

Further Submission on the Waimakariri Proposed District Plan on by Kāinga Ora – Homes and Communities

Clause 8 of Schedule 1 to the Resource Management Act 1991

To: Development Planning Unit
Waimakariri District Council
Private Bag 1055
Rangiora 7440
Submission lodged via email: developmentplanning@wmk.govt.nz

Name of Further Submitter: Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities (“Kāinga Ora”)** makes this further submission on the **Waimakariri Proposed District Plan (“PDP”)** in support of/in opposition to original submissions to the **PDP**.
2. Kāinga Ora has an interest in Waimakariri Proposed District Plan that is greater than the interest the general public has, being an original submitter on the PDP with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in Waimakariri District.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to the PDP.

Reasons for further submission

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
5. The reasons for this further submission are:
 - (a) The reasons set out in the Kāinga Ora primary submission on the PDP.

- (b) In the case of the Primary Submissions that are opposed:
- (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 ("**RMA**");
 - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
 - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
 - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
- (c) In the case of Primary Submissions that are supported:
- (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
 - (ii) The reasons set out in the Primary Submissions; and
 - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. Kāinga Ora wishes to be heard in support of its further submission.
8. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

DATED 21 November 2022

Kāinga Ora – Homes and Communities



Brendon Liggett

Manager – Development Planning

ADDRESS FOR SERVICE:

Kāinga Ora – Homes and Communities

PO Box 74598

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Attention: Development Planning Team

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Appendix A – Further Submission Table

Submitter Number and Name	Submission Point Number	Chapter Topic/ Provision	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
# 149 The Board of Trustees of Rangiora High School	149.1	NER - North East Rangiora – General	Not stated	Generally supportive of proposed change of land use in the North East Rangiora (NER) Development Area as they are positive for the wider community that the school serves, and the Board owns land in the NER that is used for equine, agriculture, and horticulture education purposes. Concerned about increasing reverse sensitivity from surrounding landowners towards the agricultural activities. These risks can be managed through carefully planned development activities and by ensuring that the land able to be used for educational purposes is not reduced. <i>Relief sought to being involved in continued dialogue regarding proposed plan provisions.</i>	Oppose	Kāinga Ora notes that Rangiora High School is not seeking specific provisions, but if new rules are developed to address the reverse sensitivity issues raised would like to be engaged in the process.	Disallow
#207 Summerset Retirement Villages (Rangiora) Ltd	207.1 – 207.49 (whole submission)	General GRZ – General Residential Zone MRZ – Medium Density Residential Zone SETZ – Settlement Zone LLRZ - Large Lot Residential Zone LLRZ - Large Lot Residential Zone- LLRZ-	Support Amend Oppose	Seek recognition of retirement villages in objectives and policies for specific residential zones, to ensure that retirement villages can play a part in providing diversity and opportunities consistent with national direction for increased density. Clarity of intent is also important to ensure provision for retirement villages is not undermined by specific zone-based policies. For example, MRZ-P1 seeks higher density living with walking access to amenities, which doesn't recognise that retirement villages provide all essential facilities for their residents. Amendments to rules to provide for retirement villages as permitted or controlled activities in the GRZ and MRZ.	Oppose	Kāinga Ora considers some of the provisions proposed specifically in relation to retirement villages would also benefit other providers of larger scale comprehensive residential developments. Further Kāinga Ora note that retirement villages are not the only providers of accommodation for our aging population or other groups with specific needs in the community. The relief sought could be amended to be more inclusive. Oppose as currently worded where specific to retirement villages but would consider alternative wording that could be more inclusive of other comprehensive residential developments. Kāinga Ora considers that retirement villages are just one housing option and that the objective and policy framework should be encompassing, enabling housing choice and type, rather than being specific to 'retirement villages'.	Disallow
# 249 MainPower NZ	249.26	EW - Ketuketu Activity Rules Amend whenua - Earthworks – Activity Rules – General	Amend	<i>Amend General Residential Zone to insert corridor protection rules for Electricity Distribution Lines as lines are located within or immediately adjacent to that zone.</i> <i>Relief sought:</i> <i>"Earthworks adjacent to a major electricity</i>	Oppose	Kāinga Ora oppose the inclusion of corridor protection rules.	Disallow

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				<p><i>distribution line</i></p> <p><i>Activity Status: PER</i></p> <p><i>Where:</i></p> <p><i>1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;</i></p> <p><i>2. Meet the following requirements:</i></p> <ul style="list-style-type: none"> <i>a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and</i> <i>b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and</i> <i>c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and</i> <i>d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met. Activity status when compliance not achieved: NC</i> <p>Notification</p> <p><i>An application for a non complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</i></p> <p>Exemptions</p> <ul style="list-style-type: none"> <i>- earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;</i> <i>- earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</i> <i>- earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP</i> 			

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				<p><i>34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</i></p> <p>Advisory Notes</p> <p>- Major electricity distribution lines are shown on the planning maps. Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</p> <p>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances."</p>			
# 249 MainPower NZ	249.115	GRZ – General Residential Zone – Policy	Amend	<p>Seek new policy to support the introduction of new corridor protection rules for electricity distribution lines within the General Residential Zone.</p> <p>Relief sought by inserting new policy:</p> <p><i>"Policy - Separation of incompatible activities</i> <i>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor.</i></p>	Oppose	Kāinga Ora oppose the inclusion of corridor protection rules.	Disallow
# 249 MainPower NZ	249.116	GRZ – Activity Rules Amend General Residential Zone – Activity Rule	Amend	<p>Insert corridor protection rules relating to Electricity Distribution Lines into the General Residential Zone chapter rules to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to landowners. Seeks to reduce the width of the corridor protection to 6m.</p>	Oppose	Kāinga Ora oppose the inclusion of corridor protection rules.	Disallow
# 249 MainPower NZ	249.210	SUB - Wawahia whenua - Subdivision – Activity Rules	Amend	<p>Amend to add new corridor protection rule for subdivision near major electricity distribution lines;</p> <p>Insert a new rule:</p>	Oppose	Kāinga Ora oppose the inclusion of corridor protection rules.	Disallow

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				<p>"SUB-RX Subdivision and Major Electricity Distribution Lines All zones Activity status: RDIS <i>Where:</i> 1. <i>the subdivision is within 24m of the centreline of the major electricity distribution lines as shown on the planning maps and:</i> a. <i>A building square for the principal building(s) and any building(s) for sensitive activities, is positioned at least 6m from the:</i> i. <i>Centreline of the major electricity distribution lines as shown on the planning maps;</i> and ii. <i>Foundation of any support structure of any major electricity distribution line as shown on the planning maps.</i> Matters of discretion are restricted to: <i>Matters of control listed in SUB-MCDX – Effects on Major Electricity Distribution Lines</i> Notification <i>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to MainPower New Zealand Limited, where the consent authority considers this is required, absent its written approval.</i> Activity status when compliance with SUB-RX not achieved: NC"</p>			
# 249 MainPower NZ	249.245	UFD - Ahuatanga auaha a taone - Urban form and development - UFD-P10	Amend	<p>Support UFD-P10 but seek amendments to provide further clarity.</p> <p>Amend UFD-P10(1): (shown in bold) "... 1. avoid residential activity and development that has the potential to limit the efficient and effective operation, maintenance, repair, development and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, important infrastructure including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone;</p>	Oppose	Kāinga Ora oppose the proposed amendments.	Disallow

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# 254 Christchurch International Airport Limited	254.01 – 254.155 (whole submission)	General Planning Maps Definitions Objectives and Policies Noise Subdivision Residential	Amend or Support	<p>To better recognise and enable important infrastructure and to explicitly require avoidance of adverse effects on important infrastructure, particularly Christchurch International Airport.</p> <p>Residential growth must avoid reverse sensitivity effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure.</p> <p>Safe and efficient operations should be recognised and provided for, and not constrained by urban growth and intensification. Activities can affect airport operations such as location of noise sensitive activities in noise contours and risk from bird strike, and should be addressed appropriately.</p> <p>CIAL considers that the District Plan should direct urban growth and intensification away from the 50 dBA Ldn Air Noise Contour to avoid reverse sensitivity effects on Airport operations, as provided for in the CRPS.</p> <p>Place objectives and policies providing for Airport operations and protecting from reverse sensitivity in appropriate plan sections to guide rules. Locate rules restricting land use and addressing reverse sensitivity issues for noise sensitive activities in the 50 dBA Ldn Air Noise Contour, and rules for bird strike risk, in appropriate plan chapters for easy identification.</p>	Oppose	Consistent with its submission on the PDP Kāinga Ora opposes the airport noise contour. Kāinga Ora seeks the deletion of the Aircraft/ Airport noise provisions in full including any mapped noise overlays, contour maps.	Disallow
# 275 Waka Kotahi NZ Transport Agency	275.38	SUB -Wawahia whenua- Subdivision - SUB-MD10	Amend	<p>Amend SUB-MCD10 to recognise noise and/or vibration effects from existing infrastructure, such as transport infrastructure.</p> <p>Amend SUB-MCD10 to add a new clause: (shown in <i>italics</i>) "..."</p> <p>2. <i>Any measures required to minimise potential reverse sensitivity effects, such as noise, through subdivision design, provision of screening, structures or other mitigation methods."</i></p>	Oppose	Kāinga Ora opposes the noise / vibration corridor overlay and related provisions within the subdivision chapter and considers that additional requirements in relation to 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.	Disallow
# 275 Waka Kotahi NZ Transport Agency	275.55	NOISE – Te orooro – Noise - NOISE-R16	Amend	Currently proposed that NOISE-R16 only apply to residential units within 80m of the state highway. There are many areas of the State Highway network where noise sensitive activities within 100m of the edge of the sealed road should mitigate noise effects generated from the state highway. The current rule would result in a	Oppose	<p>Kāinga Ora opposes the noise / vibration corridor overlay and related provisions within the Noise Chapter, including the proposed amendment for a 100m setback.</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</p>	Disallow

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				shortfall of 20m where noise mitigation may be necessary. Amend NOISE-R16: (shown in <i>italics</i>) "NOISE-R16: Residential units and minor residential units within 80m 100m of an arterial road, strategic road or rail designation.		burden on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure.	
#303 Fire and Emergency New Zealand	303.24	TRAN - Ranga waka - Transport TRAN-R6	Support	Support TRAN-R6 and new accessways to be designed to the standard of a road where new vehicle accessways in Residential Zones or Rural Zones serve six or more sites; or where vehicle movements on any new accessway will exceed 100 per day.	Oppose	Designing vehicle accessways for 6 or more residential to the standard of a road is excessive.	Disallow
#303 Fire and Emergency New Zealand	303.27	TRAN - Ranga waka - Transport TRAN-S4	Amend	Amend TRAN-S4 by increasing the minimum formed width for new vehicle accessways for 1-3 new residential units in Residential Zones, Special Purpose Zones (Kāinga Nohoanga, Pines Beach and Kairaki Regeneration) from 3m to 4m.	Oppose	3m access width is sufficient for 1 – 3 units.	Disallow
# 316 Canterbury Regional Council/ Environment Canterbury	316.8	UFD - Ahuatanga auaha a taone - Urban form and development	Amend	UFD-P2 is not consistent with Chapter 6 of the Canterbury Regional Policy Statement (CRPS). Clause 1 should refer to Map A in the CRPS rather than the Future Development Strategy (FDS) to give effect to the CRPS and have regard to the FDS. Concerned that clause 2 appears to provide for new Residential Development Areas within Greater Christchurch that are outside of the future development areas identified in Map A of the CRPS. This would not give effect to the objective and policy framework in Chapter 6 of the CRPS, which provides clear and strong direction as to where new urban activities should be located, based on strategic growth planning undertaken by the Greater Christchurch Partnership. To give effect to Policy 5.3.12 of the CRPS, the need to protect highly productive soils should also be considered when assessing any new development areas.	Oppose	CRPS needs to respond to NPS-UD. NPSUD provision of out a sequence development.	Disallow
# 316 Canterbury Regional Council/ Environment Canterbury	316.51	NH – Matepa mahorahora - Natural Hazards General	Amend	The Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlays do not capture all of the areas that have been identified as susceptible to flooding in the most recent flood modelling. If the flood assessment overlays covered the entire plains areas or the entire district this would resolve the current limitations of the proposed overlays. This approach would also create opportunities for a simplified and more robust rule framework.	Oppose	As per its original submission on the PDP Kāinga Ora generally supports the risk-based approach to the management of natural hazards. However, Kāinga Ora opposes flooding hazard information being incorporated as overlays within the PDP and now as a qualifying matter. These hazards are dynamic and are subject to constant change through hazard mitigation works and reshaping of ground contours (for individual sites or developments, or for wider areas). 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	Disallow

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				Amend the Urban and Non-Urban Flood Assessment Overlays to address any gaps or limitations.		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.	
# 360 Christchurch City Council	360.3	SD - Rautaki ahunga - Strategic Directions SD-O2	Support	Supports wording of SD-O2(2) as it recognises changes likely to occur to existing character with intensification, and reflects direction provided by Policy 6 of National Policy Statement on Urban Development (NPS-UD). Notes development covenants can limit intensification in some areas, and are contrary to wider intensification outcomes sought by NPS-UD. Covenants also limit the development of community (social) housing and affordable housing types. The Greater Christchurch Partnership's Social and Affordable Housing Action Plan (which implements 'Our Space 2018-2048' actions) will address deficits in social housing and Council should consider this.	Oppose	Kāinga Ora generally supports this objective but considers that changes are required to better reflect the requirements of the NPS-UD. In particular, Kāinga Ora consider that amendments are required to: 1. clause 1 to reflect the outcomes sought for well-functioning urban environments; 2. clause 2 to recognise that urban environments (including amenity values) change over time through planned urban growth and intensification; 3. clause 3 to enable a range and mix of housing typologies; and 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.	Disallow
# 367 Waimakariri District Council	367.10	GRZ – General Residential Zone GRZ-BFS5	Oppose	Amend GRZ-BFS5 (1): "Any building or structure other than a garage shall be set back a minimum of 2m from any road or <u>accessway</u> boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: ..."	Oppose	Kāinga Ora considers that garages only need to be setback from the road or accessways if a vehicle door faces the road or access, further it is not clear why a 2m setback is necessary from an accessway.	Disallow
# 373 KiwiRail Holdings Limited	373.14	UFD - Ahuatanga auaha a taone - Urban form and development UFD-P10	Support	Support strategic direction to protect the function and operation of regionally strategic infrastructure from incompatible activities, including residential and noise sensitive activities.	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.	Disallow
# 373 KiwiRail Holdings Limited	373.70 – 373.77 and 373.101	NOISE - Te orooro – Noise -Introduction -Objectives and policies -Rules -Matters of Discretion	Support or Amend	Acknowledge that noise and vibration effects can be felt within 100m of the rail corridor and seek appropriate reverse sensitivity provisions which protect rail operations from new development. Supports the objective and policy framework which seeks to minimise adverse noise effects, in particular NOISE-P1 (3) which requires sound insulation or limiting the location of noise	Oppose	Kāinga Ora opposes the amendments/ additions to NOISE R16 and matters of discretion, and 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.	Disallow

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				<p>sensitive activities where they may be exposed to noise from existing activities. Supports permitted activity status of activities if appropriate mitigation measures are in place to ensure appropriate level of internal amenity is achieved in buildings adjacent to rail corridor. Recommends provisions to mitigate noise and vibration effects on all noise sensitive activities, as effects are not exclusive to residential activities, and to provide greater clarity around noise, ventilation and vibration. Noise and vibration effects can be felt 100m from rail corridor and, to effectively manage reverse sensitivity and support NOISE-O2 and NOISE-P3, the distance should be noise sensitive activities within 100m of a rail designation.</p> <p><i>Amend NOISE-R16:</i> <i>"Noise sensitive activities Residential units and minor residential units within 8100m of an arterial road, strategic road or rail designation</i> <i>Indoor railway noise</i> <i>1. Any new building or alteration to an existing building shall be designed, constructed and maintained to achieve indoor design noise levels resulting from the railway not exceeding the maximum values in the following table:</i> <i>Building type: Residential</i> <i>Occupancy/activity: Sleeping spaces</i> <i>Maximum railway noise level LAeq(1h): 35 dB</i> <i>Occupancy/activity: All other habitable rooms</i> <i>Maximum railway noise level LAeq(1h): 40 dB</i> <i>Building type: Education</i> <i>Occupancy/activity: Lecture rooms/theatres, music studios, assembly halls</i> <i>Maximum railway noise level LAeq(1h): 35 dB</i> <i>Occupancy/activity: Teaching areas, conference rooms, drama studios, sleeping areas</i> <i>Maximum railway noise level LAeq(1h): 40 dB</i> <i>Occupancy/activity: Libraries</i> <i>Maximum railway noise level LAeq(1h): 45 dB</i> <i>Building type: Health</i> <i>Occupancy/activity: Overnight medical care, wards</i> <i>Maximum railway noise level LAeq(1h): 40 dB</i> <i>Occupancy/activity: Clinics, consulting rooms, theatres, nurses' stations</i></p>			

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				<p>Maximum railway noise level LAeq(1h): 45 dB</p> <p>Building type: Cultural</p> <p>Occupancy/activity: Places of worship, marae</p> <p>Maximum railway noise level LAeq(1h): 35 dB</p> <p>Mechanical ventilation</p> <p>2. If windows must be closed to achieve the design noise levels in clause, the building is designed, constructed and maintained with a mechanical ventilation system that</p> <p>(a) For habitable rooms for a residential activity, achieves the following requirements:</p> <p>i. provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and</p> <p>ii. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</p> <p>iii. provides relief for equivalent volumes of spill air;</p> <p>iv. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and</p> <p>v. does not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.</p> <p>(b) For other spaces, is as determined by a suitably qualified and experienced person.</p> <p>Indoor railway vibration</p> <p>3. Any new buildings or alterations to existing buildings containing an activity sensitive to noise, closer than 60 metres from the boundary of a railway network:</p> <p>(a) is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or</p> <p>(b) is a single-storey framed residential building with:</p> <p>i. a constant level floor slab on a full-surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and</p> <p>ii. vibration isolation separating the sides of the floor slab from the ground; and</p> <p>iii. no rigid connections between the building and the ground.</p>			

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				<p>4.A report is submitted to the council demonstrating compliance with clauses (1) to (3) above (as relevant) prior to the construction or alteration of any building containing an activity sensitive to noise. In the design:</p> <p>(a) railway noise is assumed to be 70 LAeq(1h) at a distance of 12 metres from the track, and must be deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres.</p> <p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NOISE-MD1 - Noise</p> <p>NOISE-MD2 - Management of noise effects</p> <p>NOISE-MD3 - Acoustic insulation</p> <p>New NOISE-MDX</p> <p>1. Whether the activity sensitive to noise could be located further from the railway network.</p> <p>2. The extent to which the noise and vibration criteria are achieved and the effects of any non-compliance.</p> <p>3. The character of, and degree of, amenity provided by the existing environment and proposed activity.</p> <p>4. The reverse sensitivity effects on the rail network, and the extent to which mitigation measures can enable their ongoing operation, maintenance and upgrade.</p> <p>5.Special topographical, building features or ground conditions which will mitigate vibration impacts;</p> <p>6. The outcome of any consultation with KiwiRail.</p> <p>Notification:</p> <p>Application for resource consent under this rule will be decided without public notification. KiwiRail are likely to be the only affected person determined in accordance with section 95B of the Resource Management Act 1991."</p> <p>Supports the matters of discretion.</p>			

Emily Cameron

From: Mel Rountree <Mel.Rountree@kaingaora.govt.nz>
Sent: Monday, 21 November 2022 4:27 pm
To: Development Planning Mailbox
Cc: Brendon Liggett; developmentplanning
Subject: Waimakariri PDP, V1 and V2 - Further Submissions
Attachments: 20221121 Kainga Ora Waimakariri - Variation 1 Further Submission vSIGNED.pdf; 20221121 Kainga Ora Waimakariri - Variation 2 Further Submission vSIGNED.pdf; 20221121 Kainga Ora Waimakariri - PDP Further Submission vSIGNED.pdf

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Kia ora

Please find attached, further submissions on the PDP and Variations 1 and 2 from Kāinga Ora Homes and Communities.

We would appreciate if you could please acknowledge receipt of this submission. Thank you.

Ngā mihi | Kind regards

Mel



Mel Rountree

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