought / decision requested</b> Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<p><del>affect the safe and efficient use of the frontage road, particularly at times of peak traffic flows.</del></p> <ol style="list-style-type: none"> <li>5. The extent to which the speed and volume of vehicles on the road will exacerbate adverse effects of the vehicle crossing on the safety of users of all transport modes.</li> <li>6. The extent to which the geometry of the frontage road and intersections will mitigate adverse effects of the vehicle crossing.</li> <li>7. The extent to which there are present, or planned, traffic controls along the road corridor where the vehicle or pedestrian crossing is proposed.</li> <li>8. The extent of any cumulative effects when considered in the context of existing <del>and future</del> vehicle crossings serving other activities in the vicinity.</li> <li>9. The extent to which traffic mitigation or calming measures are proposed.</li> <li><del>10. The extent to which the proximity of a vehicle crossing to a pedestrian crossing facility may adversely affect the safe use of the pedestrian crossing facility.</del></li> </ol>
TRAN-MD5 Vehicle crossing design	Support in part	TRAN-MD5 provides assessment matters dealing with vehicle crossing design. Clause 1 should be deleted as it provides no metric for assessment and is covered by clause 2. Consequential renumbering will be required.	<b>Amend</b> as follows: <b>Vehicle crossing design</b> <del>1. The number of pedestrian and cycle movements across the site frontage and the number and type of vehicles using the vehicle crossing.</del>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>striketrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 2: District Wide Matters</b>			
<b>Part 2: District Wide Matters – Hazards and Risks - Contaminated land</b>			
<b>Part 2: District Wide Matters – Contaminated land: Introduction</b>			
<i>Introduction</i>	Support in part	<p>Kāinga Ora generally supports that this chapter appropriately defers to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). However, Kāinga Ora are concerned that the objectives and policies broaden the application of the NESCS by referencing the “environment”.</p> <p>Amendments are also sought to make the connection to the NESCS clearer.</p>	<p><u>Amend</u>, as follows:</p> <p>Sites are identified as contaminated when land has a hazardous substance in or on it that may have significant adverse effects on human health <del>or the environment</del>.</p> <p>...</p>
<b>Part 2: District Wide Matters - Contaminated land: Objective</b>			
<i>CL-01</i>	Support in part	<p>Kāinga Ora generally supports that this chapter appropriately defers to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). However, Kāinga Ora are concerned that the objectives and policies broaden the application of the NESCS by referencing the “environment”.</p> <p>Amendments are also sought to make the connection to the NESCS clearer.</p>	<p><u>Amend</u>, as follows:</p> <p>The subdivision, use and development of contaminated land does not <del>have significant adverse effects on human health adversely affect people, property, and the environment</del>.</p>
<i>New objective</i>	Support	New objective proposed to recognise the	<u>Insert new objective</u> , as follows:



Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
		positive effects associated with the remediation of contaminated soils.	<u>CL-O2 Positive benefits from treatment and remediation of contaminated land</u>  <u>Remediation of contaminated land contributes to the health and wellbeing of communities, including increased availability of land for housing and business activities.</u>
<b>Part 2: District Wide Matters – Contaminated land: Policies</b>			
CL-P1	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
CL-P2	Support in part	Kāinga Ora seek amendments to this policy to better align with the NESCS and remove reference to 'environment'.	<u>Amend</u> , as follows:  Require applications for subdivision, <u>change of</u> use or development of contaminated land, or potentially contaminated land, to <del>include an investigation of</del> <u>investigate</u> the risks and to remediate the contamination, or manage activities on contaminated land, to protect <u>human health</u> . <del>the health of people and the environment.</del> The remediation or mitigation works for contaminated land shall be undertaken in such a way to not pose further risk to human health <del>or the environment</del> than if remediation had not occurred.
CL-P3	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
CL-P4	Support in part	Kāinga Ora seek an amendment to remove reference to environment.	<u>Amend</u> , as follows:  Avoid adverse effects on <u>human health</u> <del>the health of people and the environment</del> from the disposal of soil from contaminated land.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strike through</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
<b>Part 2: District Wide Matters</b>			
<b>Part 2: District Wide Matters – Hazards and Risks – Natural Hazards</b>			
<b>Part 2: District Wide Matters – Natural Hazards</b>			
<i>Overall Chapter and Planning Maps</i>	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 flooding hazard information being incorporated as Urban-Flood Assessment Overlay and Non-Urban Flood Assessment 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 supports the other hazard maps, i.e. Coastal Hazards, Tsunami Hazards and Fault Rupture Zones being included within the PDP planning maps as the location of these hazards is more certain.</p> <p>An alternative relief is proposed.</p> <p>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 DP</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"> <li><i>1. Removal of the mapped Natural Hazard Overlays from within the PDP – Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay, and the mapped fixed floor level overlays; these should instead be included as a non-statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer that sits outside the PDP;</i></li> <li><i>2. Amendments to provisions and deletion of references to these overlays in the PDP and instead refer to the specific hazard type and form that is being managed in the PDP i.e. high flood hazard area, overland flowpath, flooding predicted to occur in a 0.5% AEP (1 in 200-year) rainfall or breakout events, 1% AEP (1 in 100-year) Storm Surge Event concurrent with a 5% AEP (1 in 20 year) River Flow Event with sea level rise based on an RCP8.5 climate change scenario that will be identified through a flood assessment;</i></li> <li><i>3. Recognise that large areas of the urban environment are in High Hazard Area but that residential and commercial activities are anticipated and as such sensitive activities should be considered as discretionary, rather than non-complying activities;</i></li> <li><i>4. Consequential changes to the numbering and naming of</i></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
		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. 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 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country.	<i>provisions following changes sought throughout chapter.</i>
<i>Introduction text</i>	Support in part	<p>Kāinga Ora supports the introduction as proposed with amendments reflected to the relief sought above.</p> <p>Consistent with Kāinga Ora's overall submission, Kāinga Ora opposes flooding hazard information and overlays being incorporated in the PDP, as these hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours.</p> <p>Amendments are sought to reflect the above, and also to assist in simplifying the introduction text.</p>	<i>Amendments sought to give effect to the relief sought above – related to the whole Natural Hazards chapter.</i>
<b>Part 2: District Wide Matters – Natural Hazards: Objective</b>			
<i>NH-01</i>	Support	Kāinga Ora supports these objectives as	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
NH-O2 NH-O3 NH-O4		proposed.	
<b>Part 2: District Wide Matters – Natural Hazards: Policies</b>			
NH-P1 NH-P2 NH-P3 NH-P4 NH-P6 NH-P7 NH-P8 NH-P11 NH-P12 NH-P13 NH-P19	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
<b>Part 2: District Wide Matters – Natural Hazards: Activity rules</b>			
NH-R1 NH-R2 NH-R3 NH-R4 NH-R5 NH-R6	Support in part	Kāinga Ora supports these rules with amendments to the removal of the reference to the flood assessment overlays outlined above.	<i>Amend to align with the relief sought from Kāinga Ora to the Natural Hazards chapter, as outlined above.</i>  <i>Consequential amendments may be required to the rules and standards to specifically outline the hazard areas and types that the rules and standards apply.</i>
NH-R3 <i>Natural hazard sensitive addition to existing natural hazard sensitive activities</i>	Support in part	Kāinga Ora generally supports this rule, however seek that the rule name be amended to make it clearer exactly what it is permitting.	<i>Amend rule title for readability.</i>
NH-R8	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
NH-R15	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
<b>Part 2: District Wide Matters – Natural Hazards: Standards</b>			
NH-S1	Oppose	Kāinga Ora opposes this standards and seeks amendments to the removal of the reference to the flood assessment overlays outlined above for the whole chapter.	<i>Amend to align with the relief sought from Kāinga Ora to the Natural Hazards chapter, as outlined above.</i>  <i>Consequential amendments may be required to the rules and standards to specifically outline the hazard areas and types that the rules and standards apply.</i>
<b>Part 2: District Wide Matters – Natural Hazards: Matters of Discretion</b>			
NH-MD1 NH-MD2 NH-MD3	Support	Kāinga Ora supports these matters of discretion.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
<b>Part 2: District Wide Matters</b>			
<b>Part 2: District Wide Matters – Earthworks</b>			
<b>Part 2: District Wide Matters - Earthworks: Objectives and Policies</b>			
EW-O1 EW-P1 to P6	Support	Kāinga Ora supports the objectives and policies as proposed.	<i>Retain as notified.</i>
<b>Part 2: District Wide Matters - Earthworks: Activity Rules</b>			
EW-P9 Earthworks and stockpiling	Support in part	Kāinga Ora seeks amendments to this rule. As drafted, it would not permit any stockpiling on a residential site if it is within 100m of a residential dwelling. This would require a number of typical residential site developments to apply for resource consent. Discharges associated with fugitive dust are more appropriately managed under the Canterbury Air regional Plan – refer Rule 7.32.	<p><b>Amend</b> as follows:</p> <p>Where:</p> <ol style="list-style-type: none"> <li>EW-S1 to EW-S7 are met;</li> <li>any stockpile shall not exceed 250m<sup>3</sup> and 4m in height; <u>and</u></li> <li>the activity shall not be located within 20m of the bank of any river or lake, 50m from the margin of any wetland. <u>and</u></li> <li><del>any stockpile is located greater than 100m from any sensitive activity on an adjoining site in different ownership.</del></li> </ol>
<b>Part 2: District Wide Matters - Earthworks: Earthworks Standards</b>			
EW-S1 General standards for earthworks	Support	Kāinga Ora supports the standards in Table EW-1 relating to the maximum volume or area of earthworks in any 12 month period per site in the following zones: Local Centre Zone, Town Centre Zone, Neighbourhood Centre Zone, Medium Density Residential Zone, General Residential Zone and Settlement Zone	<i>Retain as notified.</i>
EW-S2 General setbacks	Oppose	The intent of this rule not clear and as drafted it will place unnecessary consent	<b>Delete</b> EW-S2

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
		requirements for relatively minor earthworks (e.g., for foundations) if they are located within 2m of a site boundary.	
<i>EW-S3 Setbacks from water bodies</i>	Support in part	Kāinga Ora is generally supportive of setbacks where earthworks are in close proximity to water bodies. However, the setbacks proposed are considered excessive for urban environments, in particular for any unscheduled freshwater body or other water bodies. The setbacks should apply to freshwater bodies identified in NATC-SCHED1, NATC-SCHED2 or NATC-SCHED3 only.  A reduction in these setbacks is sought to align with the setbacks identified in the NATC-SCHED.	<b>Amend</b> as follows:  1. Earthworks shall not be undertaken: a. within 20m from the bank of any stream, river <u>identified in NATC-SCHED1, NATC-SCHED2 or NATC-SCHED3</u> ; or b. within 50m of the edge of any wetland or lake.
<i>EW-S4 Setback from root protection zone</i>	Support	Kāinga Ora supports the 3m root protection area for listed notable trees	<i>Retain as notified.</i>
<i>EW-S5 Excavation and filling</i>	Support	Kāinga Ora supports the maximum height of 1.5m above ground level and maximum depth of 2m below ground level standards.	<i>Retain as notified.</i>
<i>EW-S7 Earthworks sediment control</i>	Support	Kāinga Ora supports the	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
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## Part 2: District Wide Matters

### Part 2: District Wide Matters – General District-wide matters

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
<b>Part 2: District Wide Matters – Light</b>			
<i>Overall Chapter</i>	Support	Kāinga Ora generally supports the provisions outlined in the Light Chapter.	<i>Retain as notified.</i>
<b>Part 2: District Wide Matters – Signs</b>			
<i>Overall Chapter</i>	Support	Kāinga Ora generally supports the provisions outlined in the Sign Chapter.	<i>Retain as notified.</i>
<b>Part 2: District Wide Matters – Temporary activities</b>			
<i>Overall Chapter</i>	Support	Kāinga Ora generally supports the provisions outlined in the Temporary activities Chapter.	<i>Retain as notified.</i>



Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
<b>Part 2: District Wide Matters</b>			
<b>Part 2: District Wide Matters – General District-wide matters</b>			
<b>Part 2: District Wide Matters – Noise</b>			
Overall Chapter and Planning Maps	Oppose	<p>Kāinga Ora opposes the noise corridor overlay and related provisions within the Noise Chapter. Amendments are sought to more clearly articulate the balance between providing for noise generating activities, whilst appropriately managing effects on the community.</p> <p>Kāinga Ora notes that the noise corridor overlay maps do not reflect the distances prescribed in the rules/standards in relation to the State Highway and railway. Deletion sought.</p> <p>Kāinga Ora considers that additional requirements in relation to indoor noise design levels 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>Kāinga Ora opposes all aspects of the chapter managing vibration effects. Introducing provisions on vibration effects adds</p>	<p><i>Kāinga Ora seeks changes consistent with its overall submission on the PDP. Key areas of relief sought in the Noise chapter are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>1. Removal of any mapped Noise Overlay and Airport Noise contour maps;</i></li> <li><i>2. The Noise chapter provisions are amended in its entirety;</i></li> <li><i>3. Consequential changes to the numbering and naming of provisions following changes sought throughout chapter and PDP.</i></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
		<p>considerable cost for compliance and relies on a Standard that is not publicly available. It also requires specialist vibration assessment, which is not commonly available (including within Council in-house expertise).</p> <p>Setback distances from State Highway and Rail for the management of reverse sensitivity noise effects will mitigate vibration effects.</p> <p>Kāinga Ora also seeks the deletion of the Aircraft noise provisions in full including any mapped noise overlays and contour maps. Kāinga Ora seeks that the relevant Airport designation(s) is included in the PDP along with any proposed noise contour overlay and provisions, otherwise the relevant provisions should be deleted.</p>	

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 2: District Wide Matters</b>			
<b>Part 2: District Wide Matters – Subdivision Wāwāhia whenua</b>			
<b>Part 2: District Wide Matters - Subdivision: Introduction</b>			
<i>Introduction</i>	Support	Kāinga Ora supports the introduction as proposed.	<i>Retain as notified.</i>
<b>Part 2: District Wide Matters - Subdivision: Objectives</b>			
<i>Sub-01</i>	Support	Kāinga Ora supports this objective as proposed.	<i>Retain as notified.</i>
<i>Sub-02</i>	Support	Kāinga Ora supports this objective as proposed.	<i>Retain as notified.</i>
<i>Sub-03</i>	Support	Kāinga Ora supports this objective as proposed.	<i>Retain as notified.</i>
<b>Part 2: District Wide Matters - Subdivision: Policies</b>			
<i>Sub-P1</i>	Support in part	Kāinga Ora supports this policy with amendments.	<p><b><u>Amend</u></b>, as follows:</p> <p><b>Design and amenity</b> Enable subdivision that:</p> <ol style="list-style-type: none"> <li>1. within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles;</li> <li>2. minimises reverse sensitivity effects on infrastructure <del>including</del> through the use of setbacks;</li> <li>3. <u>manage</u> <del>avoids</del> subdivision that restricts <u>or compromises</u> the operation, maintenance, upgrading and development of the National Grid;</li> <li>4. <u>where appropriate</u>, recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and</li> <li>5. supports the <del>character, amenity values, anticipated</del> form and function for the relevant zone.</li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
Sub-P2	Support in part	Kāinga Ora generally supports this policy as proposed. Amendment sought to align with rule framework in residential chapters and seeks the reference of densities deleted.	<b><u>Amend</u></b> , as follows:  Ensure that allotment layout, size and dimensions: 1. in Residential Zones: a. enables a variety of allotment sizes to cater for different housing types <del>and densities</del> to meet housing needs; <del>b. supports the achievement of high quality urban design principles for multi-unit residential development;</del> 2. in Rural Zones.....
(New Policy)	Support	Kāinga Ora seeks the introduction of a new policy to enable subdivision in accordance with an approved land use resource consent or building consent, especially for residential development that have undergone and been approved via a consenting process.	<b><u>Insert</u></b> new policy as follows:  <b><u>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent or Building Consent</u></b>  <u>Provide for subdivision around existing or approved residential development where it enables creation of sites for uses that are in accordance with an approved land use resource consent or building consent.</u>
Sub-P3	Support in part	Kāinga Ora generally supports this policy as proposed. Amendment sought to better reflect that it might not always be possible to 'ensure' sustainable design outcomes and matters listed under Sub-P3(3)a.-d. could be promoted and undertaken where appropriate, generally not in all cases.	<b><u>Amend</u></b> , as follows:  <b>Sustainable design</b> <del>Ensure that s</del> ubdivision design <u>that seeks to</u> : 1. maximises <del>s</del> olar gain, including through: ..... 3. <u>Where appropriate</u> , promotes:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
Sub-P4	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
Sub-P5	Oppose	Kāinga Ora seeks the deletion of this policy. The proposed policy should be reviewed against other policies listed in this chapter. The outcome of the review should either see the removal of the policy or other policies in this chapter amended to account for the outcome sought by this policy. Remove reference to density.	<i>Delete Sub-P5 Policy.</i>
Sub-P6 to Sub P-10	Support	Kāinga Ora supports these policies as proposed.	<i>Retain as notified.</i>
<b>Part 2: General District-wide Matters: Subdivision – Rules</b>			
Sub-R1	Support	Kāinga Ora support this rule as proposed.	<i>Retain as notified.</i>
Sub-R2	Support in part.	<p>Kāinga Ora generally support the rule as proposed. 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 residential development.</p> <p>Consequential and further amendments are sought for consistency to the amendments</p>	<p><b><u>Amend</u></b>, as follows:</p> <p><b><u>Vacant Site</u> Subdivision</b></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
		<p>sought to the Residential zone framework in the PDP.</p> <p>Kāinga Ora seeks this change in-conjunction with the relief sought to introduce a new subdivision activity to provide for 'subdivision in accordance with an approved land use consent'.</p>	
Sub-R3 Sub-R5 Sub-R6 Sub-R7	Support	Kāinga Ora supports the rules as proposed.	<i>Retain as notified.</i>
Sub-R4	Oppose	Kāinga Ora opposes the inclusion of the urban flood assessment overlay and non-urban flood assessment overlay as part of the PDP. Kāinga Ora seeks amendments to the changes sought in the Natural Hazards chapter and any reference to such overlays throughout the PDP. Amendments are required in the Subdivision Chapter.	<p><i>Amend to align with the relief sought from Kāinga Ora to the Natural Hazards chapter, as outlined above.</i></p> <p><i>Consequential amendments may be required to the rules and standards to specifically outline the hazard areas and types that the rules and standards apply.</i></p>
New Rule	Support	Kāinga Ora seeks the introduction of new rules with matters of control and notification provision to enable subdivision in accordance with an approved land use resource consent or building consent, especially for residential	<p><u>Insert</u> new rule as follows:</p> <p><b><u>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent or Building Consent</u></b></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
		development that have undergone or been approved via a consenting process.	<p><b><u>Activity status: CON</u></b></p> <p><u>Where:</u>  <u>1. Any subdivision relating to an approved land use consent or building consent must comply with that resource consent or building consent.</u></p> <p><b><u>Matters of control/discretion are restricted to:</u></b>  <b><u>SUB-MCD6</u></b></p> <p><b><u>Notification:</u></b>  <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified.</u></p>
<b>Part 2: General District-wide Matters: Subdivision – Standards</b>			
<i>Sub-S1</i>	Support in part	<p>Kāinga Ora generally supports this standard as proposed.</p> <p>Amendment sought to Table SUB-S1 to align with rule framework for subdivision of sites with more than one unit where a resource consent has been obtained.</p> <p>Kāinga Ora supports having no minimum allotment area, internal square or frontage requirement in the Town Centre, Neighbourhood Centre, Local Centre and Mixed-Use Zones.</p>	<p><b><u>Amend</u></b>, as follows:</p> <p><b>Table SUB-1: Minimum allotment sizes and dimensions</b></p> <p>The following shall apply:</p> <ul style="list-style-type: none"> <li>For unit title or cross-lease allotments, the allotment area shall be calculated per allotment over the area of the parent site.</li> <li>Minimum areas and dimensions of allotments in Table SUB-1 for Commercial and Mixed Use Zones, Industrial Zones and Residential Zones shall be the net site area.</li> <li>Allotments for unstaffed infrastructure, excluding for any balance area, are exempt from the minimum site sizes in Table SUB-1.</li> </ul>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<ul style="list-style-type: none"> <li><u>The standards in Table Sub-1 do not apply to residential development where land use consent has been approved for more than one residential unit on a site.</u></li> </ul> <p>(For changes to the Table SUB-1, refer below)</p>
<b>Zone</b> Residential Zones General Residential Zone Medium density residential zone ...	<b>Minimum allotment area</b> ... <u>300m<sup>2</sup></u> <del>500m<sup>2</sup></del> 200m <sup>2</sup> <u>(vacant lot only)</u> <del>No minimum for multi-unit residential development where the design statement and land use consent have been submitted and approved</del>	<b>Internal square</b> ... <del>15m x 15m</del> <u>10m x 15m</u> n/a	<b>Frontage (excluding rearlots)</b> ... <del>15m</del> <u>10m</u> n/a
Sub-S1	Support in part	Kāinga Ora generally supports this standard as proposed. Amendment sought to the activity status when compliance not achieved in the Medium Density Residential Zone.	<b>Amend</b> , as follows: Activity status when compliance not achieved: <ol style="list-style-type: none"> <li><u>In the Medium Density Residential Zone: <b>RDIS</b></u></li> <li><del>Any</del> <u>Any</u> Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): <b>DIS</b></li> </ol>



Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<p><u>3.</u> In any other zone: NC</p> <p><u>Matters of control/discretion are restricted to:</u></p> <p><u>SUB-MCD1 - Allotment area and dimensions</u>  <u>SUB-MCD2 - Subdivision design</u>  <u>SUB-MCD3 - Property access</u>  <u>SUB-MCD4 - Esplanade provision</u>  <u>SUB-MCD6 - Infrastructure</u>  <u>SUB-MCD7 - Mana whenua</u>  <u>SUB-MCD8 - Archaeological sites</u>  <u>SUB-MCD10 - Reverse sensitivity</u>  <u>SUB-MCD13 - Historic heritage, culture and notable trees</u></p> <p><u>Notification</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
Sub-S12	Support	Kāinga Ora support this standard as proposed.	Retain as notified.
Sub-S14	Support	Kāinga Ora support this standard as proposed.	Retain as notified.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 2: General District-wide Matters: Subdivision – Matters of Control and Discretion</b>			
Sub-MCD1 Sub-MCD2 Sub-MCD3 Sub-MCD4 Sub-MCD5 Sub-MCD6 Sub-MCD7 Sub-MCD8	Support	Kāinga Ora support these matters of control and discretion as proposed.	<i>Retain as notified.</i>
Sub-MCD9	Oppose	Kāinga Ora opposes this matter of control and discretion as proposed, in conjunction with the relief sought to the noise chapter.	<i>Delete the matter of control and discretion.</i>
Sub-MCD10	Support in part	Kāinga Ora support this matter of control and discretion with amendments. This matter of control and discretion applies only in the rural environment.	<u>Amend</u> , as follows:  <b><i>Reverse sensitivity <u>effects in the rural environment</u></i></b>  1. Any need to provide a separation distance for any residential unit or minor residential unit from existing activities, and any need to ensure that subsequent owners are aware of potential reverse sensitivity issues from locating near lawfully established rural activities, including but not limited to intensive farming.
Sub-MCD11	Support in part	Kāinga Ora support this matter of control and discretion with amendments. This matter of control and discretion should only give effect to the provisions set out in the NPSET and not beyond that.	<u>Amend</u> , as follows:  <b><i>Effects on or from the National Grid</i></b>  1. The extent to which the subdivision allows

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	<b>Relief sought / decision requested</b> Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<p><i>for earthworks, buildings and structures to comply with the safe distance requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</i></p> <ol style="list-style-type: none"> <li>2. <i>The provision for the ongoing efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading.</i></li> <li>3. <i>The extent to which potential adverse <del>effects (including visual and</del> reverse sensitivity effects, <u>if any,</u> are mitigated through the location of an identified building platform or platforms.</i></li> <li>4. <i>The extent to which the design and construction of the subdivision allows for <del>activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety</del> <u>effects to be</u> and <del>property are</del> appropriately avoided, remedied or mitigated, <del>for example, through the location of roads and reserves under the transmission lines.</del></i></li> <li>5. <i>The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid.</i></li> <li>6. <i>The outcome of any consultation with Transpower New Zealand Limited.</i></li> <li>7. <i>The extent to which the subdivision plan clearly identifies the National Grid <del>and identified building platform or platforms.</del></i></li> <li>8. <i><u>The extent to which adverse effects from the National Grid on outstanding and significant natural landscapes,</u></i></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<p><u>outstanding natural features, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities is avoided.</u></p> <p>9. <u>The extent to which adverse effects from the National Grid on urban amenity and centres are minimised.</u></p> <p>10. <u>The extent to which reasonably possible, manage activities to avoid reserve sensitivity effects on the National Grid including the operation, maintenance, upgrading, and development of the National Grid is not compromised.</u></p>
Sub-MCD12	Support	Kāinga Ora support this matter of control and discretion as proposed.	Retain as notified.
Sub-MCD13	Support	Kāinga Ora support this matter of control and discretion as proposed.	Retain as notified.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
<b>Part 3: Area Specific Matters</b>			
<b>Part 3: Area Specific Matters – General Objectives and Policies for all Residential Zones</b>			
<b>Part 3: Area Specific Matters - General Objectives and Policies for all Residential Zones: Introduction</b>			
<i>Introduction</i>	Support in part	Kāinga Ora supports the introduction subject to minor edits for accuracy and reflect the revised provisions, including the recommendation to remove minimum density requirements.	<p><b>Amend</b> as follows:</p> <p>The key difference between the General Residential Zone and Medium Density Residential Zone is <del>housing density the anticipated built form within each zone</del>, with the latter <u>providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is</u> located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for very low density rural residential living opportunities with an open, spacious character.....</p>
<b>Part 3: Area Specific Matters - General Objectives and Policies for all Residential Zones: Objectives</b>			
<i>RESZ-O1</i>	Support in part	Kāinga Ora seeks amendments to better align with NPS-UD Policy 2 and 3.	<p><b>Amend</b> as follows:</p> <p><b>Residential growth, location and timing</b>  <del>Sustainable</del> Residential growth that:  1. <del>provides enables</del> more housing in appropriate locations <u>to meet demand over the short, medium and long-term in a timely manner according to growth needs;</u>  2. <del>is responsive to community and district needs; and enables new development, as well as redevelopment of existing Residential Zones.</del></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
RESZ-02	Support in part	Kāinga Ora generally supports this policy but seeks amendments to remove ambiguity.	<p><b>Amend</b> as follows:</p> <p><b>Residential <u>development sustainability</u></b> Efficient <del>and sustainable</del> use <u>and development</u> of residential land and infrastructure <del>is provided through appropriate location of development and its design.</del></p>
RESZ-03	Support in part	Kāinga Ora generally supports the intent of this policy however seeks amendments to make the outcomes sought by the policy more tangible by focusing on built form.	<p><b>Amend</b> as follows:</p> <p><b>Residential form, scale, <u>and design and amenity values</u></b> <u>Development is in keeping with the anticipated built form of the applicable residential zone.</u></p> <p><u>A form, scale and design of development that:</u></p> <ol style="list-style-type: none"> <li><u>1. achieves a good quality residential environment that is attractive and functional;</u></li> <li><u>2. supports community health, safety and well-being;</u></li> <li><u>3. maintains differences between zones; and</u></li> </ol> <p><del>manages adverse effects on the surrounding environment.</del></p>
RESZ-04	Support in part	Kāinga Ora generally supports this policy but seeks amendments to provide greater clarity.	<p><b>Amend</b> as follows:</p> <p><b>Non-residential activities</b> <del>Small-scale non-residential activities that take place in residential areas support the function of local communities.</del></p> <p><u>Non-residential activities are compatible with the scale and intensity of development anticipated by the applicable zone and maintain the amenity of the neighbourhood.</u></p>
RESZ-05	Support in part	Kāinga Ora generally supports this policy but	<b>Amend</b> as follows:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
		seeks amendments to provide greater clarity and better reflect the NPS-UD (Part 3 – Implementation)	<p>Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p><b>Housing choice</b>  <u>A wide range of housing typologies and sizes are provided to ensure choice for the community and to cater for population growth and changing demographics.</u></p> <p><del>Residential Zones provide for the needs of the community through:</del>  1. <del>a range of residential unit types; and</del>  2. <del>a variety of residential unit densities.</del></p>
<b>Part 3: Area Specific Matters - General Objectives and Policies for all Residential Zones: Policies</b>			
RESZ-P1	Support in part	Kāinga Ora seeks amendments to this policy. It is considered too prescriptive. The details are adequately covered by relevant rules and matters of discretion.	<p><b>Amend</b> as follows:</p> <p><b>Design of development</b>  <u>Built form provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces.</u></p> <p><del>New development in residential areas is well designed and laid out, including by:</del>  1. <del>ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height;</del>  2. <del>ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and</del></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<p><del>provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation;</del></p> <p><del>3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised;</del></p> <p><del>4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated;</del></p> <p><del>5. minimising the adverse impact of high fences on streetscape character and public safety; and</del></p> <p><del>6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that is complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).</del></p>
RESZ-P2	Support in part	Kāinga Ora opposes this policy – the outcomes sought can be adequately achieved through GRZ-P1.	Delete RESZ-P2 in its entirety.
RESZ-P3	Oppose	Kāinga Ora seeks the deletion of this policy as this matter is already covered by RESZ-P1 as amended.	Delete RESZ-P3 in its entirety.



Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
		Management of noise, signs, glare, etc are managed by other parts of the plan.	
RESZ-P4	Oppose	Kāinga Ora seeks that this policy be deleted as it has no methods of implementation.	<i>Delete RESZ-P3 in its entirety.</i>
RESZ-P5	Support	Kāinga Ora supports this policy which assists the supply of commercial space in Rangiora Town Centre.	<i>Retain as notified.</i>
RESZ-P6	Support in part	Kāinga Ora seeks amendments to align with comments on RESZ-P3.	<p><b><u>Amend</u></b> as follows:</p> <p><b>Non-residential activities</b></p> <p>Non-residential activities are provided for in a manner that:</p> <ol style="list-style-type: none"> <li>1. <del>avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities;</del></li> <li>2. ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, <del>including their pleasantness and aesthetic coherence;</del> and</li> <li>3. recognise that <del>the following</del> <u>some</u> non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: <ol style="list-style-type: none"> <li>a. <del>community facilities;</del></li> <li>b. <del>educational facilities; and</del></li> <li>c. <del>childcare facilities.</del></li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
RESZ-P7	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
RESZ-P8	Support in part	Kāinga Ora seeks amendments to align with its focus on enabling development around built form.	<p><b>Amend</b> as follows:</p> <p><b>Housing choice</b></p> <p><u>Enable a range of housing typologies that achieve the residential built form anticipated for each zone.</u></p> <p><del>Enable a range of residential unit types, sizes and densities where:</del></p> <ol style="list-style-type: none"> <li><del>1. good urban design outcomes are achieved; and</del></li> <li><del>2. development integrates with surrounding residential areas and infrastructure.</del></li> </ol>
RESZ-P11	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
RESZ-P13	Oppose	Kāinga Ora seeks a deletion of P13 which relates to the location of higher density housing as it is more appropriately addressed under MRZ-O1 and GRZ-P1.	<i>Delete RESZ-P13 in its entirety</i>
RESZ-P14	Oppose	Kāinga Ora opposes the setting of minimum net density required for new Development Areas and seeks these are amended.	<i>Delete minimum net density requirements or if not, amend to a higher household per ha requirement.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
<b>Part 3: Area Specific Matters</b>			
<b>Part 3: Area Specific Matters – General Residential Zone</b>			
<b>Part 3: Area Specific Matters - General Residential Zone: Introduction</b>			
<i>Introduction</i>	Support in part	Kāinga Ora supports the introduction subject to minor edits for accuracy and clarity.	<p><b>Amend</b> as follows:</p> <p>The purpose of the General Residential Zone is to provide for residential areas predominantly used for residential activity, with a mix of building types, and other compatible activities that provide for maintenance or enhancement of residential amenity values. Activities provided for include community facilities, health care facilities, places of assembly and other activities that are at a scale and generate a range of effects that is consistent with residential <u>environment</u> <del>character</del>.</p> <p>The General Residential Zone makes up the majority of the residential areas in the District, with development at a general <del>sub</del>urban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus, as well as the development of new greenfield areas.</p>
<b>Part 3: Area Specific Matters - General Residential Zone: Objective</b>			
<i>GRZ-O1</i>	Support in part	Kāinga Ora supports this objective subject to replacing the reference from 'suburban' to 'urban' and removing reference to 'larger' to better reflect the anticipated character of the zone.	<p><b>Amend</b> as follows:</p> <p><b>General Residential Zone</b></p> <p>A general <del>sub</del>urban residential zone with a range of <del>larger</del> site sizes providing for predominantly residential use.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
<b>Part 3: Area Specific Matters – General Residential Zone: Policies</b>			
GRZ-P1	Oppose	Kāinga Ora seeks wholesale changes to this policy to align with the NPS-UD and better describe the character and amenity anticipated for the zone	<p><b><u>Amend</u></b> as follows:</p> <p><b>Residential character and amenity values</b></p> <p><del>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</del></p> <ol style="list-style-type: none"> <li><del>1. provides for suburban character on larger sites primarily with detached residential units;</del></li> <li><del>2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs;</del></li> <li><del>3. provides opportunities for multi-unit residential development on larger sites;</del></li> <li><del>4. has sites generally dominated by landscaped areas, with open spacious streetscapes;</del></li> <li><del>5. through careful design provides a range of higher density living choices to be developed within the zone; and</del></li> <li><del>6. provides for small scale commercial activity that services the local community, and home businesses at a scale consistent with surrounding residential character and amenity values.</del></li> </ol> <p><u>Enable development that is consistent with the anticipated built form of the General Residential Zone by controlling:</u></p> <ol style="list-style-type: none"> <li>a. <u>The design and layout of four or more dwellings in order to:</u> <ol style="list-style-type: none"> <li>i. <u>Achieve the planned built form of the zone;</u></li> <li>ii. <u>Achieve attractive and safe streets and public open spaces;</u></li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<ul style="list-style-type: none"> <li>iii. <u>Manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and</u></li> <li>iv. <u>Achieve high quality onsite living environments.</u></li> <li>b. <u>Building height, bulk and location;</u></li> <li>c. <u>Site coverage and outdoor living space;</u></li> <li>d. <u>Setbacks from boundaries; and</u></li> <li>e. <u>Height in relation to boundary.</u></li> </ul>
GRZ-P2	Support	Kāinga Ora support this policy.	<i>Retain as notified.</i>
<b>Part 3: Area Specific Matters - General Residential Zone: Rules</b>			
GRZ-R1	Support	Kāinga Ora support the approach taken to built form standards.	<i>Retain as notified.</i>
GRZ-R2	Support in part	<p>Kāinga Ora does not support the current rule framework, whereby multi-unit residential development is considered under a separate rule (GRZ-R19).</p> <p>Kāinga Ora seeks integration of rule GRZ-R19 with GRZ-R2.</p> <p>Consistent with its overarching submission, Kāinga Ora oppose the definition of “multi-unit residential development” and corresponding rule frameworks.</p> <p>Consequential changes are sought throughout the PDP to reflect this.</p>	<p><b><u>Amend</u></b> as follows:</p> <p>Activity status: PER</p> <p><u>Where:</u></p> <ul style="list-style-type: none"> <li>1. <u>No more than three residential units are established on the site.</u></li> </ul> <p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> <li>2. <u>More than three residential units are established on the site.</u></li> </ul> <p><u>Matters of discretion are restricted to: RES-MD2 - Residential design principles</u><u>RES-MD7</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<p><u>- Outdoor storage</u></p> <p><u>Notification</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p> <p>Activity status when compliance not achieved: N/A</p>
GRZ-R3	Support	Kāinga Ora support the standards that apply to minor residential units.	<i>Retain as notified.</i>
GRZ-R4	Support	Kāinga Ora support the permitted residential activity rule as proposed.	<i>Retain as notified.</i>
GRZ-R5	Oppose	These activities are permitted under earthworks provisions and are considered unnecessary.	<i>Delete GRZ-R5 in its entirety.</i>
GRZ-R6	Support	Kāinga Ora support the standards that apply to accessory buildings or structures.	<i>Retain as notified.</i>
GRZ-R7	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	<p><u>Amend</u> as follows:</p> <p>Activity status when compliance not achieved: <del>DIS</del><u>RDIS</u></p> <p><u>Matters of discretion are restricted to:</u>  <u>RES-MD#</u></p> <p><u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u></p> <ol style="list-style-type: none"> <li><u>Effects on character and amenity values of the residential area.</u></li> <li><u>Parking and access; safety, efficiency, and impacts</u></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<u>on street parking and neighbours.</u> 3. <u>Effects arising due to non-compliance with scale.</u>
GRZ-R8	Support	Kāinga Ora support this rule.	<i>Retain as notified.</i>
GRZ-R9	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	<b>Amend</b> as follows: Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u> <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u> 1. <u>Effects on character and amenity values of the residential area.</u> 2. <u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> 3. <u>Effects arising due to non-compliance with scale.</u>
GRZ-R10	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the GRZ. Amendments also required to clarify the relationship between clauses 7 and 8.	<b>Amend</b> as follows: Where: 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; <del>and</del>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<p>8. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.</p> <p>Activity status when compliance not achieved: <del>DIS</del><u>RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RES-MD#</u></p> <p><u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u></p> <ol style="list-style-type: none"> <li><u>Effects on character and amenity values of the residential area.</u></li> <li><u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u></li> <li><u>Effects arising due to non-compliance with scale.</u></li> </ol>
GRZ-R11	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R12	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R13	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R14	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R15	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R19	Oppose	Kāinga Ora generally supports this rule but seeks changes so that the rule only applies when there are more than three units	<i>Delete GRZ-R19 in its entirety</i>



Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
		<p>proposed. This aligns with the changes sought to GRZ-R2.</p> <p>As noted at GRZ-R2 – Kāinga Ora opposes “multi-unit residential development” being its own rule and instead seeks its integration with GRZ-R2.</p> <p>Deletion of this rule is sought, with the matters noted in Kāinga Ora comments on Rule GRZ-R2 being incorporated.</p>	
GRZ-R20	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R21	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
<b>Part 3: Area Specific Matters - General Residential Zone – Built Form Standards</b>			
GRZ-BFS1	Oppose	<p>Kāinga Ora oppose this standard.</p> <p>Land Use density limitations do not sufficiently enable residential intensification, and unduly restrict the intensification of residential land.</p> <p>Reliance on built form standards and enabling provisions for more than one unit on a site are considered more appropriate.</p>	<i>Delete GRZ-BFS1 Site density</i>
GRZ-BFS2	Support in part	Kāinga Ora generally supports these standards but seeks that any non-compliance is restricted discretionary to better reflect the	<b><u>Amend</u></b> as follows:
GRZ-BFS3			Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
GRZ-BFS4		anticipated built form of the zone and localised effects associated with any breach.	<p><u>Matters of discretion are restricted to:</u></p> <p><u>RES-MD5 - Impact on neighbouring property</u></p> <p><u>Notification</u></p> <p><u>An application under this rule is precluded from being publicly notified, but maybe limited notified.</u></p>
GRZ-BFS5	Support in part	<p>Kāinga Ora generally supports this standard, but requests amendments.</p> <p>Garages need only be setback if the vehicle door faces the road. Otherwise design issues are covered by the street interface rule below.</p> <p>Deletion of standard seeking to control vegetation and structures on corner sites considered to be unworkable. Adequate visibility at intersections is typically provided by footpaths and road berms.</p>	<p><b>Amend</b> as follows:</p> <ol style="list-style-type: none"> <li>Any building or structure <del>other than a garage</del> shall beset back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ol style="list-style-type: none"> <li>any fence permitted by GRZ-BFS8;</li> <li>poles and masts up to 6.5m in height above ground level;</li> <li>structures other than a fence, less than 10m<sup>2</sup> and less than 3m in height above ground level;</li> <li>any caravan;</li> <li>the replacement, maintenance and minor upgrading of any infrastructure; and any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.</li> </ol> </li> <li>Any garage <u>with a vehicle door that faces the street</u> shall be set back a minimum of 6m from the road boundary.</li> <li>Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.</li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	<b>Relief sought / decision requested</b> Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<del>4. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure GRZ-1.</del> <del>5. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</del> Figure GRZ-1: Structure and Vegetation Setback
GRZ-BFS6	Support in part	<p>Kāinga Ora seek and amendment to this standard.</p> <p>Any requirement to have a door face a street is overly prescriptive and not always appropriate. The glazing requirement is adequate.</p> <p>Change the notification clause so there is no public or limited notification.</p>	<p><b><u>Amend</u></b> as follows:</p> <ol style="list-style-type: none"> <li>Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <ol style="list-style-type: none"> <li>have at least one habitable room or kitchen located facing the street at ground level; and</li> <li>include at least <del>20%</del> <u>15%</u> of the front façade in glazing (within window or door panels) of which at least half is clear; and</li> <li><del>e. shall have a door that is directly visible and accessible from the street.</del></li> </ol> </li> <li>Garage doors that face the street shall have a combined maximum width of 6.5m.</li> </ol> <p><b>Notification</b></p> <p><del>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</del></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
GRZ-BFS7	Support	Kāinga Ora supports this standard as proposed.	<i>Retain as notified</i>
GRZ-BFS8	Support in part	Kāinga Ora generally support this standard But seeks that the requirement to have permeable fencing between 0.9m and 1.2m is deleted as it is considered unduly restrictive when compared to any perceived environmental effects.	<b>Amend</b> as follows:  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: a. no higher than 1.2m above ground level; or b. where 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.  2. <del>Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation setback area shown in Figure GRZ-1.</del>
GRZ-BFS9	Oppose	Kāinga Ora supports this standard in part, but seeks amendments to reflect the scale of activity anticipated in the zone and provide greater clarity about what can be included in the OLS. As currently drafted, a deck would potentially not be allowed in the OLS.  Item 3 should be amended as per above. No further reduction is considered necessary.	<b>Amend</b> as follows:  1. For any residential unit: a. a minimum of <del>100m<sup>2</sup></del> <u>30m<sup>2</sup></u> of continuous outdoor living space able to contain a circle with a diameter of <del>8m</del> <u>4m</u> shall be provided within the site of a residential unit (except a residential unit in a retirement village); and b. <del>the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</del>  2. For any minor residential unit:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	<b>Relief sought / decision requested</b> Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<p>a. <u>a minimum of 15m<sup>2</sup> of continuous outdoor living space able to contain a circle with a minimum dimension of 3m shall be provided</u> <del>an outdoor living space able to contain a circle with a diameter of 6m shall be provided;</del> and</p> <p>b. <del>the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and</del></p> <p>c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit.</p> <p>d. <u>The required minimum area of outdoor living space shall be free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas.</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
<b>Part 3: Area Specific Matters</b>			
<b>Part 3: Area Specific Matters – Medium Density Residential Zone</b>			
<b>Part 3: Area Specific Matters - Medium Density Residential Zone: Introduction</b>			
<i>Introduction</i>	Support in part	Kāinga Ora supports the introduction subject to minor edits for accuracy and clarity.	<p><b><u>Amend</u></b> as follows:</p> <p>The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public <del>transports</del> <u>transport stops and open space</u>.</p> <p>The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, <del>Oxford</del>, Woodend and Silverstream. .....</p>
<b>Part 3: Area Specific Matters - Medium Density Residential Zone: Objectives</b>			
<i>MRZ-O1</i>	Support in part	Kāinga Ora supports this objective subject to replacing the reference from 'suburban' to 'urban' to better reflect the anticipated character of the zone.	<p><b><u>Amend</u></b> as follows:</p> <p><b>Provision of medium density <u>residential</u> housing</b></p> <p>A higher density <del>sub</del>urban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.</p>
<b>Part 3: Area Specific Matters - Medium Density Residential Zone: Policies</b>			
<i>MRZ-P1</i>	Oppose	Kāinga Ora seeks wholesale changes to this policy to align with the NPS-UD and better describe the character and amenity	<b><u>Amend</u></b> as follows:

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		anticipated for the zone	<p><b>Residential character <u>and amenity values</u></b></p> <p><del>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:</del></p> <ol style="list-style-type: none"> <li><del>1. higher density living in areas with better access for walking to parks, main centres or local commercial centres;</del></li> <li><del>2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment;</del></li> <li><del>3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character;</del></li> <li><del>4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs;</del></li> <li><del>5. appropriate internal amenity within sites;</del></li> <li><del>6. a mix of detached, semi-detached and multi-unit living;</del></li> <li><del>7. small-scale commercial, or community-based activities, that service the local community, and home-businesses; and</del></li> <li><del>8. a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre.</del></li> </ol> <p><u>Enable the planned residential character and amenity of the Medium Density Residential Zone by controlling:</u></p> <ol style="list-style-type: none"> <li>a. <u>The design and layout of four or more dwellings in order to:</u></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<ul style="list-style-type: none"> <li>i. <u>Achieve the planned character of the zone;</u></li> <li>ii. <u>Achieve attractive and safe streets and public open spaces;</u></li> <li>iii. <u>Manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and</u></li> <li>iv. <u>Achieve high quality onsite living environments.</u></li> <li>b. <u>Building height, bulk and location;</u></li> <li>c. <u>Site coverage and outdoor living space;</u></li> <li>d. <u>Setbacks from boundaries; and</u></li> <li>e. <u>Height in relation to boundary.</u></li> </ul>
<b>Part 3: Area Specific Matters - Medium Density Residential Zone: Rules</b>			
MRZ-R1	Support	Kāinga Ora support the approach taken to built form standards.	<i>Retain as notified.</i>
MRZ-R2	Support in part	<p>Kāinga Ora does not support the current rule framework, whereby multi-unit residential development is considered under a separate rule (MRZ-R18).</p> <p>Kāinga Ora seeks integration of rule MRZ-R18 with MRZ-R2.</p> <p>Consistent with its overarching submission, Kāinga Ora oppose the definition of “multi-unit residential development” and corresponding rule frameworks.</p> <p>Consequential changes are sought throughout the PDP to reflect this.</p>	<p><b><u>Amend</u></b> as follows:</p> <p>Activity status: PER</p> <p><b><u>Where:</u></b></p> <p>1. <u>No more than three residential units are established on the site.</u></p> <p><b><u>Activity status: RDIS</u></b></p> <p><b><u>Where:</u></b></p> <p>2. <u>More than three residential units are established on the site.</u></p> <p><b><u>Matters of discretion are restricted to: RES-MD2 -</u></b></p>



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			<u>Residential design principles RES-MD7</u> <u>- Outdoor storage</u>  <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u>  Activity status when compliance not achieved: N/A
MRZ-R3	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R4	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R5	Oppose	Kāinga Ora seeks that this this rule be deleted in its entirety as these activities are permitted under the earthworks provisions.	<i>Delete MRZ-R5</i>
MRZ-R6	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R7	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	<b><u>Amend</u></b> as follows:  Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u>  <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u>  <i>(Insert new matter of discretion)</i>  <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u>

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			<ol style="list-style-type: none"> <li><u>Effects on character and amenity values of the residential area.</u></li> <li><u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u></li> <li><u>Effects arising due to non-compliance with scale.</u></li> </ol>
MRZ-R8	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R9	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	<p><b>Amend</b> as follows:</p> <p>Activity status when compliance not achieved: <del>DIS</del><u>RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RES-MD#</u></p> <p><i>(Insert new matter of discretion)</i></p> <p><u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u></p> <ol style="list-style-type: none"> <li><u>Effects on character and amenity values of the residential area.</u></li> <li><u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u></li> <li><u>Effects arising due to non-compliance with scale.</u></li> </ol>
MRZ-R10	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	<p><b>Amend</b> as follows:</p> <p>Where:</p>

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		Amendments also required to clarify the relationship between clauses 7 and 8.	<ol style="list-style-type: none"> <li>the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; <del>and</del></li> <li>the home business involves paid childcare, a maximum of four non-resident children shall be cared for.</li> </ol> <p>Activity status when compliance not achieved: <del>DISRDIS</del></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RES-MD#</u></p> <p><u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u></p> <ol style="list-style-type: none"> <li><u>Effects on character and amenity values of the residential area.</u></li> <li><u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u></li> <li><u>Effects arising due to non-compliance with scale.</u></li> </ol>
MRZ-R10	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R11	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R12	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R13	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>

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MRZ-R14	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R15	Support in part	Kāinga Ora supports this rule subject to correcting typographical error.	<b>Amend</b> as follows:  1. the maximum GFA of building occupied by the <del>educational facility</del> <u>health care facility</u> shall be 200m <sup>2</sup> .
MRZ-R16	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R17	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R18	Oppose	Kāinga Ora generally supports this rule but seeks changes so that the rule only applies when there are more than three units proposed. This aligns with the changes sought to MRZ-R2.  As noted at MRZ-R2 – Kāinga Ora opposes “multi-unit residential development” being its own rule and instead seeks its integration with MRZ-R2.  Deletion of this rule is sought, with the matters noted in Kāinga Ora comments on Rule MRZ-R2 being incorporated.	<i>Delete MRZ-R18 in its entirety</i>
MRZ-R19	Support	Kāinga Ora generally supports this rule subject to amend residential design principles RES-MD2 (as above)	<i>(Amend residential design principles RES-MD2 - as above)</i>

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MRZ-R20	Support	Kāinga Ora generally supports this rule subject to amend residential design principles RES-MD2 (as above)	<i>Amend residential design principles RES-MD2 - as above</i>
<b>Part 3: Area Specific Matters - Medium Density Residential Zone – Built Form Standards</b>			
MRZ-BFS1	Oppose	Kāinga Ora opposes this standard.  Land Use density limitations do not sufficiently enable residential intensification, and unduly restrict the intensification of residential land.  Reliance on built form standards and enabling provisions for more than one unit on a site are considered more appropriate.	<i>Delete MRZ-BFS1 Site density</i>
MRZ-BFS2	Support in part	Kāinga Ora generally supports these standards but seeks that any non-compliance is restricted discretionary to better reflect the anticipated built form of the zone and localised effects associated with any breach.	<b>Amend</b> as follows:  Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u>  <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u>  <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but maybe limited notified.</u>
MRZ-BFS3			
MRZ-BFS4			
MRZ-BFS5	Support in part	Kāinga Ora generally supports this standard, but requests amendments.  Garages need only be setback if the vehicle door faces the road. Otherwise design issues are covered by the street interface rule below.	<b>Amend</b> as follows:  1. Any building or structure <del>other than a garage</del> shall beset back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the

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		Deletion of standard seeking to control vegetation and structures on corner sites considered to be unworkable. Adequate visibility at intersections is typically provided by footpaths and road berms.	<p>minimum setback shall be 6m) except for:</p> <ol style="list-style-type: none"> <li>any fence permitted by MRZ-BFS8;</li> <li>poles and masts up to 6.5m in height above groundlevel;</li> <li>structures other than a fence, less than 10m<sup>2</sup> and less than 3m in height above ground level;</li> <li>any caravan;</li> <li>the replacement, maintenance and minor upgrading of any infrastructure; and</li> <li>any structure or residential unit adjoining an accessway that does not have doors or windowsthat open into that accessway.</li> </ol> <p>2. Any garage <u>with a vehicle door that faces the street</u> shall be set back a minimum of 6m fromthe road boundary.</p> <p>3. Any building or structure shall be set back a minimumof 1m from any internal boundary, except that buildingson adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.</p> <p><del>4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:</del></p> <ol style="list-style-type: none"> <li><del>being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or</del></li> <li><del>having sill heights of 1.5m above floor level; or</del></li> <li><del>having fixed obscure glazing below 1.5m above floor level.</del></li> </ol> <p><del>5. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure MRZ-1.</del></p> <p>6. All buildings shall be set back a minimum of 4m from any</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>site boundary with the rail corridor.</p> <p><b>Figure MRZ-1: Structure and Vegetation Setback</b></p>
MRZ-BFS6	Support in part	<p>Kāinga Ora seek and amendment to this standard.</p> <p>Any requirement to have a door face a street is overly prescriptive and not always appropriate. The glazing requirement is adequate.</p> <p>Change the notification clause so there is no public or limited notification.</p>	<p><b>Amend</b> as follows:</p> <ol style="list-style-type: none"> <li>Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <ol style="list-style-type: none"> <li>have at least one habitable room or kitchen located facing the street at ground level; and</li> <li>include at least <del>20%</del> <u>15%</u> of the front façade in glazing (within window or door panels) of which at least half is clear; and</li> <li><del>e. shall have a door that is directly visible and accessible from the street.</del></li> </ol> </li> <li>Garage doors that face the street shall have a combined maximum width of 6.5m.</li> </ol> <p>Notification</p> <p><del>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</del></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
MRZ-BFS7	Support in part	Kāinga Ora generally supports this standard but seek that HIRB is taken from 3m to better reflect the built form anticipated in the zone.	<p><b>Amend</b> as follows:</p> <ol style="list-style-type: none"> <li>Structures shall not project beyond a building envelope</li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>defined by recession planes measured <del>2.5m</del> <u>3m</u> from ground level above any site boundary in.....</p> <p><i>(Appendix APP3 needs updated accordingly)</i></p>
MRZ-BFS8	Support in part	<p>Kāinga Ora generally support this standard But seeks that the requirement to have permeable fencing between 0.9m and 1.2m is deleted as it is considered unduly restrictive when compared to any perceived environmental effects.</p>	<p><b>Amend</b> as follows:</p> <ol style="list-style-type: none"> <li>All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway shall be: <ol style="list-style-type: none"> <li>no higher than 1.2m above ground level; or</li> <li>where 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.</li> </ol> </li> <li><del>Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-2, within 5m of any accessway, or within the structure and vegetation setback area shown in Figure MRZ-1.</del></li> </ol>
MRZ-BFS9	Oppose	<p>Kāinga Ora supports this standard in part, but seeks amendments to reflect the scale of activity anticipated in the zone and provide greater clarity about what can be included in the OLS. As currently drafted a deck would potentially not be allowed in the OLS.</p> <p>Item 3 should be amended as per above. No further reduction is considered necessary.</p>	<ol style="list-style-type: none"> <li>Outdoor living space shall be provided as follows: <ol style="list-style-type: none"> <li>a minimum of <del>30m<sup>2</sup></del> <u>15m<sup>2</sup></u> of continuous outdoor living space able to contain a circle with a diameter of <del>4m</del> <u>3m</u> shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village) or</li> <li>a balcony of at least 10m<sup>2</sup> with a minimum depth of 1.5m.</li> </ol> </li> <li><del>The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line</del></li> <li>Where outdoor living space is provided communally between two or more residential units under (1)(a), the</li> </ol>



Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	<b>Relief sought / decision requested</b> Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<p>minimum outdoor living space shall be <del>25m<sup>2</sup></del> <u>15m<sup>2</sup></u> for each residential unit.</p> <p>3. <u>The required minimum area of outdoor living space shall be free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas.</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 3: Area Specific Matters</b>			
<b>Part 3: District Wide Matters – Commercial and Mixed Use Zones</b>			
<b>Part 3: District Wide Matters – CMUZ – General Objectives and Policies</b>			
CMUZ Introduction	Support	Kāinga Ora generally supports the introductory text.	<i>Retain as notified.</i>
CMUZ-O1	Support	Kāinga Ora supports this objective as proposed.	<i>Retain as notified.</i>
CMUZ-O2	Support in part	Kāinga Ora generally support this objective but seeks an amendment to clause 4 for clarity.	<b><u>Amend</u></b> , as follows:  A scale, form and design of development in all Commercial and Mixed Use Zones that: ... 4. manages adverse <u>amenity</u> effects on <del>the surrounding</del> adjoining <u>residential environment zones</u> .
CMUZ-P1 CMUZ-P2 CMUZ-P3 CMUZ-P4 CMUZ-P5 CMUZ-P6 CMUZ-P8	Support	Kāinga Ora generally supports the policies as proposed.	<i>Retain as notified.</i>
CMUZ-P7	Support	Kāinga Ora generally supports this policy, subject to providing flexibility for residential use in appropriate circumstances. The amended policy change reflects the relevant assessment matters in CMUZ-MD11 and the	<b><u>Amend</u></b> , as follows:  Residential activities are: 1. Encouraged to locate above ground floor in all centres <u>unless:</u> <del>Avoided on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity at ground level</del>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
		RDIS status in the rule framework. The use of 'avoid' is typically associated with non-complying activity status.	<ul style="list-style-type: none"> <li>a. <del>the site is not required to meet long-term needs for commercial floorspace; and/or</del></li> <li>b. <del>the building containing the residential activity is designed and constructed to facilitate straightforward conversion to commercial floorspace so as to not foreclose future options; and</del></li> </ul>
<b>Part 3: District Wide Matters – Neighbourhood Centre Zone</b>			
<b>Part 3: District Wide Matters – NCZ –Objectives and Policies</b>			
NCZ-O1	Support	Kāinga Ora supports this objective as proposed.	<i>Retain as notified.</i>
NCZ-P1	Support in part	<p>Kāinga Ora generally supports this policy subject to amendments. Kāinga Ora submits that [2] should be deleted as there is misalignment between its content and the preceding text 'Within Neighbourhood Centres:' The anticipated size of local and neighbourhood centres would be better placed in the General Objectives and Policies for all Commercial and Mixed Use Zones'. Activities anticipated within the centre are adequately addressed by [1] and subsequent activity rules and built form standards.</p> <p>An addition is sought to make it clear that residential activity above ground floor is enabled.</p> <p>An addition is sought to make it clear that residential activity above ground floor is enabled.</p>	<p><b><u>Amend</u></b>, as follows:</p> <p><b><i>Design and integration</i></b></p> <p>Within Neighbourhood Centres:</p> <ol style="list-style-type: none"> <li>enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not adversely affect the role and function of Town and Local Centres;</li> <li><del>enable a range of Centre sizes that generally comprise up to 450m<sup>2</sup> total floor space and up to five shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;</del></li> <li>ensure activities are accessible by walking and cycling from the area served; <del>and</del></li> <li>adverse amenity effects are managed within the zone and at the interface with <del>neighbouring</del> more sensitive zones-; <u>and</u></li> <li><u>enable residential activity.</u></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 3: District Wide Matters – NCZ –Activity Rules</b>			
NZC-R1	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
NCZ-R8 Residential unit	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
NCZ-R9 Residential activity	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
<b>Part 3: District Wide Matters – NCZ –Built Form Standards</b>			
NCZ-BFS1	Support in part	Kāinga Ora generally supports the 8m height limit where the NCZ adjoins the GRZ or LLRZ, however where it is located adjacent to the MRZ an increased height limit should be permitted that aligns with the MRZ height limit of 12m.	<p><u>Amend</u> BSF1 so that the maximum height is at least equal to the adjoining residential zone or provided at a maximum height of 12 metres.</p> <p><b>Activity status when compliance not achieved:</b> <del>DIS</del>-RDIS</p> <p><b>Matters of discretion are restricted to:</b> CMUZ-MD4 - Height in relation to boundary</p> <p><u>Notification</u> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
NCZ-BFS2	Support in part	Kāinga Ora generally supports the use of height in relation to boundary controls as proposed, however some clarity is required.	<p><u>Amend</u>, as follows:</p> <ol style="list-style-type: none"> <li>Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zones shall apply, <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in-</del></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<del>accordance with the diagrams in Appendix APP3.</del>
NCZ-BFS3 NCZ-BFS4 NCZ-BFS5 NCZ-BFS6 NCZ-BFS8 NCZ-BFS10	Support	Kāinga Ora supports these standards as proposed.	<i>Retain as notified.</i>
NCZ-BFS7	Support in part	Kāinga Ora supports this standard with amendments.	<u>Amend</u> , as follows:  1. All buildings shall be set back a minimum of <u>2m</u> <del>4m</del> from any site boundary with the rail corridor.
NCZ-BFS9 Residential Units	Support in part	Kāinga Ora generally supports this rule but seeks that minimum net floor area requirements for residential units be amended. Waimakariri is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory constraint.	<u>Amend</u> , as follows:  1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: a. studio 35m <sup>2</sup> ; b. one <u>or more</u> bedroom <u>s</u> 45m <sup>2</sup> ; <del>c. two bedrooms 60m<sup>2</sup>;</del> <del>d. three or more bedrooms 90m<sup>2</sup>;</del> ...
BFS11 Building coverage	Support	Kāinga Ora supports the 55% building coverage standard as proposed.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 3: District Wide Matters – Local Centre Zone</b>			
<b>Part 3: District Wide Matters – LCZ –Objectives and Policies</b>			
LCZ-01	Support	Kāinga Ora supports this objective as proposed.	<i>Retain as notified.</i>
LCZ-P1	Support in part	<p>Kāinga Ora generally supports this policy subject to amendments.</p> <p>Kāinga Ora submits that [2] should be deleted as there is misalignment between its content and the preceding text ‘Within Local Centres:’. The anticipated size of local and neighbourhood centres would be better placed in the General Objectives and Policies for all Commercial and Mixed Use Zones’. Activities anticipated within the centre are adequately addressed by [1] and subsequent activity rules and built form standards.</p> <p>An addition is sought to make it clear that residential activity above ground floor is enabled.</p>	<p><b><u>Amend</u></b>, as follows:</p> <p><b>Design and integration</b></p> <p>Within Local Centres:</p> <ol style="list-style-type: none"> <li>enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not adversely affect the role and function of Town Centres, nor undermine investment in their public amenities and facilities;</li> <li><del>enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m<sup>2</sup> to 4,000m<sup>2</sup> total floor space and up to 15 shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;</del></li> <li>ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system;<del>and</del></li> <li>adverse amenity effects are managed within the zone and at the interface with <del>neighbouring</del> <u>more</u>sensitive zones;<del>;</del></li> <li><u>Enable residential activity.</u></li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 3: District Wide Matters – LCZ –Activity Rules</b>			
LCZ-R1	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
LCZ-R9 Residential unit	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
LCZ-R10 Residential activity	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
<b>Part 3: District Wide Matters – LCZ –Built form standards</b>			
LCZ-BFS1 Height	Oppose	Kāinga Ora supports the 10m height limit as proposed. Kāinga Ora is seeking amendments to increase maximum height in the local centre zone. 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><u>Amend</u>, as follows:</p> <ol style="list-style-type: none"> <li>The maximum height of any building, calculated as per the height calculation, shall be <del>10m</del> <u>12m</u> above ground level.</li> </ol> <p><b>Activity status when compliance not achieved:</b> <del>DIS-RDIS</del></p> <p><b>Matters of discretion are restricted to:</b> <u>CMUZ-MD4 - Height in relation to boundary</u></p> <p><b>Notification</b> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</u></p>
LCZ-BFS2 Height in relation to boundary when adjoining Residential Zones,	Support in part	Kāinga Ora generally supports the use of height in relation to boundary controls as proposed, however some clarity is required.	<p><u>Amend</u>, as follows:</p> <ol style="list-style-type: none"> <li>Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the</li> </ol>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
Rural Zones or Open Space and Recreation Zones			height in relation to boundary for the adjoining zones shall apply, <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</del>
LCZ-BFS7 Rail boundary setback	Support in part	Kāinga Ora supports this standard with amendments.	<u>Amend</u> , as follows:  1. All buildings shall be set back a minimum of <u>2m</u> <del>4m</del> from any site boundary with the rail corridor.
LCZ-BFS9 Residential Units	Support in part	Kāinga Ora generally supports this rule but seeks that minimum net floor area requirements for residential units be amended. Waimakariri is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory constraint.	<u>Amend</u> , as follows:  1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: a. studio 35m <sup>2</sup> ; b. one <u>or more</u> bedrooms 45m <sup>2</sup> ; <del>c. two bedrooms 60m<sup>2</sup>;</del> <del>d. three or more bedrooms 90m<sup>2</sup>;</del> ...  <del>Delete the standard in its entirety along with any references to the standard in any LCZ-rules.</del>
LCZ-BFS11 Building coverage	Opposes	Kāinga Ora seeks the proposed building coverage rule is deleted. Other standards will control the coverage and footprint of buildings.	<del>Delete the standard in its entirety along with any references to the standard in any LCZ-rules.</del>



Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 3: District Wide Matters – Mixed Use Zone</b>			
<b>Part 3: District Wide Matters – MUZ –Objectives and Policies</b>			
MUZ-O1 MUZ-O2	Support	Kāinga Ora supports the objectives as proposed.	<i>Retain as notified.</i>
MUZ-P1	Support in part	Kāinga Ora supports this policy with amendments.	<u>Amend</u> , as follows:  Provide for a mixture of commercial and residential activities in the Mixed Use Zone where these: <ol style="list-style-type: none"> <li>support the Kaiapoi Town Centre’s identified function, role and <del>anticipated built form amenity values</del>;</li> <li>are of a scale, configuration or duration that do not result in strategic or cumulative effects on the efficient use and continued viability of the Kaiapoi Town Centre; and</li> <li>support the ongoing regeneration of the Kaiapoi township.</li> </ol>
MUZ-P2	Opposes	Kāinga Ora seeks the proposed policy is deleted. The requirements for any assessments or development to be in accordance with an appendix should not be in a policy.	<i>Delete the policy in its entirety.</i>
<b>Part 3: District Wide Matters – MUZ –Activity Rules</b>			
MUZ-R1 <i>Construction or alteration of or addition to any building or</i>	Opposes	Kāinga Ora seeks the deletion of the GFA footprint.	<u>Amend</u> , as follows:  Where:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<i>other structure</i>			<p>1. the activity complies with:</p> <p>a. all built form standards (as applicable); <del>and</del>  <del>b. any building or addition is less than 450m<sup>2</sup> GFA.</del></p>
MUZ-R13 (Residential Unit)  MUZ-R14 (Residential Activity)	Opposes	Kāinga Ora seeks the deletion of the maximum GFA footprint rule in both MUZ-R13 and MUZ-R14. Residential unit and activity should be permitted in the Mixed Use Zone.	<p><del>Delete</del> the following in both MUZ-R13 and MUZ-R14:</p> <p><del>Where:</del></p> <p><del>1. the activity shall comprise a maximum of 75% of the GFA of all buildings on the site.</del></p>
MUZ-R15	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MUZ-R16	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MUZ-R23	Oppose	Kāinga Ora seeks the deletion of this activity, as it can be captured under MUZ-R24.	<i>Deletion Sought.</i>
<b>Part 3: District Wide Matters – MUZ –Built Form Standards</b>			
MUZ-BFS1 Height	Oppose	Kāinga Ora opposes the maximum height at 15m and seeks the height is enabled up to 6 storeys (21 metres). This aligns with the direction of the NPSUD. Infringement to the height should be considered as a restricted discretionary activity.	<p><u>Amend</u>, as follows:</p> <p>1. The maximum height of any building, calculated as per the height calculation, shall be <u>21m</u> <del>15m</del> above ground level.</p> <p>Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<u>CMUZ-MD4 - Height in relation to boundary</u>  <u><b>Notification</b></u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</u>
MUZ-BFS2	Support in part	Kāinga Ora generally supports the use of height in relation to boundary controls as proposed, however some clarity is required.	<u>Amend</u> , as follows:  1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</del>
MUZ-BFS1	Support	Kāinga Ora supports the standard as proposed with the deletion of 'internal' in the title. Similar amendments should be made throughout the PDP and zone provisions. The addition of 'internal' creates confusion.	<u>Amend</u> , as follows:  <del>Internal</del> <b>Boundary setback</b>
MUZ-BFS8 Residential units	Support in part	Kāinga Ora generally supports this rule but seeks that minimum net floor area requirements for residential units be amended. Waimakariri is identified as a Tier 1 council in the NPS-UD and accordingly PDP	<u>Amend</u> , as follows:  1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
		provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory constraint.	rooms) per residential unit shall be: a. studio 35m <sup>2</sup> ; b. one <u>or more</u> bedrooms 45m <sup>2</sup> ; <del>c. two bedrooms 60m<sup>2</sup>;</del> <del>d. three or more bedrooms 90m<sup>2</sup>;</del> ...
<b>Part 3: District Wide Matters – Town Centre Zone</b>			
<b>Part 3: District Wide Matters – TCZ –Objectives and Policies</b>			
TCZ-O1	Support	Kāinga Ora supports this objective as proposed.	<i>Retain as notified.</i>
TCZ-P1 TCZ-P2 TCZ-P3	Support	Kāinga Ora supports these policies as proposed.	<i>Retain as notified.</i>
<b>Part 3: District Wide Matters – TCZ –Activity Rules</b>			
TCZ-R1	Opposes	Kāinga Ora seeks the deletion of the GFA footprint.	<u>Amend</u> , as follows:  Where:  1. the activity complies with:  a. all built form standards (as applicable); <u>and</u> b. <del>any building or addition is less than 450m<sup>2</sup> GFA.</del> any new building or addition does not have frontage to a Principal Shopping Street.
TCZ-R16 Residential unit	Support in part	Kāinga Ora supports this rule with amendments.	<u>Amend</u> , as follows:

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			Where:  1. any residential activity shall be above ground floor or located to the rear of commercial activities fronting <del>the street</del> <u>a Principal Shopping Street</u> .
TCZ-R17 Residential activity	Support in part	Kāinga Ora supports this rule with amendments.	<u>Amend</u> , as follows:  Where:  1. any residential activity shall be above ground floor or located to the rear of commercial activities fronting <del>the street</del> <u>a Principal Shopping Street</u> .
TCZ-R20 Public transport facility	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
<b>Part 3: District Wide Matters – TCZ –Built form standards</b>			
TCZ-BFS1 Height	Oppose	Kāinga Ora opposes the maximum height at 12 and 18m. Kāinga Ora seeks the height is enabled up to 6 storeys (21 metres). This aligns with the direction of the NPSUD. Infringement to the height should be considered as a restricted discretionary activity. This is a Town Centre Zone and town centres should enable the greatest degree of intensification and built form in Waimakariri.	<u>Amend</u> , as follows:  1. The minimum height of any building fronting a Principal Shopping Street shall be 5m above ground level. 2. The maximum height of any building, shall be: <del>a. for Rangiora and Kaiapoi:</del> <del>i. 12m above ground level, except as specified under (ii) below;</del>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
		Any mapping should identify areas that may be subject to variation to the maximum height rule and this can be a control in the PDP.	<p>ii. <del>18m</del> <u>21m</u> above ground level, <u>unless in</u> identified areas shown on the planning map <del>where:</del></p> <p style="padding-left: 40px;"><del>a. at least one floor is designed and used for residential activity as part of a mixed-use commercial and residential development; and</del></p> <p style="padding-left: 40px;"><del>b. the maximum road wall height of any building shall be 12m;</del></p> <p style="padding-left: 40px;"><del>b. for all other areas, 12m above ground level.</del></p> <p>3. <del>All heights shall be calculated as per the height calculation.</del></p> <p>Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>CMUZ-MD4 - Height in relation to boundary</u></p> <p><u>Notification</u> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
TCZ-BFS2 Height in relation to boundary when adjoining a street	Oppose	Kāinga Ora opposes the standard. There should be no height in relation to boundary control when a lot adjoins a street. If there are concerns on the effects of a building height and form to accessways or service lanes, then the Council should introduce a	<u>Delete the standard.</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
		specific standard to accessways or service lanes only.	
<i>TCZ-BFS3 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones</i>	Support in part	Kāinga Ora generally supports the use of height in relation to boundary controls as proposed, however some clarity is required.	<b>Amend</b> , as follows:  1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zones shall apply, <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</del>
<i>TCZ-BFS8 Rail boundary setback</i>	Support in part	Kāinga Ora supports this standard with amendments.	<b>Amend</b> , as follows:  2. All buildings shall be set back a minimum of <u>2.5m</u> <del>4m</del> from any site boundary with the rail corridor.
<i>TCZ-BFS10 Residential Units</i>	Support in part	Kāinga Ora generally supports this rule but seeks that minimum net floor area requirements for residential units be amended. Waimakariri is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory constraint.	<b>Amend</b> , as follows:  1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: a. studio 35m <sup>2</sup> ; b. one <u>or more</u> bedroom <u>45m<sup>2</sup></u> ; <del>c. two bedrooms 60m<sup>2</sup>;</del> <del>d. three or more bedrooms 90m<sup>2</sup>;</del> ... ...

Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
<b>Part 3: District Wide Matters: CMUZ: Matters of Discretion for all Commercial and Mixed Use Zones</b>			
CMUZ-MD3 CMUZ-MD4 CMUZ-MD5 CMUZ-MD6 CMUZ-MD7 CMUZ-MD8 CMUZ-MD9	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
CMUZ-MD10 <i>Acoustic insulation</i>	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
CMUZ-MD11 <i>Residential development</i>	Support in part	Kāinga Ora generally supports this matter of discretion however seeks the deletion of any reference to social housing.	<p><b><u>Amend</u></b>, as follows:</p> <p><b>Residential development</b></p> <ol style="list-style-type: none"> <li>1. In relation any to ground floor habitable room in the Town, Local and Neighbourhood Centre zone...</li> <li>2. In relation to minimum unit size, the extent to which: <ol style="list-style-type: none"> <li>a. the floor space available and the internal layout represents a viable residential unit that would support appropriate amenity values of current and future occupants and the surrounding neighbourhood;</li> <li>b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities;</li> <li>c. the balance of unit mix and unit sizes within the overall development is such that a minor</li> </ol> </li> </ol>



Section/Sub-section/Provision	Support/Support in Part/Oppose	Reason(s) for submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as <del>strikethrough</del> for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought.
			<p>reduction in the area of a small percentage of the overall units may be warranted;</p> <p>d. <del>the units are to be a part of a development delivered by the Crown of the Council as a social housing provider and have been specifically designed to meet atypical housing needs;</del> and</p> <p>e. nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration.</p> <p>...</p>
CMUZ-MD13 Rail boundary setback	Support in part	Kāinga Ora supports this matter of control and discretion with amendments.	<p><b>Amend</b>, as follows:</p> <p><b>Rail boundary setback</b></p> <p>1. <del>The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance. The location, size and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, or over the rail corridor.</del></p>
CMUZ-MD16 CMUZ-MD18	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>