

12 September 2022

Attn: Porirua City Council
PO Box 50-218
PORIRUA CITY 5240

Submission by email via: dpreview@porirucity.govt.nz

**KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON VARIATION 1
TO THE PORIRUA CITY COUNCIL PROPOSED DISTRICT PLAN AND PLAN
CHANGE 19 TO THE OPERATIVE DISTRICT PLAN UNDER CLAUSE 6 OF
SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991**

This is a submission by Kāinga Ora - Homes and Communities on Variation 1 to the Porirua Proposed District Plan (“PDP” or “the Plan”) from Porirua City Council (“the Council” or “PCC”) and Proposed Plan Change 19 Plimmerton Farms Zone to the Operative District 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.

The specific provisions of the proposal that this submission relates to:

The proposed Variation 1 to the Proposed District Plan in its entirety. Proposed Plan Change 19 Plimmerton Farms Zone as it relates to Precincts A and B within the Plimmerton Farms Zone.

This document and the Appendices attached is Kainga Ora submission on Variation 1 and Proposed Plan Change 19.

The Kāinga Ora submission is:

1. Kāinga Ora Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
 - a) Provide people with good quality, affordable housing choices that meet diverse needs; and
 - 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.
2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across Porirua and the broader Wellington region.
3. Kāinga Ora therefore has an interest in Variation 1 to the PDP and Plan Change 19 to the Operative District Plan and how they:
 - i. Give effect to the National Policy Statement on Urban Development (“**NPS-UD**”) and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (“**the Housing Supply Act**”);
 - ii. Minimise barriers that constrain the ability to deliver housing development across the public housing, affordable housing, affordable rental, and market housing; and
 - iii. Provide for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.
4. For the most part, the submission by Kāinga Ora on the proposed Variation and Plan Change is one of general support. Amendments are sought on specific matters, which are summarised further below and in **Appendix 1**.
5. The Kāinga Ora submission supports in part or opposes and seeks amendments to Variation 1 in the following topic areas:

- i. **Across the Variation 1** – References to Design Guides are deleted across the plan and provisions are updated to reflect design outcomes sought, external design guides are referenced as a guidance note, or guidance is streamlined and simplified. Kāinga Ora seeks the design guides are guidance that is provided outside of the Plan and can be updated on best practice without the need to undertake a Schedule 1 of the RMA process every time it needs to be updated.
- ii. **Part 1 – Definitions** – Small changes are sought, including a new definition for Rapid Transit Stop.
- iii. **Part 2 – Strategic Direction** – Amend reference to the tool used to manage effects upon the identified values of scheduled heritage site and settings and sites of significance to Māori. Include reference to a new Town Centre Zone (“**TCZ**”) with provisions and spatial application in the Plan (as shown in attached appendices).
- iv. **Part 2 – Subdivision** – Amendments to provide more design and density flexibility along with the addition of notification preclusion statements.
- v. **Part 3 – Residential Zones:**
 - a. **Residential Zones** – generally better reflect design flexibility, planned urban built form, development density and height/daylight expectations, including as follows:
 - i. **Medium Density Residential Zone (“MRZ”)** – Remove restrictive controls limiting development on steep, south facing slopes. Alter the control used to manage effects on scheduled heritage sites and settings and sites of significance to Māori. Remove reference to design guide(s) and introduce alternative guidance directly into provisions. Seek rezoning of land at 8-10 Champion Street to MRZ. Revisions to notification preclusion statements.
 - ii. **High Density Residential Zone (“HRZ”)** – Expand design flexibility and threshold for permitted residential development. Increase height limits from 22m to 36m when proximate to the Metropolitan Centre Zone (within 400m) as an additional Height Variation Control. Remove restrictive controls limiting development on steep, south facing slopes. Alter the control used to manage effects on scheduled heritage sites and settings and sites of significance to Māori. Remove reference to statutory design guide(s) and

introduce alternative guidance directly into provisions. Introduce flexibility to enable commercial activities at ground floor of apartment buildings through a defined consent pathway. Revisions to notification preclusion statements. Introduce zone in walkable catchment around the train stations of Pukerua Bay and Paremata, which service commuter travel on the Kāpiti Line. Increase spatial extent of HRZ around an expanded Metropolitan Centre Zone (“**MCZ**”). Rezone land to the east of the Mungavin Interchange from Mixed Use Zone (“**MUZ**”) to HRZ.

vi. **Part 3 – Commercial and Mixed Use Zones:**

a. **Centres** – generally better reflect design flexibility, planned urban built form, development density and height/daylight expectations, including as follows:

- i. **Metropolitan Centre Zone (“MCZ”)** – increase to 53m height limit. Expand spatial extent of MCZ by rezoning Large Format Retail Zone (“**LFRZ**”) to the north of the city MCZ. Alter activity status of some activities to reflect change in zoning. Revisions to notification preclusion statements. Revised provisions to clarify intended design outcomes.
- ii. **Town Centre Zone (“TCZ”)** – Introduce a new Commercial – Town Centre Zone in the Plan for Mana with a 40m height limit to recognise the broader catchment this centre serves, both currently and to account for future growth of the residential catchment.
- iii. **Local Centre Zone (“LCZ”)** – Increase height across the zone to 22m (6 storeys). Extend spatial extent of LCZ in Paremata. Revisions to notification preclusion statements. Revised provisions to clarify intended design outcomes. Changes to further enable residential development.
- iv. **Neighbourhood Centre Zone (“NCZ”)** – Revisions to notification preclusion statements. Revised provisions to clarify intended design outcomes. Changes to further enable residential development. Extend spatial extent of the NCZ in Pukerua Bay.

b. **Mixed Use Zone** – Revised provisions to clarify intended design outcomes.

vii. **Part 4 – Appendices and Schedules** – all Design Guides are deleted.

- viii. Kāinga Ora sought changes to the PDP maps are outlined in **Appendix 3**. Mapping changes are required to reflect amendments to the wider geographical spread of the HRZ to better achieve well-functioning urban environments and national and regional consistency as follows:
- a. Expand the HRZ to apply to areas that are generally:
 - i. 10min/800m from the edge of MCZ; and
 - ii. Up to 10min/800m from rapid transit stops (including train stations at Pukerua Bay and Paremata).
 - b. Rezone Mana commercial area as TCZ rather than LCZ and allow for commercial height of up to 10 Storeys (40m).
 - c. Rezone northern extent of the city centre from LFRZ to MCZ, with commensurate increase in spatial extent of surrounding High Density Residential Zone.
 - d. Rezone area of Mixed Use Zone to the east of the Mungavin Interchange (western extent of Rānui) to High Density Residential Zone.
 - e. Rezone land at 8-10 Champion Street (and adjoining legal road) from Open Space to Medium Density Residential Zone.
 - f. Expand the spatial extent of NCZ at Pukerua Bay.
 - g. Expand the spatial extent of LCZ at Paremata.
 - h. Remove identification of sites subject to the proposed qualifying matter relating to development of steep south facing slopes.
 - i. Remove increased spatial extent of flood hazard overlays.
- ix. Any consequential changes necessary to give effect to the changes highlighted above or in Appendix 1, 2, and 3 attached.
6. The Kāinga Ora submission supports in part Plan Change 19 and seeks consequential changes be made to Precincts A and B of the Plimmerton Farms Zone to give effect to the changes sought on the submissions Kāinga Ora has made on the equivalent provisions and rules in the HRZ and MRZ chapters.


7. Kāinga Ora has an interest to ensure national and regional consistency in resource management documents across the Wellington Region. From reviewing the Wellington regional plan changes/reviews and associated s32 documentation, it has become apparent that there has been little time for Council's in the region to align their thinking. Accordingly, Kāinga Ora submits that Council should align the Variation 1 with other regional planning documents ahead of the hearings for those documents. Kāinga Ora seeks that the hearing process for the Variation 1 follows that of Plan Change 1 (PC1) to the Wellington Regional Policy Statement so that consistency can be provided across the Wellington region and RMA s73 can be met which requires district plans to "give effect" to the Regional Policy Statement. Similarly, s74(2) also anticipates regional consistency including with matters such as the Regional Land Transport Plan. It is unclear how this has been achieved as PC1 was notified after the Variation and there appears to be misalignment between other plans of the region.
8. The changes sought are made to:
 - i. Ensure that Kāinga Ora can carry out its statutory obligations;
 - ii. Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991, relevant national direction, and regional alignment;
 - iii. Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
 - iv. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - v. Provide clarity for all plan users; and
 - vi. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
9. The Kāinga Ora submission points and changes sought can be found within Table 1 of **Appendix 1** which forms the bulk of the submission.
10. A proposed Town Centre Zone chapter is sought and included in **Appendix 2**.
11. Mapping changes sought are included in **Appendix 3**.

Kāinga Ora seeks the following decision from PCC:

That the specific amendments, additions, or retentions which are sought as specifically outlined in **Appendix 1-3**, shown in red and are struck through or underlined, are accepted, and adopted, including such further, alternative, or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Kāinga Ora wishes to be heard in support of their submission.

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on the Porirua City Variation to the Proposed District Plan to address the matters raised in its submission.



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Kāinga Ora – Homes and Communities

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Appendix 1: Decisions sought Porirua City – Variation 1 to the Proposed District Plan and Plan Change 19 to the Operative District Plan

The following table sets out the amendments sought to Porirua City Variation 1 to the Proposed District Plan and also identifies those provisions that Kāinga Ora supports. A broad submission is also made on the Proposed Plan Change 19, which is found at the bottom of the table.

Proposed changes are shown as ~~strikethrough~~ for deletion and underlined for proposed additional text.

Table 1

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
GENERAL SUBMISSION POINTS					
1.	Plan wide, including but not limited to Residential Zones, Commercial and Mixed Use Zones	Design Guide(s)	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule that requires development proposals to be consistent with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports the design guidelines for residential subdivision, multi-unit development and residential development in commercial centres (city, metro, etc) sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guideline that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p>	<p>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:</p> <p><u>Note:</u> <u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p> <p>2. Delete all references to the Design Guidelines and in any requirement to meet or follow the Design Guidelines in the provisions and PDP.</p> <p>3. Where particular design outcomes are to be achieved, these should be specifically stated in policies, matters of discretion or assessment, such as and not limited to:</p> <ul style="list-style-type: none"> i. <u>Optimise the quality of the built form outcome with an integrated, comprehensive design approach to the site.</u> ii. <u>Achieve visual interest while also achieving aesthetic coherence and integration.</u> iii. <u>Achieve driveways, manoeuvring and parking areas that are safe, convenient, and attractive.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.</p>	<ul style="list-style-type: none"> iv. <u>Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.</u> v. <u>Achieve reasonable sunlight, daylight, and outlook.</u> vi. <u>Provide reasonable internal visual privacy for all units within a development.</u> vii. <u>Ensure outdoor living areas are well-located, functional for the intended use, and high quality.</u> viii. <u>Achieve visual amenity, safety, and functionality with planting.</u> ix. <u>Achieve high quality, legible and efficient circulation.</u> x. <u>Provide for servicing that is suitably generous, convenient, and visually discreet.</u> <p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified, and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document</p> <p>6. Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.</p>
PART 1 – INTRODUCTION AND GENERAL PROVISIONS - INTERPRETATION - DEFINITIONS					
2.	Definitions	Apartments	Support in part	Kāinga Ora seeks amendments to remove reference to “multi-unit housing”. Kāinga Ora notes this term is proposed for deletion through Variation 1.	<p><i>Amendments sought</i></p> <p>means any multi-unit housing development that includes upper level residential units, each of which is typically but not necessarily one storey high, and which includes shared vertical access to groups of units.</p>
3.	Definitions	Juliet Balcony	Support	Kāinga Ora supports the definition of “Juliet Balcony”, noting that this new term provides for greater flexibility in regard to provision of onsite open space.	<i>Retain as notified.</i>
4.	Definitions	Multi unit housing	Support	Kāinga Ora supports the deletion of the multi-unit housing definition.	<i>Delete definition, as notified</i>
5.	Definitions	Qualifying Matter	Support	Kāinga Ora supports this definition, noting it is consistent with section 2 of the RMA.	<i>Retain as notified.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
6.	Definitions	NEW – Rapid Transit Stop	New definition sought	Kāinga Ora seeks the introduction of a new definition for “Rapid Transit Stop”. This definition aligns with that proposed in Hutt City Council and is consistent with the outcomes sought by the NPD-UD.	<i>Proposed new definition</i> <u>Rapid Transit Stop</u> <u>Has the meaning in the National Policy Statement on Urban Development, and for the avoidance of doubt includes any railway station with regularly scheduled passenger services.</u>
7.	Definitions	Well-functioning urban environment	Support	Kāinga Ora supports this definition, noting it is consistent with Policy 1 of the NPS-UD.	<i>Retain as notified.</i>
PART 2 – DISTRICT WIDE MATTERS – STRATEGIC DIRECTION					
8.	HO – Housing Opportunities	HO-O2 Housing Density	Support	Kāinga Ora supports the deletion of this strategic objective, noting that instead a new HRZ chapter has been introduced through the variation.	<i>Delete Strategic Objective, as notified</i>
9.	UFD – Urban Form and Development	UFD-03 Urban Form	Support in part	Kāinga Ora generally supports the changes to this strategic objective but restates its position that the matters contained within do not form a Qualifying Matter in which to limit application of Policy 3(c) of the NPS-UD. Kāinga Ora seeks a small amendment to reflect the broader submission seeking the introduction of a Town Centre Zone (Mana).	<i>Amendments sought</i> Porirua has an urban form which is: 1. Characterised by a range of intensity of built form, depending on an area’s proximity to the metropolitan centre, train stations, <u>town centre</u> and local centres; and

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					2. Connected, accessible and safe and supports the community's wellbeing.
10.	UFD – Urban Form and Development	UFD-O6 - Quality urban design and place making	Support	Kāinga Ora supports this objective, and in doing so, restates its position that provisions of the Plan should outline the design outcomes being sought, and design guides should be non-statutory tools to assist in the assessment of such matters.	<i>Retain as notified</i>
11.	UFD – Urban Form and Development	UFD-O7 - Well-functioning urban environment	Support	Kāinga Ora supports this, noting it draws directly from Obj 1 of the NPS-UD.	<i>Retain as notified</i>
PART 2 – DISTRICT WIDE MATTERS – Historical and Cultural Values					
12.	HH - Historic Heritage	HH-P16 - Height control on sites surrounding heritage items and heritage settings	Support in part	Kāinga Ora supports and recognises the importance of appropriately managing development adjacent to these sites to protect and maintain the identified historic heritage values. In this regard, Kāinga Ora supports the use of a HIRB control on adjoining sites. Kāinga Ora considers that this tool will satisfactorily apply an appropriate setback from sites with	<i>Amendments sought</i> Limit the height and/or height in relation to boundary of buildings and structures on sites identified on the planning maps as Height Control – Heritage A, B or C and/or Height in Relation to Boundary Control– Heritage A or B, to ensure that the physical, social and surrounding heritage values of heritage items and heritage settings listed in SCHED2 - Historic Heritage Items (Group A) and SCHED3 - Historic Heritage items (Group B) are protected.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				identified values and manage resulting effects. Kāinga Ora opposes the additional height control.	
13.	HH - Historic Heritage	HH-P17 - Increased height and/or height in relation to boundaries on sites surrounding heritage items and heritage settings	Support in part	Kāinga Ora generally supports and recognises the importance of appropriately managing development adjacent to these sites to protect and maintain the identified historic heritage values. In this regard, Kāinga Ora supports the use of a restrictive HIRB control on adjoining sites. Kāinga Ora considers that this tool will satisfactorily apply an appropriate setback from sites with identified values and manage resulting effects. Kāinga Ora opposes the additional height control.	<p><i>Amendments sought</i></p> <p>HH-P17 - Increased height and/or height in relation to boundaries on sites surrounding heritage items and heritage settings</p> <p>Only allow an increase in height and/or height in relation to boundary of buildings and structures on sites identified on the planning maps as Height Control – Heritage A, B or C and/or Height in Relation to Boundary Control – Heritage A or B, where it can be demonstrated that the physical, social and surroundings heritage values of heritage items and heritage settings in SCHED2 - Historic Heritage Items (Group A), and SCHED3 - Historic Heritage items (Group B), will be protected and maintained having regard to:</p> <ol style="list-style-type: none"> 1. The physical, social and/or surroundings heritage values of the heritage item and heritage setting and its significance; 2. Whether any increase in the height and/or height in relation to boundary of the building or structure would dominate and/or detract from the heritage item and heritage setting, diminish the recognition of the heritage item as a local landmark/focal point, or diminish the relationship with

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>neighbouring heritage items and heritage settings taking into account:</p> <ol style="list-style-type: none"> a. The degree of contrast in scale of the building or structure with the heritage item; b. The extent of any loss of views to the heritage item and heritage setting from the adjoining street; and c. Adverse effects on any visual connections with neighbouring heritage items and heritage settings; <ol style="list-style-type: none"> 3. Any measures to minimise the visual impacts and effects on the appreciation of the heritage item and heritage setting through the specific location, scale, mass and/or design of the building or structure; and 4. Any assessment or advice from a suitably qualified and experienced heritage expert.
14.	SASM - Sites and Areas of Significance to Māori	SASM-P9 - Height controls on sites surrounding sites and areas of significance to Māori	Support in part	Kāinga Ora supports and recognises the importance of appropriately managing development adjacent to these sites to protect and maintain the identified values. In this regard, Kāinga Ora supports the use of a restrictive HIRB control on adjoining sites. Kāinga Ora considers that this	<p><i>Amendments sought</i></p> <p>Limit the height and/or height in relation to boundary of buildings and structures on sites identified on the planning maps as Height Control – SASM and/or Height in relation to Boundary Control – SASM to ensure that the values of sites and areas of significance in SCHED6 - Sites and Areas of Significance to Māori are protected</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>tool will satisfactorily apply an appropriate setback from sites with identified values and manage resulting effects. Kāinga Ora opposes the additional height control.</p>	
15.	SASM - Sites and Areas of Significance to Māori	SASM-P10 - Increased height and/or height in relation to boundary on sites surrounding sites and areas of significance to Māori	Support in part	<p>Kāinga Ora supports and recognises the importance of appropriately managing development adjacent to these sites to protect and maintain the identified values. In this regard, Kāinga Ora supports the use of a restrictive HIRB control on adjoining sites. Kāinga Ora considers that this tool will satisfactorily apply an appropriate setback from sites with identified values and manage resulting effects. Kāinga Ora opposes the additional height control.</p>	<p><i>Amendments sought</i></p> <p>SASM-P10 - Increased height and/or height in relation to boundary on sites surrounding sites and areas of significance to Māori</p> <p>Only allow an increase in height and/or height in relation to boundary of buildings and structures on sites identified on the planning maps as Height Control – SASM and/or Height in Relation to Boundary Control – SASM where it can be demonstrated that the values of the site or area in SCHED6 - Sites and Areas of Significance to Māori will be protected and maintained, having regard to:</p> <ol style="list-style-type: none"> 1. Whether any increase in height and/or height in relation to boundary of the building or structure would dominate the site or area, and/or the values of the site or area would be diminished taking into account: <ol style="list-style-type: none"> a) The degree of contrast in scale;

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					<p>b) The degree of any loss of visual connections between sites or areas in SCHED6 - Sites and Areas of Significance to Māori;</p> <ol style="list-style-type: none"> 2. Values articulated by Te Rūnanga o Toa Rangatira through an assessment of environmental effects, cultural impact assessment or iwi planning documents; and 3. Any alternative methods to avoid or reduce the impact on the values associated with the site or area including through the location, scale, mass, and/or design of the building or structure.
PART 2 – DISTRICT WIDE MATTERS – HAZARDS AND RISKS – NATURAL HAZARDS					
16.	Natural Hazards	Mapping	Oppose	<p>Kāinga Ora supports a risk-based approach to the management of natural hazards, however, opposes the inclusion of further flood hazard overlays within the maps as part of the District Plan.</p> <p>Including Flood Hazard overlays in the District Plan ignores the dynamic nature of flood hazards. Kāinga Ora accepts that it is appropriate to include rules in relation to flood hazards but seeks that the rules are not linked to static maps.</p>	<p><i>Amendments sought.</i></p> <ol style="list-style-type: none"> 1. Remove the proposed additional areas of natural hazard flooding overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps. 2. Seek for the flood hazard overlay maps to not be included in the District Plan. 3. Amend and make consequential changes to give effect to this submission.

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				<p>The Auckland Unitary Plan (“AUP”) adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council’s ‘Geo Maps’ website – a separate mapping viewer to the statutory maps. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. Kāinga Ora notes that there is no formal requirement for flooding overlay maps to be included within a district plan. Kāinga Ora also notes that the National Planning Standards 2016 – Mapping Standard Table 20 includes a number of specific overlay and other symbols, but none relate to flooding.</p>	
PART 2 – DISTRICT-WIDE MATTERS – SUBDIVISION					
17.	SUB - Subdivision	SUB-P6 - Subdivision in the Residential Zones and	Support in part	Kāinga Ora notes that no changes are proposed to this provision, but nevertheless seeks changes to this	<p><i>Amendments sought</i></p> <p>Provide for vacant lot subdivision within the Medium Density Residential, General <u>High Density</u> Residential</p>

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		Māori Purpose Zone (Hongoeka)		policy to reflect the updated residential zoning framework.	Zone and Māori Purpose Zone (Hongoeka) where it can be demonstrated that the proposed lots are able to accommodate a residential unit that is of a size, scale and location that is anticipated for the Zone.
18.	SUB - Subdivision	SUB-R1 - Boundary Adjustments SUB-R1 (2) and (3)	Support	Kāinga Ora supports the introduction of the non-notification clauses for both public and limited notification.	<i>Retain as notified</i>
19.	SUB - Subdivision	SUB-R2 - Updating of an existing crosslease title SUB-R2 (2) and (3)	Support	Kāinga Ora supports the introduction of the non-notification clauses for both public and limited notification.	<i>Retain as notified</i>
20.	SUB - Subdivision	SUB-R3 - Subdivision that creates any vacant allotments SUB-R3 (2) and (3)	Support	Kāinga Ora supports the introduction of the non-notification clauses for both public and limited notification.	<i>Retain as notified</i>

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21.	SUB - Subdivision	SUB-R4 - Subdivision around lawfully existing lawfully established buildings	Support in part	<p>Kāinga Ora supports the introduction of this Controlled Activity subdivision rule, noting it is generally consistent with clause 7 of Schedule 3A of the Act. However, Kāinga Ora seeks the introduction of an accompanying non-notification clause, to achieve the outcome anticipated by the Act. Kāinga Ora notes that while s95A(5)(b) provides for preclusion of Controlled Activity resource consents (both land use and subdivision), s95B(6)(b) does not automatically preclude notification for Controlled Activity subdivision consents.</p> <p>Kāinga Ora supports the introduction of non-notification clauses for both public and limited notification for SUB-R4(3) and SUB-R4(4).</p>	<p><i>Amendments sought</i></p> <p>Introduce non-notification clause for SUB-R4 (1) for both public and limited notification.</p>
22.	SUB - Subdivision	SUB-Table 1 - Minimum allotment size and shape	Support in part	<p>Kāinga Ora supports this standard applying only to <i>vacant</i> allotments created by subdivision. However, Kāinga Ora seeks the removal of the minimum site area threshold proposed in the MRZ and HRZ. Instead Kāinga Ora considers the minimum</p>	<p><i>Amendments sought</i></p> <p>Medium Density Residential Zone</p> <ul style="list-style-type: none"> • All vacant allotments created must have a minimum allotment size of 300m².

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				<p>shape factor is adequate. Kāinga Ora also seeks a slight revision to the shape factor to bring a degree of national consistency.</p>	<ul style="list-style-type: none"> All vacant allotments must be able to contain a rectangle measuring 9m x 14m <u>8m x 15m</u> clear of any yards, access allotments and right-of-way <p>High Density Residential Zone</p> <ul style="list-style-type: none"> All vacant allotments created must have a minimum allotment size of 300m². All vacant allotments must be able to contain a rectangle measuring 9m x 14m <u>8m x 15m</u>
PART 3 – AREA SPECIFIC MATTERS – ZONES – RESIDENTIAL ZONES					
23.	RESZ – General Objectives and Policies for all Residential Zones	Introduction	Support in part	<p>Kāinga Ora generally supports the proposed new RESZ chapter but seeks amendments to the introduction.</p> <p>Consistent with Policy 6 of the NPS-UD, Kāinga Ora seeks explicit reference be made to the anticipated change to the planned urban built form, appearance, and amenity within the residential zones.</p> <p>Kāinga Ora opposes the introduction of the Qualifying Matter on sites with a steep south facing profile and the related height control. Deletion of reference to this is sought. Kāinga Ora also seeks consequential</p>	<p><i>Amendments sought</i></p> <p><u>Amend Paragraph 2 as follows:</u></p> <p>The Residential Zones provide for a range of densities and built forms and recognise that residential activities encompass a wide range of housing and living arrangements. This includes social and community housing and multi-generational living, as well as traditional family housing. They do not promote one form of housing over another but instead provide flexibility to meet the community’s diverse housing preferences and needs. <u>It is anticipated that the urban built form, appearance, and amenity of residential environments within the Residential Zones will change over time, in accordance with the planned urban built form of each zone and precinct.</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				changes throughout the Variation planning maps and provisions to delete reference to “Height Controls – Shading”.	<p><u>Delete paragraph 4 as follows:</u></p> <p>There are also areas that have lower height limits for buildings and structures because of their slope aspect or topographical constraints. In these areas, additional control is necessary to mitigate the adverse effects of taller buildings on the health and well-being of people and communities. They are qualifying matters under s771 of the RMA. These areas are identified on the planning map layer as Height Controls – Shading. They represent areas that are generally suited to a medium density intensity of development, but which have steep southern slope aspects or a complex topography that means the adverse effects of taller buildings need additional control.</p>
24.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-O1 Housing Choice	Support	Kāinga Ora supports this objective, noting it is mandated by the RMA.	<i>Retain as notified</i>
25.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-O2 Purpose of Residential Zones	Support in part	Kāinga Ora generally supports this objective but seeks greater recognition in the overarching residential chapter regarding the changing density and urban built	<p><i>Amendments sought</i></p> <p>Residential zones:</p> <ol style="list-style-type: none"> 1. Primarily consist of residential activities;

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				form and where higher densities are specifically enabled.	<p>2. <u>Provide for a range of built form and housing types, with higher densities enabled in areas that are well served by public transport or are close to a range of services, amenities, schools, and public open space;</u> and</p> <p>3. Accommodate other activities that support the health and wellbeing of people and communities, where these are compatible with the planned urban built environment and amenity values of the zone.</p>
26.	RESZ – General Objectives and Policies for all Residential Zones	REZS-O3 Sustainable, healthy and safe residential zones	Support	Kāinga Ora supports this objective.	<i>Retain as notified</i>
27.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P1 Residential Activity	Support	Kāinga Ora supports this provision, noting it is mandatory under the Act.	<i>Retain as notified.</i>
28.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P2 Medium Density Residential Standards	Support	Kāinga Ora supports this provision, noting it is mandatory under the Act.	<i>Retain as notified.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
29.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P3 Safe and street scene quality	Support	Kāinga Ora supports this provision, noting it is mandatory under the Act.	<i>Retain as notified.</i>
30.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P4 Health and well-being	Support	Kāinga Ora supports this provision, noting it is mandatory under the Act.	<i>Retain as notified.</i>
31.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P5 Buildings and Structures	Support in part	Kāinga Ora generally supports this policy but seeks amendment to reflect the outcome being sought is one of amenity and well-being in the context of a changing urban environment.	<i>Amendments sought</i> Enable buildings and structures: <ol style="list-style-type: none"> 1. That meet the health amenity and well-being needs of people and communities; and 2. Are of an intensity, form, scale and design that achieve the planned urban built form for the zone or precinct they are located in
32.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P6 Providing for development	Support	Kāinga Ora supports this provision, noting it is mandatory under the Act.	<i>Retain as notified.</i>
33.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P7 Health and well-being – Development not meeting	Support in part	Kāinga Ora generally supports this policy but seeks amendment to simplify the arms and assessment matters within the policy.	<i>Amendments sought</i> RESZ-P7 Health Amenity and well-being – Development not meeting permitted activity standards

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		permitted activity standards		<p>Kāinga Ora does not support the use of the term “safeguard” in the context of provision of privacy. It is agreed that privacy is an important amenity to provide for, the use of the term “safeguard” within the policy however creates an expectation that privacy levels will be maintained. Policy 6 of the NPS-UD is clear that amenity levels will change through a changing urban built form.</p>	<p>Provide for buildings and structures built form that <u>does</u> not meet the permitted activity standards where it can be demonstrated, as relevant and having regard to the planned urban built environment for the zone or precinct, that:</p> <ol style="list-style-type: none"> 1. The separation from site boundaries and heights in respect to site boundaries, safeguards on-site and off-site privacy, mitigates visual dominance to adjacent sites, and ensures adequate access to sunlight and daylight; 1. There is a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; 2. Appropriate levels of useable outdoor amenity space for residential units is provided that can readily accommodate outdoor activities, taking into account proximity of the site to public open space; 3. Visual dominance, shading and loss of privacy for adjacent residential sites from over height buildings is mitigated or remedied; and 3. <u>Built form that does not comply with the height in relation to boundary, building set back, site coverage or height standards is mitigated or remedied through either design responses to</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>the built development, landscaping, or site specific factors, ensuring adequate provision of privacy and access to sunlight is made to neighbouring residential properties internal and external living areas, and the impact of building bulk and dominance on neighbouring residential properties is reduced; and</u></p> <p>4. Topographical or other site constraints make compliance with a density standard impractical.</p>
34.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P8 Urban built environment – Development not meeting permitted activity standards	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
35.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P9 Height Control - Shading	Oppose	Kāinga Ora opposes the introduction of a Qualifying Matter specific to shading effects on residential sites with a steep south facing profile. All provisions and rules relating to this proposed qualifying matter are sought to be deleted.	<p><i>Amendments sought</i></p> <p>On sites identified on the planning maps as being subject to Height Control – Shading, limit the height of buildings and structures where these would result in <u>adverse shading effects on the Mungavin netball courts facility.</u></p> <p>1. Loss of sunlight to adjacent residential sites; or</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					Adverse shading effects on the Mungavin netball courts facility.
36.	RESZ – General Objectives and Policies for all Residential Zones	RESZ-P10 Urban built environment – Development not meeting permitted activity standard for number of residential units on a site	Support in part	<p>Kāinga Ora supports the policy’s intent to achieve high quality design outcomes but is opposed to design guides being incorporated as statutory elements of the District Plan.</p> <p>Kāinga Ora is also opposed to any directive within policies or matters of discretion that require a proposal to be <i>consistent</i> with the design guide.</p> <p>Kāinga Ora seeks changes so that the policy articulates the outcomes being sought.</p>	<p><i>Amendments sought</i></p> <p>Provide for more than three residential units on a site where it can be demonstrated that the development is consistent with the Residential Design Guide as contained in APP3 – Residential Design Guide.</p> <p><u>Provide for residential intensification of a site where it can be demonstrated that the development achieves positive design outcomes and living environments, taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <p><u><i>Built form:</i></u></p> <ol style="list-style-type: none"> 1. <u>Optimise the quality of the built form outcome with an integrated, comprehensive design approach to the site.</u> 2. <u>Achieve a positive frontage to the street.</u> 3. <u>Achieve visual interest while also achieving aesthetic coherence and integration.</u> 4. <u>Achieve driveways, manoeuvring and parking areas that are safe, convenient, and attractive.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><i>Amenity and well-being</i></p> <ol style="list-style-type: none"> 5. <u>Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.</u> 6. <u>Achieve reasonable sunlight, daylight, and outlook.</u> 7. <u>Provide reasonable internal visual privacy for all units within a development.</u> 8. <u>Ensure outdoor living areas are well-located, functional for the intended use, and high quality.</u> 9. <u>Achieve visual amenity, safety, and functionality with planting.</u> 10. <u>Achieve high quality, legible and efficient circulation.</u> 11. <u>Provide for servicing that is suitably generous, convenient, and visually discreet.</u>
37.	RESZ – General Objectives and Policies for all Residential Zones	RESZ – P11 Non-residential activities	Support in part	Kāinga Ora generally supports this policy but seeks some amendments to articulate the outcomes more clearly.	<p><i>Amendments sought</i></p> <p>Provide for non-residential activities that contribute to the health amenity and wellbeing of people and communities where:</p> <ol style="list-style-type: none"> 1. <u>They support the needs of local communities;</u> 2. These are <u>of an intensity, scale and design that is compatible with the planned urban built environment and amenity of the area;</u> 3. <u>They contribute positively to the</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>urban environment and achieve attractive and safe streets;</u></p> <p>4. Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas;</p> <p>5. These do not result in adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be mitigated;</p> <p>4. The hours of operation are compatible with residential amenity values; and</p> <p>5. For Emergency Service Facilities, the activity has an operational need or functional need to locate in the zone</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
38.	RESZ – General Objectives and Policies for all Residential Zones	RESZ – P12 Commercial activity	Oppose	<p>Kāinga Ora seeks the deletion of this policy, as any such activities can be appropriately considered against RESZ-P11 (regardless of whether the activity is a RDIS or DIS), and other NC activities are also assessed against RESZ-P14. RESZ-P12 is considered unnecessary.</p> <p>Furthermore, Kāinga Ora is seeking a new rule to provide a RDIS pathway for commercial activities to locate on the ground floor of apartment buildings in the HRZ chapter, which would not be required to be ancillary to a residential activity.</p>	<p><i>Amendments sought</i></p> <p>Only allow commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.</p>
39.	RESZ – General Objectives and Policies for all Residential Zones	RESZ – P13 Retirement Villages	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
40.	RESZ – General Objectives and Policies for all Residential Zones	RESZ – P14 Other activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
41.	HRZ – High Density Residential Zone	Mapping	Support in part	<p>Kāinga Ora generally supports the introduction and application of a High Density Residential Zone (HRZ), with the following exceptions.</p> <p>Opportunities for further high density housing should be explored to support the role and function of a wider range of Centres and Rapid Transit Stops in order to achieve well-functioning urban environments in accordance with the NPS-UD. Consequential changes to maps and provisions are sought to give effect to these changes.</p> <p>Kāinga Ora does not support the introduction of the qualifying matter applying to steep south facing sites and associated height restrictions. Kāinga Ora seeks the removal of these areas from the mapped extent of the HRZ.</p> <p>Kāinga Ora also seeks the rezoning of MUZ land to HRZ on the eastern side of the Mungavin interchange to HRZ.</p>	<ol style="list-style-type: none"> 1. Retain the areas applied with HRZ as notified, with the exception of specific changes sought in this submission and in Appendix 3. 2. Expand and seek for HRZ to apply to areas that are generally: <ol style="list-style-type: none"> i. 10min/800m walkable catchment from the expanded edge of MCZ and from rapid transit stops (including the train stations at Paremata and Pukerua Bay) ii. 10min/800m walkable catchment from the Town Centre Zone iii. Increase height limits to from 22m to 36m within 400m catchment of the Metropolitan Centre Zone as a Height Variation Control. 3. Propose a new height variation control (36m maximum height) to enable more height in HRZ in the Plan. This is shown in Appendix 3. 4. Remove identification of sites subject to a shading qualifying matter on sloping sites with steep south facing topography. Remove provisions related to this matter from the Plan. 5. Rezone land on the eastern side of the Mungavin interchange, at the western extent of Rānui from Mixed Use to High Density Residential.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					6. Accept all changes sought from Kāinga Ora to the planning maps as shown in Appendix 3.
42.	HRZ – High Density Residential Zone	Introduction	Support in part	<p>Kāinga Ora generally supports the introduction statement to the HRZ. Changes are sought as follows:</p> <ul style="list-style-type: none"> • Additional sentence at the end of paragraph one to explicitly state that the urban form and amenity will change over time, consistent with Policy 6 of the NPS-UD • New paragraph to note that more intensive urban form is enabled and anticipated around the MCZ 	<p><i>Amendments sought</i></p> <p><i>[Paragraph One Changes]:</i> The High Density Residential Zone provides for residential activities with a high intensity and bulk of buildings, including apartments and townhouses, and other compatible activities. <u>It is anticipated that the urban built form, appearance, and amenity of residential environments within the Zone will change over time.</u></p> <p><i>[New Paragraph]</i> <u>Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These areas are located within a walkable catchment of the Metropolitan Centre Zone. They are identified on the planning maps as Height Variation Controls.</u></p>
43.	HRZ – High Density Residential Zone	HRZ – O1 Planned urban built environment of	Support in part	<p>Kāinga Ora generally supports this objective, which clearly sets out the planned urban built environment of the HRZ but seeks changes to enable further intensification.</p>	<p><i>Amendments sought</i></p> <p>The planned urban built environment in the High Density Residential Zone is characterised by:</p> <ol style="list-style-type: none"> 1. A planned built form of terraced housing and

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		the High Density Residential Zone			<p>apartments buildings, predominantly six storeys in height and up to ten storeys in identified Height Variation Control areas;</p> <ol style="list-style-type: none"> 2. A greater intensity of buildings than anticipated in the Medium Density Residential Zone and the MRZ-Residential Intensification Precinct; 3. A quality-built environment that provides for the health and well-being of people and communities residing in the Zone; and 4. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.
44.	HRZ – High Density Residential Zone	HRZ – R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls	Support in part	Kāinga Ora generally supports this rule. Changes are sought to preclude HRZ-S5 and HRZ-S8 – i.e., a breach to the landscaping and window glazing standards from limited notification. These standards are design/public realm standards, and not a matter in which notification of neighbours would be warranted.	<p><i>Amendments sought</i></p> <p><i>Change non-notification clause associated with HRZ-R1(2) as follows:</i></p> <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule where compliance is not achieved with HRZ-S1, HRZ-S5, HRZ-S6, or HRZ-S7 of HRZ-S8 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<ul style="list-style-type: none"> An application under this rule where compliance is not achieved with HRZ-S3, <u>or</u> HRZ-S4 HRZ-S5, or HRZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.
45.	HRZ – High Density Residential Zone	HRZ-R2 Construction activity	Support in part	Kāinga Ora supports this permitted activity rule in general but seeks amendment to the chapeau of the rule to make it clear that demolition is also a permitted activity.	<i>Amendments sought</i> HRZ-R2 Construction <u>and demolition</u> activity
46.	HRZ – High Density Residential Zone	HRZ-R3 Rainwater tank	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
47.	HRZ – High Density Residential Zone	HRZ-R4 Fences and stand-alone walls	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
48.	HRZ – High Density Residential Zone	HRZ-R5 Residential activity, excluding papakāinga	Support	Kāinga Ora supports this permitted activity rule.	<i>Retain as notified</i>
49.	HRZ – High Density Residential Zone	HRZ-R6 Conservation activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
50.	HRZ – High Density Residential Zone	HRZ-R7 Customary harvesting	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
51.	HRZ – High Density Residential Zone	HRZ-R8 Sport and recreation facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
52.	HRZ – High Density Residential Zone	HRZ-R9 Supported residential care activity	Support in part	<p>Kāinga Ora supports the permitted activity status of this activity.</p> <p>Kāinga Ora seeks preclusion to limited notification in the event the occupation threshold is breached.</p>	<p><i>Amendments sought</i></p> <p>Notification: An application under this rule where compliance is not achieved is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p>
53.	HRZ – High Density Residential Zone	HRZ-R10 Home Business	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
54.	HRZ – High Density Residential Zone	HRZ-R11 Educational facility, including home-based childcare services	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
55.	HRZ – High Density Residential Zone	HRZ-R12 Visitor accommodation	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
56.	HRZ – High Density Residential Zone	HRZ-R13 Papakāinga	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
57.	HRZ – High Density Residential Zone	HRZ-R14 Show home	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
58.	HRZ – High Density Residential Zone	HRZ-R15 Community garden	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
59.	HRZ – High Density Residential Zone	HRZ-R16 Emergency service facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
60.	HRZ – High Density Residential Zone	HRZ-R17 Community facility, excluding healthcare activities and hospitals	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
61.	HRZ – High Density Residential Zone	HRZ-R18 Healthcare activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
62.	HRZ – High Density Residential Zone	HRZ-R19 Retirement village	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
63.	HRZ – High Density Residential Zone	HRZ-R20 Commercial activity	Support in part	<p>Kāinga Ora supports a rule applying to commercial activities but seeks changes to this rule to enable commercial activities on ground floor to be specifically enabled via a Restricted Discretionary Activity consent pathway. Small scale commercial activities, such as cafes, convenience stores, and hairdressers, provide amenity to residents in a walkable urban setting and increase the vibrancy of an area. Operating thresholds have been incorporated to ensure such activities do not detract from the underlying residential environment.</p>	<p><i>Amendments sought</i></p> <p>Commercial Activity</p> <p>1. Activity status: Discretionary</p> <p>1. Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>The commercial activity is limited to the ground floor tenancy of an apartment building;</u> b. <u>The gross floor area of the commercial activity/activities does not exceed 200m²; and</u> c. <u>The hours of operation are between:</u> <ul style="list-style-type: none"> i. <u>7.00am and 9.00pm Monday to Friday; and</u> ii. <u>8.00am and 7.00pm Saturday, Sunday, and public holidays.</u> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. <u>The matters in RESZ-P11.</u> <p>2. Activity status: Discretionary</p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>Compliance is not achieved with HRZ-R20-1.a, HRZ-R20-1.b, or HRZ-R20-1.c.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
64.	HRZ – High Density Residential Zone	HRZ-R21 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
65.	HRZ – High Density Residential Zone	HRZ-R22 Industrial activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
66.	HRZ – High Density Residential Zone	HRZ-R23 Rural industry	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
67.	HRZ – High Density Residential Zone	HRZ-R24 Hospital	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
68.	HRZ – High Density Residential Zone	HRZ-R25 Primary production	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
69.	HRZ – High Density Residential Zone	HRZ-S1 Number of residential units per site	Support in part	Kāinga Ora seeks an increased threshold at which point resource consent is required for residential development in the HRZ. Aligned with and giving effect to HRZ – O1: Planned urban built environment of	<i>Amendments sought</i> <i>HRZ-S1 - Number of residential units per site</i> 1. There must be no more than 3 <u>6</u> residential units per site; <u>and</u>

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				<p>the High Density Residential Zone and the planned urban built environment in the High Density Residential Zone is providing a greater intensity of buildings than anticipated in the Medium Density Residential Zone and the MRZ-Residential Intensification Precinct. A difference in enabled permitted residential units is required between the MRZ and HRZ to incentivise and enable more residential units at a higher-form be built in the HRZ.</p> <p>Appropriate matters of discretion and non-notification clauses are also sought to provide clarity.</p>	<p>2. <u>Compliance with the following standards is achieved:</u></p> <ul style="list-style-type: none"> i. <u>HRZ-S2 – height</u> ii. <u>HRZ-S3 - HIRTB;</u> iii. <u>HRZ-S4 - only in relation to the rear/side yard boundary setback;</u> iv. <u>HRZ-S7– outlook space.</u> <p>3. <u>Activity Status: Restricted Discretionary</u></p> <ul style="list-style-type: none"> i. <u>Where compliance with HRZ-S1(1.) cannot be achieved.</u> <ul style="list-style-type: none"> 1. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> 2. <u>The development contributes to a safe and attractive public realm and streetscape;</u> 3. <u>The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</u> ii. <u>Where compliance with HRZ-S1(2.) cannot be achieved:</u> <ul style="list-style-type: none"> 4. <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>Notification status:</u></p> <ol style="list-style-type: none"> 1. <u>An application for resource consent which complies with HRZ-S1(1.) but does not comply with HRZ-S1(2.) is precluded from being publicly notified.</u> 2. <u>An application for resource consent made which does not comply with HRZ-S1(1.) but complies with HRZ-S1(2.) is precluded from being either publicly or limited notified.</u> 3. <u>An application for resource consent made which does not comply with HRZ-S1(1.) and HRZ-S1(2.) but complies with MRZ-S2 height is precluded from being either publicly notified.</u>
70.	HRZ – High Density Residential Zone	HRZ-S2 Height	Support in part	<p>Kāinga Ora supports the height standard of 22m as a starting point. However, Kāinga Ora seeks greater enablement of more intensive development in proximity to the MCZ – whereby it seeks an increased height limit of 36m within 400m of the MCZ – as shown in the attached maps as height variation control. These amendments align with the NPS-UD Policy 3 which enables</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> 1. Buildings and structures must not exceed a height of: <ol style="list-style-type: none"> a. 22m; b. 16m on sites subject to Height Control – Shading A as identified on the planning maps; b. <u>36m where located within 400m of the edge of the Metropolitan Centre Zone as identified on the Planning Maps as a Height Variation Control.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>building heights and density of urban form to realise as much development capacity as possible, particularly within walkable distances of existing and planned rapid transit stops and amenities.</p> <p>Consistent with its wider submission, Kāinga Ora does not support the introduction of qualifying matter restricting height to manage effects of shading upon residential sites in areas with steep south facing topography (Height Control – Shading A). Kāinga Ora seeks the deletion of height controls in relation to this matter.</p> <p>Kāinga Ora also does not support the application of height controls on sites that adjoin identified heritage or sites of significance to Māori. Instead, Kāinga Ora supports the use of HIRB on boundaries adjoining sites with identified values. Kāinga Ora seeks the deletion of height controls in relation to this matter.</p>	<p>c.—11m on sites subject to Height Control— Heritage A as identified on the planning maps; d.—8m on sites subject to Height Control— Heritage C, as identified on the planning maps; and e.—8m on sites subject to Height Control— SASM as identified on the planning maps.</p> <p>...</p> <p><i>Consequential deletion of matters of discretion that refer to policies relevant to the matters being deleted.</i></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
71.	HRZ – High Density Residential Zone	HRZ-S3 Height in relation to boundary	Support in part	<p>Kāinga Ora seeks more enabling HIRB control in the HRZ - similar to what is being proposed in Auckland.</p> <p>Kāinga Ora also seeks amendments to the situations in which it is appropriate to further restrict the HIRB at the boundary to also include interface effects at the MRZ. Kāinga Ora seeks the amended wording and standard be utilised, which is similar to that used in the Wellington City PDP. Kāinga Ora is seeking regional consistency in situations such as this.</p> <p>Kāinga Ora supports the exclusions set out in the standard and seeks that these be retained.</p> <p>Kāinga Ora seeks matters contained within RESZ-P8 be included as relevant matters of discretion. Kāinga Ora supports the other listed matters of discretion.</p>	<p><i>Amendments sought</i></p> <p>Amend Standard as follows:</p> <ol style="list-style-type: none"> 1. All buildings and structures must not project beyond a: <ol style="list-style-type: none"> a) <u>60° recession plane measured from a point 19m vertically above ground level along the first 20m of the side boundary as measured from the road frontage;</u> b) 60° recession plane measured from a point 8m vertically above ground level along all <u>other</u> boundaries; c) <u>Except no part of any building or structure may project beyond a:</u> <ol style="list-style-type: none"> i. <u>60° recession plane measured from a point 4m vertically above ground level along any boundary that adjoins a site in the Medium Density Residential Zone; or</u> ii. <u>60° recession plane measured from a point 4m vertically above ground level along any boundary with a site containing a heritage item or heritage setting for sites subject to HIRB Control Heritage B;</u> iii. <u>45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing a heritage</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought								
					<p><u>item or heritage setting for sites subject to HIRB Control Heritage A; or</u></p> <p>iv. <u>45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing an identified site of or areas of significance to Māori.</u></p> <p>...</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters in RESZ-P7 <u>and RESZ-P8.</u> 								
72.	HRZ – High Density Residential Zone	HRZ-S4 Setbacks	Support in part	Kāinga Ora seeks amendments to enable buildings to be constructed to the front boundary.	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below: <table border="1" data-bbox="1451 970 2051 1193"> <thead> <tr> <th data-bbox="1451 970 1581 1007">Yard</th> <th data-bbox="1581 970 2051 1007">Minimum depth</th> </tr> </thead> <tbody> <tr> <td data-bbox="1451 1007 1581 1114">Front</td> <td data-bbox="1581 1007 2051 1114">1.5 metres, where that boundary is to a road, otherwise it must be 1 metre</td> </tr> <tr> <td data-bbox="1451 1114 1581 1150">Side</td> <td data-bbox="1581 1114 2051 1150">1m</td> </tr> <tr> <td data-bbox="1451 1150 1581 1193">Rear</td> <td data-bbox="1581 1150 2051 1193">1 metre (excluded on corner sites)</td> </tr> </tbody> </table>	Yard	Minimum depth	Front	1.5 metres, where that boundary is to a road, otherwise it must be 1 metre	Side	1m	Rear	1 metre (excluded on corner sites)
Yard	Minimum depth												
Front	1.5 metres, where that boundary is to a road, otherwise it must be 1 metre												
Side	1m												
Rear	1 metre (excluded on corner sites)												

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
73.	HRZ – High Density Residential Zone	HRZ-S5 Landscaped area	Support in part	<p>Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.</p> <p>Kāinga Ora seeks amendments to further clarify the matters of discretion.</p>	<p><i>Amendments sought</i></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in RESZ-P8. 2. <u>How proposed landscaping enhances onsite and/or streetscape amenity;</u> 3. <u>The appropriateness of any planting (including location, extent, and species selection) to the local climatic environment or the presence of infrastructure;</u> 4. <u>The extent of tree and garden planting between the building and the road boundary to soften and integrate the development into the surrounding area;</u> 5. <u>The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site; and</u> 6. <u>Any additional accessibility and safety benefits of providing less landscaped area.</u>
74.	HRZ – High Density Residential Zone	HRZ-S6 Outdoor living space	Support in part	<p>Kāinga Ora supports this standard and the additional flexibility that has been incorporated over and above the MDRS.</p>	<p><i>Amendments sought</i></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in RESZ-P7; 2. <u>The extent to which outdoor living spaces provide useable space, contribute to overall on-</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Kāinga Ora seeks amendments to further clarify the matters of discretion.	<p><u>site spaciousness, and enable access to sunlight throughout the year for occupants;</u></p> <p><u>3. The accessibility and connection of the outdoor living space to the internal living area for occupiers of the residential unit(s) that the outdoor living space services;</u></p> <p><u>4. Whether the size, sunlight access and quality of on-site communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;</u></p> <p><u>5. The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation;</u></p> <p><u>6. Proximity of the residential unit to accessible public open space; and</u></p> <p><u>7. The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.</u></p>
75.	HRZ – High Density Residential Zone	HRZ-S7 Outlook space – per unit	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
76.	HRZ – High Density Residential Zone	HRZ-S9 Windows to street	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified</i>
77.	HRZ – High Density Residential Zone	HRZ-S10 Rainwater tanks	Support in part	Kāinga Ora generally supports the management of effects resulting from large rainwater tanks. Kāinga Ora seeks additional standards be included to assist in achieving the overarching quality design outcomes.	<i>Amendments sought</i> <ol style="list-style-type: none"> 1. The volume of any individual rainwater tank must not exceed 5000 litres per site. 2. <u>Rainwater tanks must not be located in a front yard, unless</u> <ol style="list-style-type: none"> a. <u>They are at least 1.5m from the front boundary; and</u> b. <u>They are a maximum height of 1m</u> 3. <u>Rainwater tanks in any ‘outlook space’ must not be higher than 1m.</u> 4. <u>Rainwater tanks must not exceed 3m in height in a side or rear yard.</u>
78.	HRZ – High Density Residential Zone	HRZ-S11 Fences and standalone walls along boundaries	Support in part	Kāinga Ora generally supports this standard, but seeks additional flexibility, while achieving quality design outcomes.	<i>Amendments sought</i> <ol style="list-style-type: none"> 1. All fences and standalone walls must not exceed a maximum height above ground level of: <ol style="list-style-type: none"> a. 1.2m <u>1.5m</u> for the length of the site boundary where that boundary is located between the front of a principal building and

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>a road, except that the height above ground level can be up to 2m for up to 30<u>50</u>% of the length of the boundary with a road;</p> <p>b. 1.2m <u>1.5m</u> where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act, <u>or up to 2m where the section above 1.5m is at least 50% visually permeable</u>; and</p> <p>c. 2m for all other site boundaries.</p>
79.	MRZ – Medium Density Residential Zone	Mapping	Support in part	<p>Kāinga Ora generally supports the MRZ mapping. In particular, Kāinga Ora supports the use and spatial application of the MRZ across the urban residential environment (except where changes are sought to upzone locations from MRZ to HRZ, as shown on the attached maps).</p> <p>Kāinga Ora generally supports the use and spatial extent of the Residential Intensification Precinct within the MRZ but seeks some small increases in some locations to ensure the coverage includes sites in the MRZ that are within a 400m catchment of the Local Centre.</p>	<ol style="list-style-type: none"> 1. Rezone land at 8-10 Champion Street to MRZ from Open Space to MRZ. 2. Remove identification of sites that are subject to a shading qualifying matter on sloping sites with steep south facing topography. Remove provisions related to this shading matter. 3. Retain the areas applied with MRZ-Residential Intensification Precinct as notified. 4. Retain the areas applied with MRZ across the Plan as notified, except where changes are sought from Kāinga Ora in this submission and in Appendix 3 to upzone specific locations from MRZ to HRZ. 5. Seek an increase to the spatial extent of MRZ-RIP to include areas shown as “MRZ-Residential

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora supports the proposed rezoning of land between 16 Mungavin Street and Champion Street to MRZ.</p> <p>Kāinga Ora seeks an extension of the rezoning of land from Open Space to MRZ to also include land at 8-10 Champion Street, and the adjacent legal road.</p> <p>Kāinga Ora does not support the introduction of the qualifying matter applying to steep south facing sites and associated height restrictions. Kāinga Ora seeks the removal of these areas from the mapped extent of the MRZ.</p>	<p>Intensification Precincts” which are within 400m of the Local Centre – as shown on the maps in Appendix 3.</p> <p>6. Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission.</p>
80.	MRZ – Medium Density Residential Zone	Introduction	Support in part	<p>Kāinga Ora generally supports the introduction statement to the MRZ. Changes are sought to paragraph 1</p>	<p><i>Amendments sought</i></p> <p>The Medium Density Residential Zone provides for residential areas predominantly used for residential activity with a moderate concentration and bulk of buildings, <u>enabling</u> a range of dwelling typologies, and other compatible activities. <u>It is anticipated that the urban built form, appearance, and amenity of</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<u>residential environments within the Zone will change over time.</u>
81.	MRZ – Medium Density Residential Zone	MRZ – O1 Planned urban built environment of the Medium Density Residential Zone	Support	Kāinga Ora supports this objective, which clearly sets out the planned urban built environment of the MRZ.	<i>Retain as notified</i>
82.	MRZ – Medium Density Residential Zone	MRZ – PREC01 - O1 Planned urban built environment of the MRZ-Residential Intensification Precinct	Support	Kāinga Ora supports this objective and the proposed MRZ-Residential Intensification Precinct.	<i>Retain as notified</i>
83.	MRZ – Medium Density Residential Zone	MRZ – PREC01 – O2 Managing scale of development at MRZ-Residential Intensification	Support in part	Kāinga Ora generally supports this objective but seeks some amendments to more clearly articulate the outcomes sought by the provision that is managing effects at the interface outside of the precinct.	<i>Amendments sought</i> <u>Use and Built</u> development within the MRZ-Residential Intensification Precinct is of a form, design and scale that <u>an appropriate scale and proportion for the planned urban built environment of the precinct and effectively minimises adverse effects on the amenity values of adjacent sites in the Medium Density Residential Zone mitigate adverse</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		Precinct interface			effects on the health and well-being of people residing in adjacent sites located outside of the Precinct.
84.	MRZ – Medium Density Residential Zone	MRZ – PREC03 – 01 Recognition of development constraints of natural environmental overlays in the Takapūwahia Precinct	Support	Kāinga Ora supports this objective.	<i>Retain as notified</i>
85.	MRZ – Medium Density Residential Zone	MRZ – R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls	Support in part	Kāinga Ora generally supports this rule. Changes are sought to preclude MRZ-S6 and MRZ-S9 – i.e., a breach to the landscaping and windows to street standards from limited notification.	<p><i>Amendments sought</i></p> <p><i>Change non-notification clause associated with MRZ-R1(2) as follows:</i></p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S6, MRZ-S7, or MRZ-S8 of MRZ-S9 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. An application under this rule where compliance is not achieved with MRZ-S3, MRZ-S4, or MRZ-S5, MRZ-S6 or MRZ-S9 is precluded

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					from being publicly notified in accordance with section 95A of the RMA.
86.	MRZ – Medium Density Residential Zone	MRZ-R2 Construction activity	Support in part	Kāinga Ora supports this permitted activity rule in general but seeks amendment to the chapeau of the rule to make it clear that demolition is also a permitted activity.	<i>Amendments sought</i> MRZ-R2 Construction and demolition activity
87.	MRZ – Medium Density Residential Zone	MRZ-R3 Rainwater tank	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
88.	MRZ – Medium Density Residential Zone	MRZ-R4 Fences and stand-alone walls	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
89.	MRZ – Medium Density Residential Zone	MRZ-R5 Residential activity, excluding papakāinga	Support	Kāinga Ora supports this permitted activity rule.	<i>Retain as notified</i>
90.	MRZ – Medium Density Residential Zone	MRZ-R6 Conservation activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
91.	MRZ – Medium Density Residential Zone	MRZ-R7 Customary harvesting	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
92.	MRZ – Medium Density Residential Zone	MRZ-R8 Sport and Recreation Facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
93.	MRZ – Medium Density Residential Zone	MRZ-R9 Supported residential care activity	Support in part	<p>Kāinga Ora supports the permitted activity status of this activity but seeks that the number of residents is increased from six to ten. Kāinga Ora notes such a change is consistent with other planning documents in the region, such as Wellington City’s PDP.</p> <p>Kāinga Ora also seeks preclusion to limited notification in the event this threshold is breached.</p>	<p><i>Amendments sought</i></p> <p>1. Activity status: Permitted</p> <p>Where: The maximum occupancy does not exceed six <u>ten</u> residents.</p> <p>...</p> <p>Notification: An application under this rule where compliance is not achieved is precluded from being publicly <u>or limited</u> notified in accordance with sections <u>95A</u> <u>and 95B</u> of the RMA.</p>
94.	MRZ – Medium Density Residential Zone	MRZ-R10 Home Business	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
95.	MRZ – Medium Density Residential Zone	MRZ-R11 Educational facility, including home-	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		based childcare services			
96.	MRZ – Medium Density Residential Zone	MRZ-R12 Visitor accommodation	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
97.	MRZ – Medium Density Residential Zone	MRZ-R13 Papakāinga	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
98.	MRZ – Medium Density Residential Zone	MRZ-R14 Show home	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
99.	MRZ – Medium Density Residential Zone	MRZ-R15 Community garden	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
100.	MRZ – Medium Density Residential Zone	MRZ-R16 Buildings and structures within the National Grid Yard	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
101.	MRZ – Medium Density Residential Zone	MRZ-R17 Activities within the National Grid Yard	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
102.	MRZ – Medium Density Residential Zone	MRZ-R18 Activities within the Gas Transmission Pipeline Corridor	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
103.	MRZ – Medium Density Residential Zone	MRZ-R19 Emergency service facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
104.	MRZ – Medium Density Residential Zone	MRZ-R20 Community facility, excluding healthcare activities and hospitals	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
105.	MRZ – Medium Density Residential Zone	MRZ-R21 Healthcare activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
106.	MRZ – Medium Density Residential Zone	MRZ-R22 Retirement village	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
107.	MRZ – Medium Density Residential Zone	MRZ-R23 Commercial activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
108.	MRZ – Medium Density Residential Zone	MRZ-R24 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
109.	MRZ – Medium Density Residential Zone	MRZ-R25 Industrial activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
110.	MRZ – Medium Density Residential Zone	MRZ-R26 Rural industry	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
111.	MRZ – Medium Density Residential Zone	MRZ-R27 Hospital	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
112.	MRZ – Medium Density Residential Zone	MRZ-R28 Primary production	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>
113.	MRZ – Medium Density Residential Zone	MRZ-S1 Number of residential units per site	Support in part	Kāinga Ora supports this standard in part and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Amendments sought</i> <i>MRZ-S1 - Number of residential units per site</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora seeks additional matters of discretion and non-notification clauses to provide clarity.</p>	<ol style="list-style-type: none"> 1. There must be no more than 3 residential units per site; <u>and</u> 2. <u>Compliance with the following standards is achieved:</u> <ol style="list-style-type: none"> i. <u>MRZ-S2 – height</u> ii. <u>MRZ-S3 - HIRTB;</u> iii. <u>HRZ-S4 – building coverage</u> iv. <u>HRZ-S5 - only in relation to the rear/side yard boundary setback;</u> v. <u>HRZ-S8– outlook space.</u> 3. <u>Activity Status: Restricted Discretionary</u> <p><u>i. Where compliance with MRZ-S1(1.) cannot be achieved.</u></p> <ol style="list-style-type: none"> 1. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> 2. <u>The development contributes to a safe and attractive public realm and streetscape;</u> 3. <u>The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and</u> 4. <u>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>ii. Where compliance with MRZ-S1(2.) cannot be achieved:</u></p> <p>5. <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u></p> <p><u>Notification status:</u></p> <ol style="list-style-type: none"> 1. <u>An application for resource consent which complies with MRZ-S1(1.) but does not comply with MRZ-S1(2.) is precluded from being publicly notified.</u> 2. <u>An application for resource consent made which does not comply with MRZ-S1(1.) but complies with MRZ-S1(2.) is precluded from being either publicly or limited notified.</u> 3. <u>An application for resource consent made which does not comply with MRZ-S1(1.) and MRZ-S1(2.) but complies with MRZ-S2 height and MRZ-S4 – building coverage is precluded from being either publicly notified.</u>
114.	MRZ – Medium Density Residential Zone	MRZ-S2 Height	Support in part	<p>Kāinga Ora supports the following aspects of this standard:</p> <ul style="list-style-type: none"> • MDRS of 11m • MRZ-RIP of 18m 	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> 1. Buildings and structures must not exceed a height of: <ol style="list-style-type: none"> a. 11m;

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora does not support the introduction of qualifying matter restricting height to manage effects of shading upon residential sites in areas with steep south facing topography (Height Control – Shading B, and Height Control – Shading C). Kāinga Ora seeks the deletion of height controls in relation to this matter.</p> <p>Kāinga Ora also does not support the application of height controls on sites that adjoin identified heritage or sites of significance to Māori. Instead, Kāinga Ora supports the use of HIRB on boundaries adjoining sites with identified values. Kāinga Ora seeks the deletion of height controls in relation to this matter.</p>	<p>b. 18m in the MRZ-Residential Intensification Precinct;</p> <p>c. 14m on sites subject to Height Control – Shading B as identified on the planning maps;</p> <p>d. 9m on sites subject to Height Control – Shading C as identified on the planning maps;</p> <p>e. 8m on sites subject to Height Control – Shading D as identified on the planning maps;</p> <p>f. 11m on sites subject to Height Control – Heritage A as identified on the planning maps;</p> <p>g. 8m on sites subject to Height Control – Heritage C, as identified on the planning maps; and</p> <p>h. 8m on sites subject to Height Control – SASM as identified on the planning maps.</p> <p>...</p> <p><i>Consequential deletion of matters of discretion that refer to policies relevant to the matters being deleted.</i></p> <p><i>Consequential changes to the name and label of the Height Control – Shading Area will be required.</i></p>
115.	MRZ – Medium Density Residential Zone	MRZ-S3 Height in relation to boundary	Support in part	Kāinga Ora generally supports this standard. In particular, Kāinga Ora supports the additional flexibility that is provided for sites located in the MRZ-RIP.	<p><i>Amendments sought</i></p> <p>Matters of discretion are restricted to:</p> <p>a. The matters in RESZ-P7 <u>and RESZ-P8</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Kāinga Ora seeks amendments to further clarify the matters of discretion.	<ul style="list-style-type: none"> b. <u>Building bulk and dominance effects on adjoining properties;</u> c. <u>Privacy effects on adjacent residential units, including habitable rooms or outdoor living areas; and</u> d. <u>Shading and overshadowing effects on the adjoining properties and the degree of impact on any adjoining internal or external living areas.</u>
116.	MRZ – Medium Density Residential Zone	MRZ-S4 Building coverage	Support in part	<p>Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.</p> <p>Kāinga Ora seeks amendments to further clarify the matters of discretion.</p>	<p><i>Amendments sought</i></p> <p>Matters of discretion are restricted to: The matters in <u>RESZ-P7 and</u> RESZ-P8.</p>
117.	MRZ – Medium Density Residential Zone	MRZ-S5 Setbacks	Support	<p>Kāinga Ora supports this standard and the additional flexibility that has been incorporated over and above the MDRS.</p>	<i>Retain as notified.</i>
118.	MRZ – Medium Density Residential Zone	MRZ-S6 Landscaped area	Support in part	<p>Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.</p>	<p><i>Amendments sought</i></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in RESZ-P8.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Kāinga Ora seeks amendments to further clarify the matters of discretion.	<ol style="list-style-type: none"> 2. <u>How proposed landscaping enhances onsite and/or streetscape amenity;</u> 3. <u>The appropriateness of any planting (including location, extent, and species selection) to the local climatic environment or the presence of infrastructure;</u> 4. <u>The extent of tree and garden planting between the building and the road boundary to soften and integrate the development into the surrounding area;</u> 5. <u>The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site; and</u> 6. <u>Any additional accessibility and safety benefits of providing less landscaped area.</u>
119.	MRZ – Medium Density Residential Zone	MRZ-S7 Outdoor living space	Support in part	<p>Kāinga Ora supports this standard and the additional flexibility that has been incorporated over and above the MDRS.</p> <p>Kāinga Ora seeks amendments to further clarify the matters of discretion.</p>	<p><i>Amendments sought</i></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in RESZ-P7; 2. <u>The extent to which outdoor living spaces provide useable space, contribute to overall on-site spaciousness, and enable access to sunlight throughout the year for occupants;</u> 3. <u>The accessibility and connection of the outdoor living space to the internal living area for</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>occupiers of the residential unit(s) that the outdoor living space services;</u></p> <p><u>4. Whether the size, sunlight access and quality of on-site communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;</u></p> <p><u>5. The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation;</u></p> <p><u>6. Proximity of the residential unit to accessible public open space; and</u></p> <p><u>7. The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.</u></p>
120.	MRZ – Medium Density Residential Zone	MRZ-S8 Outlook space – per unit	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.	<i>Retain as notified</i>
121.	MRZ – Medium Density Residential Zone	MRZ-S9 Windows to street	Support	Kāinga Ora supports this standard and acknowledges it is taken from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, with clarification added as to when it applies.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
122.	MRZ – Medium Density Residential Zone	MRZ-S10 Rainwater tanks	Support in part	Kāinga Ora generally supports the management of effects resulting from large rainwater tanks. Kāinga Ora seeks additional standards be included to assist in achieving the overarching quality design outcomes.	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> 1. The volume of any individual rainwater tank must not exceed 5000 litres per site. 2. <u>Rainwater tanks must not be located in a front yard, unless</u> <ol style="list-style-type: none"> a. <u>They are at least 1.5m from the front boundary; and</u> b. <u>They are a maximum height of 1m</u> 3. <u>Rainwater tanks in any ‘outlook space’ must not be higher than 1m.</u> 4. <u>Rainwater tanks must not exceed 3m in height in a side or back yard.</u>
123.	MRZ – Medium Density Residential Zone	MRZ-S11 Fences and standalone walls along boundaries	Support in part	Kāinga Ora generally supports this standard but seeks an increase in the baseline height and that additional flexibility be provided for fences along public reserves to improve onsite amenity, while achieving quality design outcomes.	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> 1. All fences and standalone walls must not exceed a maximum height above ground level of: <ol style="list-style-type: none"> a. 1.2m <u>1.5m</u> for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 30<u>50</u>% of the length of the boundary with a road; b. 1.2m <u>1.5m</u> where a site boundary adjoins a public reserve, vested to Porirua City

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>Council under the Reserves Management Act, <u>or up to 2m where the section above 1.5m is at least 50% visually permeable;</u> and</p> <p>c. 2m for all other site boundaries.</p>
PART 3 – AREA SPECIFIC MATTERS – ZONES – COMMERCIAL AND MIXED USE ZONES					
124.	NCZ – Neighbourhood Centre Zone	Mapping	Support in part	<p>Kāinga Ora generally supports the use of and spatial extent of the NCZ. However, Kāinga Ora seeks an extended footprint of the Neighbourhood Centre at Pukerua Bay. Kāinga Ora also seeks consequential changes to the maps to include additional areas subject to Height Increase A, where the HRZ is extended through the submission of Kāinga Ora around additional NCZ.</p>	<ol style="list-style-type: none"> 1. Extend spatial extent of Neighbourhood Centre Zone at Pukerua Bay, as shown on attached maps in Appendix 3. 2. Amend on the maps that additional NCZ identified will be subject to Height Increase A. 3. Otherwise, retain and support the use of and spatial extent of the NCZ as notified. 4. Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
125.	NCZ – Neighbourhood Centre Zone	Introduction	Support	Kāinga Ora generally supports the introduction statement to the NCZ.	<i>Retain as notified</i>
126.	NCZ – Neighbourhood Centre Zone	NCZ – O1 Purpose of the Neighbourhood Centre Zone	Support	Kāinga Ora supports the stated purpose of the zone.	<i>Retain as notified</i>
127.	NCZ – Neighbourhood Centre Zone	NCZ – O2 Planned urban built environment of the Neighbourhood Centre Zone	Support	Kāinga Ora supports the articulated planned urban built environment of the NCZ.	<i>Retain as notified</i>
128.	NCZ – Neighbourhood Centre Zone	NCZ – O3 Managing the scale of use and development at Zone interface	Support	Kāinga Ora supports the management of interface effects at zone boundaries.	<i>Retain as notified</i>
129.	NCZ – Neighbourhood Centre Zone	NCZ – P1 Appropriate activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
130.	NCZ – Neighbourhood Centre Zone	NCZ – P2 Location of residential activity and residential units	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
131.	NCZ – Neighbourhood Centre Zone	NCZ – P3 Health and well-being for residential activity and residential units	Support in part	Kāinga Ora supports the intent of this policy but seeks change to more clearly articulate the outcomes sought. Kāinga Ora also opposes the requirement that development is consistent with a design guide. Furthermore, Kāinga Ora opposes design guides being statutory elements of the District Plan. Kāinga Ora therefore seeks deletion of this arm of the policy, but would accept a note being placed instead, that refers to a non-statutory design guide that can be used as a tool for assessment.	<p><i>Amendments sought</i></p> <p>Health Amenity and well-being for residential activity and residential units</p> <p>Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people’s amenity and well-being in respect of:</p> <ol style="list-style-type: none"> 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design; and 3. Consistency with the Residential Design Guide in APP3 – Residential Design Guide. <p><i>Note:</i></p> <p><i><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council’s Design Guidelines.</u></i></p>
132.	NCZ – Neighbourhood Centre Zone	NCZ – P4 Other activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
133.	NCZ – Neighbourhood Centre Zone	NCZ – P5 Inappropriate activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
134.	NCZ – Neighbourhood Centre Zone	NCZ – P6 Built development	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
135.	NCZ – Neighbourhood Centre Zone	NCZ – P7 Public space interface	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
136.	NCZ – Neighbourhood Centre Zone	NCZ – P8 Interface with Residential Zones and Open Space and Recreation Zones	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
137.	NCZ – Neighbourhood Centre Zone	NCZ – R1 New buildings and structures, and alterations, repairs and additions to existing buildings and structures	Support	Kāinga Ora supports this rule framework and associated preclusions to notification.	<i>Retain as notified</i>
138.	NCZ – Neighbourhood Centre Zone	NCZ – R10 Supported residential care activity	Support in part	Kāinga Ora supports the permitted activity status of this activity but seeks that the number of residents is increased from six to ten. Kāinga Ora notes such a change is consistent with	<i>Amendments sought</i> 1. Activity status: Permitted Where:

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>other planning documents in the region, such as Wellington City’s PDP.</p> <p>Kāinga Ora also seeks preclusion to limited notification in the event this threshold is breached.</p>	<p>The maximum occupancy does not exceed six <u>ten</u> residents.</p> <p>...</p> <p>Notification: An application under this rule where compliance is not achieved is precluded from being publicly <u>or limited</u> notified in accordance with sections <u>95A</u> <u>and 95B</u> of the RMA.</p>
139.	NCZ – Neighbourhood Centre Zone	NCZ – R13 Papakāinga	Support	Kāinga Ora supports the permitted activity status applying to this activity and resulting rule framework where compliance is not achieved.	<i>Retain as notified</i>
140.	NCZ – Neighbourhood Centre Zone	NCZ – R14 Residential activity and residential unit, excluding Papakāinga	Support	Kāinga Ora supports the rule framework, and in particular the preclusion to both limited and public notification where NCZ-S5 and NCZ-S6 are not met.	<i>Retain as notified</i>
141.	NCZ – Neighbourhood Centre Zone	NCZ – S1 Height	Support	Kāinga Ora supports this standard.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
142.	NCZ – Neighbourhood Centre Zone	NCZ – S2 Height in relation to boundary	Support in part	Kāinga Ora generally supports this standard, but seeks additional flexibility be introduced for sites located within or adjacent to the MRZ-RIP.	<p><i>Amendments sought</i></p> <p>1. All buildings and structures must not project beyond a:</p> <ul style="list-style-type: none"> a. 60° recession plane measured from a point 4m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone; or b. <u>60° recession plane measured from a point 6m vertically above ground level along any side or rear boundary where that boundary adjoins a site located in the Residential Intensification Precinct in the Medium Density Residential Zone; or</u> c. 60° recession plane measured from a point 8m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned High Density Residential Zone.
143.	NCZ – Neighbourhood Centre Zone	NCZ – S3 Setback	Oppose	Kāinga Ora opposes this standard, as the scale and nature of buildings anticipated in the NCZ match that of the surrounding residential zone(s). This setback is considered unnecessary and will unduly constrain	<i>Delete standard</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				built development opportunities on smaller NCZ sites.	
144.	NCZ – Neighbourhood Centre Zone	NCZ – S4 Active frontages	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
145.	NCZ – Neighbourhood Centre Zone	NCZ – S5 Location of residential units	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
146.	NCZ – Neighbourhood Centre Zone	NCZ – S6 Outdoor living space	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
147.	NCZ – Neighbourhood Centre Zone	NCZ – S7 Screening and landscaping of service areas, outdoor storage areas and parking areas	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
148.	LCZ – Local Centre Zone	Mapping	Support in part	Kāinga Ora generally supports the use of and spatial extent of the LCZ; although Kāinga Ora is seeking that Mana is recognised as a Town Centre Zone. The introduction of a Town Centre Zone for Mana is sought to more appropriately reflect the wider catchment that this centre services (both now and into the future with the	<ol style="list-style-type: none"> 1. Retain Local Centre Zone and spatial extent as notified, with the exception of Mana, where a new Town Centre Zone is sought. 2. Changes to maps to remove height control variations as a consequential change to reflect submission on heights is sought.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>expansion of the Northern Growth Area).</p> <p>Kāinga Ora is also seeking an increase in the height limit across the zone, to 22m, and seeks consequential changes to the maps to remove height control variations.</p>	<p>3. Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission.</p>
149.	LCZ – Local Centre Zone	Introduction	Support in part	<p>Kāinga Ora generally supports the introduction statement to the LCZ.</p> <p>Amendments are sought to remove reference to Height Increase A and Height Increase B, as a consequence of the increase in the overall height limit across the zone to 22m. Deletion of paragraph three is therefore sought.</p> <p>Kāinga Ora also seeks deletion of the reference to “Height Controls – Heritage” in paragraph four. Kāinga Ora supports managing development next to listed heritage sites but seeks an alternative tool to manage the effects.</p>	<p><i>Amendments sought</i></p> <p><i>[delete paragraph 3]</i></p> <p>Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These areas are located within a walkable catchment of the Metropolitan Centre Zone or a train station. They are identified on the planning maps as Height Increase A and Height Increase B.</p> <p><i>[Amend paragraph 4]</i></p> <p>Specific sites have been identified where additional controls are necessary to mitigate the adverse effects of buildings and structures on the social, physical and surroundings heritage values of heritage items and heritage settings. They are identified on the planning maps as Height Controls –</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					Heritage. They are qualifying matters under s770 of the RMA.
150.	LCZ – Local Centre Zone	LCZ – O1 Purpose of the Local Centre Zone	Support	Kāinga Ora supports the stated purpose of the zone.	<i>Retain as notified</i>
151.	LCZ – Local Centre Zone	LCZ – O2 Planned urban built environment of the Local Centre Zone	Support in part	<p>Kāinga Ora generally supports this objective, which clearly sets out the planned urban built environment of the LCZ but seeks changes to recognise that the anticipated urban built form will be greater than medium rise in many situations.</p> <p>As a consequence of the submission seeking additional height across the zone to 22m, Kāinga Ora seeks the deletion of the second arm of this policy.</p>	<p><i>Amendments sought</i></p> <p>The Local Centre Zone is a safe and attractive urban built environment, that is characterised by:</p> <ol style="list-style-type: none"> 1. Medium-rise buildings that contribute positively to the surrounding streetscape and residential environment; <u>and</u> 2. A greater intensity of built urban form in locations accessible to the Metropolitan Centre Zone or a train station, identified by height increase controls on the planning maps; <u>2.</u> Sites and buildings used for residential purposes that provide good quality on-site residential amenity for the health and well-being of people residing in the Zone.
152.	LCZ – Local Centre Zone	LCZ – O3 Managing the scale of use and development at Zone interface	Support	Kāinga Ora supports the management of interface effects at zone boundaries.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
153.	LCZ – Local Centre Zone	LCZ – P1 Appropriate activities	Support in part	Kāinga Ora generally supports this policy but seeks amendment to more specifically recognise that Local Centres service and support the local communities in which they are located.	<i>Amendments sought</i> Enable activities that support the needs of local communities and are compatible with the planned purpose and urban built environment of the Local Centre Zone.
154.	LCZ – Local Centre Zone	LCZ – P2 Location of residential activity and residential units	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
155.	LCZ – Local Centre Zone	LCZ – P3 Health and well-being for residential activity and residential units	Support in part	Kāinga Ora supports the intent of this policy but seeks change to more clearly articulate the outcomes sought.	<i>Amendments sought</i> Health Amenity and well-being for residential activity and residential units Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people’s amenity and well-being in respect of: <ol style="list-style-type: none"> 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design
156.	LCZ – Local Centre Zone	LCZ – P4 Other activities	Support in part	Kāinga Ora supports the intent of this policy but seeks change to remove	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				explicit mention to reverse sensitivity effects.	Provide for other activities including larger-scale activities where: <ol style="list-style-type: none"> 1. Any significant adverse effects, including reverse sensitivity effects, can be avoided, remedied or mitigated; 2. The activity is consistent with the planned urban built environment and does not compromise activities that are enabled within the Local Centre Zone; 3. For any retirement village: <ol style="list-style-type: none"> a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised; 4. They are of a size and scale that does not undermine the role and function of the Metropolitan Centre Zone.
157.	LCZ – Local Centre Zone	LCZ – P5 Inappropriate activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
158.	LCZ – Local Centre Zone	LCZ – P6 Small scale built development	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
159.	LCZ – Local Centre Zone	LCZ – P7	Support in part	Kāinga Ora supports the intent of this policy but seeks change to more	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		Larger scale built development		<p>clearly articulate the outcomes sought directly within the policy (which is the referenced matter of discretion against the relevant rule).</p> <p>Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<p>Provide for larger-scale built development that <u>reflects the planned urban built environment of the Local Centre Zone where it can be demonstrated that the development contributes positive design outcomes taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> 1. <u>Optimise the quality of the outcome with an integrated, comprehensive design approach.</u> 2. <u>Buildings spatially define street edges in order to contribute to a high-quality public realm.</u> 3. <u>Provision is made for safe and convenient pedestrian movement.</u> 4. <u>Servicing and parking is functional and maintains a high level of public realm amenity.</u> 5. <u>Provide for reasonable light, outlook, and internal amenity for occupied internal spaces.</u> 6. <u>Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.</u> 7. <u>Achieve integrated building top and roof design.</u> 8. <u>Ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.</u> 9. <u>Street edges are visually interesting and active, which contribute to the safety and attractiveness of their setting.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>10. Relevant sections of RESZ-P10 in regard to residential units and activities.</u></p> <p><u>Note:</u></p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p> <p><u>that:</u></p> <p><u>1. Acknowledges and reflects the planned urban built environment of the Local Centre Zone; and</u></p> <p><u>2. Is consistent with the Local Centre Zone Design Guide contained in APP7 – Local Centre Zone Design Guide.</u></p>
160.	LCZ – Local Centre Zone	LCZ – P8 Height variation control	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
161.	LCZ – Local Centre Zone	LCZ – P9 Public space interface	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
162.	LCZ – Local Centre Zone	LCZ – P10 Interface with Residential Zones and Open Space and Recreation Zones	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
163.	LCZ – Local Centre Zone	LCZ – R1 New buildings and structures,	Support	Kāinga Ora supports this rule framework and associated preclusions to notification.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		and alterations, repairs and additions to existing buildings and structures			
164.	LCZ – Local Centre Zone	LCZ – R11 Supported residential care activity	Support	Kāinga Ora supports the permitted activity status applying to this activity.	<i>Retain as notified</i>
165.	LCZ – Local Centre Zone	LCZ – R15 Papakāinga	Support	Kāinga Ora supports the permitted activity status applying to this activity and resulting rule framework where compliance is not achieved.	<i>Retain as notified</i>
166.	LCZ – Local Centre Zone	LCZ – R16 Residential activity and residential unit, excluding Papakāinga	Support in part	While Kāinga Ora supports the preclusion to both limited and public notification in this rule framework. However, Kāinga Ora seeks no maximum threshold on the number of permitted units, and therefore seeks a change to this rule.	<p><i>Amendments sought</i></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than three residential units occupy the site; and</p> <p>b. a. Compliance is achieved with</p> <p>i. LCZ-S5; and</p> <p>ii. LCZ-S6.</p> <p>2. Activity status: Restricted discretionary</p> <p>-</p> <p>Where:</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>a. Compliance is not achieved with LCZ-R16-1.a.</p> <p>-</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in LCZ-P7.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. <p>3. <u>2.</u> Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LCZ-S5 and LCZ-S6.</p> <p>Matters of discretion are restricted to</p> <p>1. The matters of discretion of any infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with LCZ-S5 or LCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
167.	LCZ – Local Centre Zone	LCZ – S1 Height	Support in part	<p>Kāinga Ora seeks changes to the permitted height – with a standard 22m height limit across the zone sought.</p> <p>Kāinga Ora does not support the application of height controls on sites that adjoin identified heritage sites. Instead, Kāinga Ora would support the use of HIRB on boundaries adjoining sites with identified values. Kāinga Ora seeks the deletion of height controls in relation to this matter and consequential amendments.</p>	<p><i>Amendments sought</i></p> <p>1. All buildings and structures must not exceed a maximum height above ground level of:</p> <ul style="list-style-type: none"> a. 22m-18m; or b. 22m on sites subject to the Height Increase A identified on the planning maps; or c. 12m on sites subject to Height Control – Heritage B shown on the planning maps. <p><i>Consequential deletion of matters of discretion that refer to policies relevant to the matters being deleted.</i></p>
168.	LCZ – Local Centre Zone	LCZ – S2 Height in relation to boundary	Support in part	<p>Kāinga Ora generally supports this standard but seeks amendment (with any consequential changes to maps and rule references) to introduce a more restrictive HIRB on boundaries adjacent to a listed heritage site or SASM.</p>	<p><i>Amendments sought</i></p> <p>1. All buildings and structures must not project beyond a:</p> <ul style="list-style-type: none"> a. 60° recession plane measured from a point 4m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone; or b. 60° recession plane measured from a point 8m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned High Density Residential Zone.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>c. <u>Except no part of any building or structure may project beyond a:</u></p> <p>i. <u>60° recession plane measured from a point 4m vertically above ground level along any boundary with a site containing a heritage item or heritage setting for sites subject to HIRB Control Heritage B;</u></p> <p>ii. <u>45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing a heritage item or heritage setting for sites subject to HIRB Control Heritage A; or</u></p> <p>iii. <u>45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing an identified site of or areas of significance to Māori.</u></p>
169.	LCZ – Local Centre Zone	LCZ – S3 Setback	Support	Kāinga Ora supports this standard.	<i>Retain as notified</i>
170.	LCZ – Local Centre Zone	LCZ – S4 Active street frontages	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
171.	LCZ – Local Centre Zone	LCZ – S5 Location of residential units	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
172.	LCZ – Local Centre Zone	LCZ – S6 Outdoor living space	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
173.	LCZ – Local Centre Zone	LCZ – S7 Screening and landscaping of service areas, outdoor storage areas and parking areas	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
174.	TCZ – Town Centre Zone	NEW TCZ Chapter and Mapping	NEW ZONE	<p>Kāinga Ora is seeking that Mana is recognised as a Town Centre Zone. Mana provides a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.</p> <p>The introduction of a Town Centre Zone for Mana is sought to more appropriately reflect the wider catchment that this centre services (both now and into the future with the expansion of the Northern Growth Area).</p> <p>A proposed chapter with a full set of provisions has been provided in support of this submission.</p>	<ol style="list-style-type: none"> 1. Adopt and include a new Town Centre Zone chapter, with consequential updates to maps. 2. Accept the proposed Town Centre Zone provisions in Appendix 2 of this submission. 3. Seek the Mana commercial centre is zoned as a Town Centre Zone (proposed) in this submission and on the planning maps in Appendix 3. 4. Consequential updates to the Plan to account for the introduction of a Town Centre Zone. 5. Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission.
175.	MUZ – Mixed Use Zone	Mapping	Support in part	Kāinga Ora generally supports the use of and spatial extent of the Mixed Use	<ol style="list-style-type: none"> 1. Retain Mixed Use Zone and spatial extent as notified, with the exception of the MUZ to the east

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Zone; although Kāinga Ora is seeking that the proposed MUZ to the east of the Mungavin Interchange is rezoned to HRZ.	<p>of the Mungavin Interchange (west of Rānui), where HRZ is sought.</p> <p>2. Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission.</p>
176.	MUZ – Mixed Use Zone	Introduction	Support in part	Kāinga Ora generally supports the introduction statement to the MUZ. Changes are sought to reference to “Height Controls – Heritage” at paragraph four. While Kāinga Ora accepts and supports the appropriate management of effects upon listed heritage sites and settings, it seeks that these be controlled through the use of a varied HIRB, in place of the proposed Height Control. Changes are sought to reflect this.	<p><i>Amendments sought</i></p> <p>...</p> <p>Specific sites have been identified where additional controls are necessary to mitigate the adverse effects of buildings and structures on the social, physical and surroundings heritage values of heritage items and heritage settings. They are identified on the planning maps as Height Controls – Heritage. They are qualifying matters under s770 of the RMA.</p> <p>...</p>
177.	MUZ – Mixed Use Zone	MUZ – O1 Purpose of the Local Centre Zone	Support	Kāinga Ora supports the stated purpose of the zone.	<i>Retain as notified</i>
178.	MUZ – Mixed Use Zone	MUZ – O2 Planned urban built environment of	Support in part	Kāinga Ora generally supports this objective, which sets out the planned urban built environment of the MUZ but seeks changes to recognise that	<p><i>Amendments sought</i></p> <p>The Mixed Use Zone is a vibrant, attractive safe urban built environment, that is characterised by:</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		the Mixed Use Zone		the anticipated urban built form will be greater than medium rise in many situations. In addition, Kāinga Ora seeks an additional arm to the policy, to clearly convey that the anticipated urban environment will comprise a mix of activities and associated built form.	<ol style="list-style-type: none"> 1. Medium-rise buildings that contribute positively to and integrate well with the surrounding area; 2. A greater intensity of built urban form in locations accessible to the Metropolitan Centre Zone or a train station, identified by height increase controls on the planning maps; 3. <u>A range of buildings and sites that reflect a mix of activities;</u> 4. Sites and buildings used for residential purposes that provide good quality on-site residential amenity for the health and well-being of people residing in the Zone.
179.	MUZ – Mixed Use Zone	MUZ – O3 Managing the scale of use and development at Zone interface	Support	Kāinga Ora supports the management of interface effects at zone boundaries.	<i>Retain as notified</i>
180.	MUZ – Mixed Use Zone	MUZ – P1 Appropriate activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
181.	MUZ – Mixed Use Zone	MUZ – P2 Location of residential activity and residential units	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
182.	MUZ – Mixed Use Zone	MUZ – P3	Support in part	Kāinga Ora supports the intent of this policy but seeks change to more	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		Health and well-being for residential activity and residential units		clearly articulate the outcomes sought.	<p>Health Amenity and well-being for residential activity and residential units</p> <p>Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of:</p> <ol style="list-style-type: none"> 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design
183.	MUZ – Mixed Use Zone	MUZ – P4 Other activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
184.	MUZ – Mixed Use Zone	MUZ – P5 Inappropriate activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
185.	MUZ – Mixed Use Zone	MUZ – P6 Small scale built development	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
186.	MUZ – Mixed Use Zone	MUZ – P7 Larger scale built development	Support in part	<p>Kāinga Ora supports the intent of this policy but seeks change to more clearly articulate the outcomes sought directly within the policy (which is the referenced matter of discretion against the relevant rule).</p> <p>Consistent with its broader submission, Kāinga Ora opposes the</p>	<p><i>Amendments sought</i></p> <p>Provide for larger-scale built development that reflects the planned urban built environment of the Mixed Use Zone where it can be demonstrated that the development contributes positive design outcomes taking into consideration the following design objectives as relevant</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<p><u>to the specific site, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> 1. <u>Optimise the quality of the outcome with an integrated, comprehensive design approach.</u> 2. <u>Provision is made for safe and convenient pedestrian movement.</u> 3. <u>Servicing and parking is functional and maintains a high level of public realm amenity.</u> 4. <u>Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.</u> 5. <u>Achieve integrated building top and roof design.</u> 6. <u>Ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.</u> 7. <u>Street edges are visually interesting and active, which contribute to the safety and attractiveness of their setting.</u> 8. <u>Relevant sections of RESZ-P10 in regard to residential units and activities.</u> <p><u>Note:</u></p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					that: 1.—Acknowledges and reflects the planned urban built environment of the Mixed Use Zone; and 2.—Is consistent with the Mixed Use Zone Design Guide contained in APP5—Mixed Use Zone Design Guide.
187.	MUZ – Mixed Use Zone	MUZ – P8 Height increase	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
188.	MUZ – Mixed Use Zone	MUZ – P9 Public space interface	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
189.	MUZ – Mixed Use Zone	MUZ – P10 Interface with Residential Zones and Open Space and Recreation Zones	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
190.	MUZ – Mixed Use Zone	MUZ – R1 New buildings and structures, and alterations, repairs and additions to existing buildings and structures	Support in part	Kāinga Ora supports this rule framework but also seeks removal of reference to MUZ-S5 within the notification preclusion statement of Rule MUZ-R1 (3), as this standard is not addressed within MUZ-R1 and instead is addressed under MUZ-R19. This change is sought from an administrative perspective – Kāinga	<i>Amendments sought</i> ... 3. Activity status: Restricted discretionary Where: a. Compliance is not achieved with MUZ-R1-1.b.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Ora would otherwise such a standard being precluded from limited notification.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with MUZ-S2, MUZ-S3 or MUZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA. An application under this rule where compliance is not achieved with MUZ-S4 or MUZ-S5 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
191.	MUZ – Mixed Use Zone	MUZ – R14 Supported residential care activity	Support	Kāinga Ora supports the permitted activity status applying to this activity.	<i>Retain as notified</i>
192.	MUZ – Mixed Use Zone	MUZ – R18 Papakāinga	Support	Kāinga Ora supports the permitted activity status applying to this activity and resulting rule framework where compliance is not achieved.	<i>Retain as notified</i>
193.	MUZ – Mixed Use Zone	MUZ – R19 Residential activity and residential unit,	Support in part	While Kāinga Ora supports the preclusion to both limited and public notification in this rule framework. However, Kāinga Ora seeks no maximum threshold on the number of	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> Activity status: Permitted <p>Where:</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		excluding Papakāinga		permitted units, and therefore seeks a change to this rule.	<p>a. No more than three residential units occupy the site; and</p> <p>b. a. Compliance is achieved with MUZ-S5</p> <p>2. Activity status: Restricted discretionary</p> <p>-</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R19-1.a.</p> <p>-</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in MUZ-P7.</p> <p>Notification:</p> <p>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p> <p>3. 2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-S5.</p> <p>Matters of discretion are restricted to</p> <p>1. The matters of discretion of any infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with MUZ-S5 is precluded from being publicly or limited

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					notified in accordance with sections 95A and 95B of the RMA.
194.	MUZ – Mixed Use Zone	MUZ – S1 Height	Support in part	<p>Kāinga Ora supports the height limit within the MUZ being consistent with heights of the immediately surrounding residential environment or commercial environment.</p> <p>Kāinga Ora does not support the application of height controls on sites that adjoin identified heritage sites. Instead, Kāinga Ora would support the use of HIRB on boundaries adjoining sites with identified values. Kāinga Ora seeks the deletion of height controls in relation to this matter and consequential amendments.</p>	<p><i>Amendments sought</i></p> <p>1. All buildings and structures must not exceed a maximum height above ground level of:</p> <ul style="list-style-type: none"> a. 18m; or b. 22m on sites subject to the Height Increase A identified on the planning maps; or c. 12m on sites subject to Height Control – Heritage B shown on the planning maps. <p><i>Consequential deletion of matters of discretion that refer to policies relevant to the matters being deleted.</i></p>
195.	MUZ – Mixed Use Zone	MUZ – S2 Height in relation to boundary	Support	Kāinga Ora supports this standard.	<i>Retain as notified</i>
196.	MUZ – Mixed Use Zone	MUZ – S3 Setback	Support	Kāinga Ora supports this standard.	<i>Retain as notified</i>
197.	MUZ – Mixed Use Zone	MUZ – S4 Active street frontages	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
198.	MUZ – Mixed Use Zone	MUZ – S5 Outdoor living space	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
199.	MUZ – Mixed Use Zone	MUZ – S6 Screening and landscaping of service areas, outdoor storage areas and parking areas	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
200.	MCZ – Metropolitan Centre Zone	Mapping	Support in part	<p>Kāinga Ora generally supports the use of the MCZ; although Kāinga Ora is seeking expansion to the zone to replace the LFRZ at the north of the city centre.</p> <p><i>NB. It is acknowledged that this includes the area identified as the Whitireia Tertiary Education Precinct, which is also sought to be rehoused into the MCZ, with consequential changes to provisions to reflect the shift in chapters.</i></p>	<ol style="list-style-type: none"> 1. Expand the spatial extent of the MCZ to encompass the proposed LFRZ at the north of the city centre. 2. Retain the MCZ as notified. 3. Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission. 4. Consequential amendments will be required as a result of Kāinga Ora submission and changes to the planning maps.
201.	MCZ – Metropolitan Centre Zone	Introduction	Support	Kāinga Ora generally supports the introduction statement to the LCZ.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
202.	MCZ – Metropolitan Centre Zone	MCZ – O1 Purpose of the Metropolitan Centre Zone	Support	Kāinga Ora supports the stated purpose of the zone.	<i>Retain as notified</i>
203.	MCZ – Metropolitan Centre Zone	MCZ – O2 Planned urban built environment of the Metropolitan Centre Zone	Support	Kāinga Ora supports the planned urban built environment of the zone.	<i>Retain as notified</i>
204.	MCZ – Metropolitan Centre Zone	MCZ – P1 Appropriate activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
205.	MCZ – Metropolitan Centre Zone	MCZ – P2 Location of residential activity and residential units	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
206.	MCZ – Metropolitan Centre Zone	MCZ – P3 Health and well-being for residential activity and residential units	Support in part	Kāinga Ora supports the intent of this policy but seeks change to more clearly articulate the outcomes sought.	<p><i>Amendments sought</i></p> <p>Health Amenity and well-being for residential activity and residential units</p> <p>Ensure residential activity and residential units achieve a healthy quality urban built environment that provides for people’s amenity and well-being in respect of:</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<ol style="list-style-type: none"> 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design.
207.	MCZ – Metropolitan Centre Zone	MCZ – P4 Other activities	Support in part	Kāinga Ora supports the intent of this policy but seeks change to remove explicit mention to reverse sensitivity effects, as this is separately managed through the District Wide noise chapter.	<p><i>Amendments sought</i></p> <p>Provide for other activities including larger-scale activities where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects can be avoided, remedied or mitigated; 2. The activity is consistent with the planned urban built environment and purpose of the zone; 3. For any retirement village: <ol style="list-style-type: none"> a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and 4. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised.
208.	MCZ – Metropolitan Centre Zone	MCZ – P5 Inappropriate activities	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
209.	MCZ – Metropolitan Centre Zone	MCZ – P6 Small scale built development	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
210.	MCZ – Metropolitan Centre Zone	MCZ – P7	Support in part	Kāinga Ora supports the intent of this policy but seeks change to more clearly articulate the outcomes sought	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		Larger scale built development		<p>directly within the policy (which is the referenced matter of discretion against the relevant rule).</p> <p>Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<p>Provide for larger-scale built development that <u>reflects the planned urban built environment of the Metropolitan Centre Zone where it can be demonstrated that the development contributes positive design outcomes taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> 1. <u>Optimise the quality of the outcome with an integrated, comprehensive design approach.</u> 2. <u>Buildings spatially define street edges in order to contribute to a high-quality public realm.</u> 3. <u>Provision is made for safe and convenient pedestrian movement.</u> 4. <u>Servicing and parking is functional and maintains a high level of public realm amenity.</u> 5. <u>Provide for reasonable light, outlook, and internal amenity for occupied internal spaces.</u> 6. <u>Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.</u> 7. <u>Achieve integrated building top and roof design.</u> 8. <u>Ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>9. <u>Street edges are visually interesting and active, which contribute to the safety and attractiveness of their setting.</u></p> <p>10. <u>Where applicable, the connection to the Porirua Stream is enhanced and potential impacts on the openness and historical and cultural values of the stream are addressed.</u></p> <p>11. <u>Relevant sections of RESZ-P10 in regard to residential units and activities.</u></p> <p><u>Note:</u></p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p> <p>that:</p> <p>1. Acknowledges and reflects the planned urban built environment of the Metropolitan Centre Zone; and</p> <p>2. Is consistent with the Metropolitan Centre Zone Design Guide contained in APP4 Metropolitan Centre Zone Design Guide.</p>
211.	MCZ – Metropolitan Centre Zone	MCZ – P8 Public space interface	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
212.	MCZ – Metropolitan Centre Zone	LCZ – P9 Car parking and parking lot	Support in part	Kāinga Ora seeks changes to this policy to remove reference to the proposed statutory design guide.	<i>Amendments sought</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Instead, reference is made to the guiding design related policy MCZ-P7 (as amended by Kāinga Ora).</p>	<p>Only allow for ground level car parking and parking lots where:</p> <ol style="list-style-type: none"> 1. It is not located along a primary frontage identified on the planning maps; 2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised; and 3. <u>The design and layout of aAny parking lot fulfils the intent of the relevant outcomes and objectives noted in MCZ-P7. is consistent with the Metropolitan Centre Zone Design Guide contained in APP4 – Metropolitan Centre Zone Design Guide.</u> <p><i>Note:</i> <u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council’s Design Guidelines.</u></p>
213.	MCZ – Metropolitan Centre Zone	MCZ – R1 New buildings and structures, and alterations, repairs and additions to existing buildings and structures	Support in part	<p>Kāinga Ora supports this rule framework but also seeks preclusion to limited notification. In addition, Kāinga Ora seeks removal of reference to MCZ-S4 within the notification preclusion statement of Rule MCZ-R1 (3), as this standard is not addressed within MCZ-R1 and instead is addressed under MCZ-R12.</p>	<p><i>Amendments sought</i></p> <p>...</p> <p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with MCZ-R1-1.b. <p>Matters of discretion are restricted to:</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>1. The matters of discretion of the infringed standard.</p> <p>Notification: An application under this rule where compliance is not achieved with MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, or MCZ-S6 is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</p>
214.	MCZ – Metropolitan Centre Zone	MCZ – R12 Residential activity	Support in part	<p>Kāinga Ora supports the permitted activity status noting no maximum unit threshold applies. Kāinga Ora supports the requirement for residential units to be located above ground floor in the MCZ and supports the preclusion of public notification. Kāinga Ora seeks preclusion to limited notification in instances when MCZ-S4 (location of residential units) is not met, noting that the effect being managed is one of streetscape amenity and public realm considerations, and the ability to reuse and adapt ground floor tenancies. These are not matters that would require input from affected parties.</p>	<p><i>Amendments sought</i></p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MCZ-S4.</p> <p>Matters of discretion are restricted to</p> <p>1. The matters of discretion of the infringed standard.</p> <p>Notification: An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
215.	MCZ – Metropolitan Centre Zone	MCZ – R13 Supported residential care activity	Support	Kāinga Ora supports the permitted activity status applying to this activity.	<i>Retain as notified</i>
216.	MCZ – Metropolitan Centre Zone	MCZ – R18 Large format retail activity	Oppose	As a consequential change to seeking the removal of the LFRZ at the northern end of the city, Kāinga Ora seeks a permitted activity status for Large Format Retail activities apply in the MRZ.	<i>Amendments sought</i> 1. Activity status: Restricted discretionary Permitted Matters of discretion are restricted to: The matters in MCZ-P4.
217.	MCZ – Metropolitan Centre Zone	MCZ – R19 Supermarket	Oppose	As a consequential change to seeking the removal of the LFRZ at the northern end of the city, Kāinga Ora seeks a permitted activity status for supermarket activities apply in the MRZ.	<i>Amendments sought</i> 1. Activity status: Restricted discretionary Permitted Matters of discretion are restricted to: The matters in MCZ-P4. Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
218.	MCZ – Metropolitan Centre Zone	MCZ – R25 Drive-through activity	Oppose	As a consequential change to seeking the removal of the LFRZ at the northern end of the city, Kāinga Ora seeks a permitted activity status for drive-through activities in the MRZ.	<i>Amendments sought</i> 1. Activity status: Discretionary Permitted

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
219.	MCZ – Metropolitan Centre Zone	MCZ – S1 Height	Support in part	Kāinga Ora generally supports the planned urban built environment of the MCZ but seeks a slight increase in the height from 50m to 53m to accommodate a 15 storey building more readily.	<i>Amendments sought</i> 1. All buildings and structures must not exceed a maximum height above ground level of 53m <u>50m</u> .
220.	MCZ – Metropolitan Centre Zone	MCZ – S2 Active street frontages	Support	Kāinga Ora supports this standard.	<i>Retain as notified</i>
221.	MCZ – Metropolitan Centre Zone	MCZ – S3 Addressing Porirua Stream	Support	Kāinga Ora supports this standard.	<i>Retain as notified</i>
222.	MCZ – Metropolitan Centre Zone	MCZ – S4 Location of residential units	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
223.	MCZ – Metropolitan Centre Zone	OTHER Whitireia Tertiary Education Precinct in LFRZ	Support provisions, but seek rehousing	Kāinga Ora seeks the relocation of the Whitireia Tertiary Education Precinct from the LFRZ to the MCZ, with consequential updates to the precinct provisions and the MCZ chapter to reflect the rehousing of this precinct.	<i>Amendments sought</i> Relocate Whitireia Tertiary Education Precinct from LFRZ to the MCZ, with all consequential changes.
224.	LFRZ – Large Format Retail Zone	Mapping	Support in part	Kāinga Ora is seeking the replacement of the LFRZ at the north of the city centre with the MCZ. <i>NB. It is acknowledged that this includes the area identified as the Whitireia Tertiary Education Precinct, which is also sought to be rehoused</i>	<ol style="list-style-type: none"> 1. Reduce the spatial extent of the LFRZ to the north of the city centre and rezone this area to MCZ. 2. Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<i>into the MCZ, with consequential changes to provisions to reflect the shift in chapters.</i>	
225.	LFRZ – Large Format Retail Zone	Introduction	Support	Kāinga Ora generally supports the introduction statement to the LCZ.	<i>Retain as notified</i>
226.	LFRZ – Large Format Retail Zone	LFRZ – P2 Location of residential activity and residential units	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
227.	LFRZ – Large Format Retail Zone	LFRZ – P3 Health and well-being for residential activity and residential units	Support in part	Kāinga Ora supports the intent of this policy but seeks change to more clearly articulate the outcomes sought.	<p><i>Amendments sought</i></p> <p>Health Amenity and well-being for residential activity and residential units</p> <p>Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people’s amenity and well-being in respect of:</p> <ol style="list-style-type: none"> 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design.
228.	LFRZ – Large Format Retail Zone	LFRZ – P7 Larger scale built development	Support in part	Kāinga Ora supports the intent of this policy but seeks change to more clearly articulate the outcomes sought directly within the policy (which is the	<p><i>Amendments sought</i></p> <p>Provide for larger-scale built development that reflects the planned urban built environment of the Large Format Retail Zone where it can be demonstrated that the</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>referenced matter of discretion against the relevant rule).</p> <p>Consistent with its broader submission, Kāinga Ora opposes the reference to a statutory design guide and seeks the relevant assessment matters instead be directly articulated in the relevant provision/matter of discretion. Kāinga Ora would support the use of non-statutory design guides as a tool to inform assessment.</p>	<p><u>development contributes positive design outcomes taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> 1. <u>Optimise the quality of the outcome with an integrated, comprehensive design approach.</u> 2. <u>Buildings are located on site and planned to shape positive open space, and complement the buildings, sites, and streets around them.</u> 3. <u>Provision is made for safe and convenient pedestrian movement.</u> 4. <u>Servicing and parking is functional and maintains a high level of public realm amenity.</u> 5. <u>Provide for reasonable light, outlook, and internal amenity for occupied internal spaces.</u> 6. <u>Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.</u> 7. <u>Achieve integrated building top and roof design.</u> 8. <u>Ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.</u> 9. <u>Where applicable, the connection to the Porirua Stream is enhanced and potential impacts on the openness and historical and cultural values of the stream are addressed.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>10. <u>Achieve street and building edges that are visually interesting and active, and which contribute to the safety and attractiveness of the area.</u></p> <p><u>Note:</u></p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p> <p>that:</p> <p>1. Acknowledges and reflects the planned urban built environment of the Large Format Retail Zone; and</p> <p>2. Is consistent with the Large Format Retail Zone Design Guide contained in APP6 – Large Format Retail Zone Design Guide.</p>
229.	LFRZ – Large Format Retail Zone	LFRZ – P8 Public space interface	Support	Kāinga Ora supports this policy.	<i>Retain as notified</i>
230.	LFRZ – Large Format Retail Zone	LFRZ – R7 Residential activity and residential unit, excluding papakāinga	Support in part	Kāinga Ora supports the preclusion to both limited and public notification in this rule framework. However, Kāinga Ora seeks no maximum threshold on the number of permitted units, and therefore seeks a change to this rule.	<p><i>Amendments sought</i></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than three residential units occupy the site; and</p> <p>b. a. Compliance is achieved with</p> <p>iii. LFRZ-S8; and</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>iv. LFRZ-S9.</p> <p>2. Activity status: Restricted discretionary</p> <p>-</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with LFRZ-R7-1.a.</p> <p>-</p> <p>Matters of discretion are restricted to:</p> <p style="padding-left: 20px;">1. The matters in <u>LFRZ-P7</u>.</p> <p>Notification:</p> <p>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p> <p>3. <u>2.</u> Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with LFRZ-S8 and LFRZ-S9.</p> <p>Matters of discretion are restricted to</p> <p style="padding-left: 20px;">1. The matters of discretion of any infringed standard.</p> <p>Notification:</p> <p>An application under this rule where compliance is not achieved with LFRZ-S8 or LFRZ-S9 is precluded from</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
231.	LFRZ – Large Format Retail Zone	LFRZ-R8 Supported residential care activity	Support	Kāinga Ora supports the permitted activity status applying to this activity.	<i>Retain as notified</i>
232.	LFRZ – Large Format Retail Zone	LFRZ – S1 Height	Support	Kāinga Ora supports the 22m height limit applying in the LFRZ. This support is subject to the LFRZ at the northern extent of the city centre being rezoned MCZ, and a corresponding change in height occurring in this location.	<i>Retain as notified</i>
233.	LFRZ – Large Format Retail Zone	LFRZ – S8 Location of residential units	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
234.	LFRZ – Large Format Retail Zone	LFRZ – S9 Outdoor living space	Support	Kāinga Ora supports this standard	<i>Retain as notified</i>
235.	LFRZ – Large Format Retail Zone	Whitireia Tertiary Education Precinct [in its entirety]	Support provisions, but seek rehousing	Kāinga Ora seeks the relocation of the Whitireia Tertiary Education Precinct from the LFRZ to the MCZ, with consequential updates to the precinct provisions and the MCZ chapter to reflect the rehousing of this precinct.	<i>Amendments sought</i> Relocate objectives, policies, and rules associated with the Whitireia Tertiary Education Precinct from LFRZ to the MCZ, with all consequential changes.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
PART 4 – APPENDICES AND SCHEDULES					
236.	Appendices	APP3 – Residential Design Guide	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule that requires development proposals to be consistent with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports the design guidelines for residential subdivision, multi-unit development and residential development in commercial centres (city, metro, etc) sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guideline that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p>	<ol style="list-style-type: none"> 1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines: <ul style="list-style-type: none"> <i>Note:</i> <ol style="list-style-type: none"> 1. <u>Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u> 2. Delete all references to the Design Guidelines. 3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to: <ol style="list-style-type: none"> <u>Optimise the quality of the built form outcome with an integrated, comprehensive design approach to the site.</u> <u>Achieve visual interest while also achieving aesthetic coherence and integration.</u> <u>Achieve driveways, manoeuvring and parking areas that are safe, convenient, and attractive.</u>
237.		APP4 – Metropolitan Centre Design Guide			
238.		APP5 – Mixed Use Zone Design Guide			
239.		APP6 – Large Format Retail Design Guide			
240.		APP7 – Local Centre Design Guide			

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.</p>	<ul style="list-style-type: none"> iv. <u>Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.</u> v. <u>Achieve reasonable sunlight, daylight, and outlook.</u> vi. <u>Provide reasonable internal visual privacy for all units within a development.</u> vii. <u>Ensure outdoor living areas are well-located, functional for the intended use, and high quality.</u> viii. <u>Achieve visual amenity, safety, and functionality with planting.</u> ix. <u>Achieve high quality, legible and efficient circulation.</u> x. <u>Provide for servicing that is suitably generous, convenient, and visually discreet.</u> <p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise,</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seek the opportunity to review these guidelines if they are to remain a statutory document.</p>
Northern Growth Development Area					
241.	Northern Growth Development Area	All provisions	Support with amendments	Kāinga Ora supports the introduction of Northern Growth Development Area provisions in the PDP with amendments.	<p>Support the Northern Growth Development Area with amendments:</p> <ul style="list-style-type: none"> - Seek the Neighbourhood Centre is up-zoned to a Local Centre; and - Apply Medium Density Residential Zone and Residential Intensification Precinct within a walkable catchment of the centre.
Plimmerton Farms Zone – Plan Change 19					
242.	Plan Change 19 - Plimmerton Farms Zone	Plimmerton Farms Zone Precinct A Precinct B	Support in part	Kāinga Ora generally supports the updates made to the PFZ but seeks that all relevant changes and relief sought by Kāinga Ora on Variation 1 within the HRZ and MRZ chapters are carried over and reflected in the related provisions within Precinct A (including the high-density sub precinct) and Precinct B of the Plimmerton Farm Zone.	Consequential changes to the provisions and rules within Precinct A and Precinct B of the Plimmerton Farms Zone to reflect relief sought in Kāinga Ora submissions on HRZ and MRZ provisions and rules.

Appendix 2: Proposed Town Centre Zone

The following provides a new Town Centre Zone chapter sought from Kāinga Ora to Variation 1 of Porirua City Council's Proposed District Plan.

TCZ - Town Centre Zone

The Town Centre Zone provides a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. In doing so, it offers a broad range of services, employment and living opportunities. It provides for a greater scale of development and intensity than what is enabled in the Local Centre Zone. High intensity housing is also provided for in this centre. It is anticipated that the form, appearance and amenity of the zone and its surrounds will change over time.

The Town Centre Zone provides for residential activities above ground floor. Being mostly located within residential catchments, non-residential activities and developments have the potential to generate adverse environmental effects on adjoining Residential and Open Space and Recreation Zones. Most large format retail, larger commercial and light industrial activities are not anticipated within this zone as they are more appropriately located in the Large Format Retail Zone, the Mixed Use Zone, or the Metropolitan Centre Zone.

Objectives

TCZ-01 Purpose of the Town Centre Zone

Town Centres are commercial centres that:

1. Service the daily and weekly retailing needs of a broad residential catchment and businesses; and
2. Accommodate a range of commercial, recreational, and community activities as well as residential activities.

TCZ-02 Planned urban built environment of the Town Centre Zone

The Town Centre Zone is a safe, vibrant, and attractive urban built environment, that is characterised by:

1. Buildings that contribute positively to the surrounding streetscape and residential environment;
2. Sites and buildings used for residential purposes that provide good quality on-site residential amenity for the health and well-being of people residing in the Zone.
3. An urban environment that is an attractive place to live, work and visit.

TCZ- O3	Managing the scale of use and development at Zone interface
Use and development within the Town Centre Zone: <ol style="list-style-type: none"> 1. Are of an appropriate scale and proportion for the purpose and planned urban built environment of the zone; and 2. Minimise adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones. 	
Policies	
TCZ- P1	Appropriate activities
<ol style="list-style-type: none"> 1. Enable activities that are compatible with the purpose of the Town Centre Zone. 	
TCZ- P2	Location of residential activity and residential units
Provide for residential activity where: <ol style="list-style-type: none"> 1. It is located above ground floor, where located along a primary frontage identified on the planning maps; and 2. It provides for an ongoing active frontage at a pedestrian level 	
TCZ- P3	Amenity and well-being for residential activity and residential units
Enable residential activity and residential units where they provide a healthy urban built environment that provides for people's amenity and well-being in respect of: <ol style="list-style-type: none"> 1. Access to sunlight, daylight, and outdoor living space; and 2. Privacy and site design. 	
TCZ- P4	Other activities
Provide for other activities within the Town Centre Zone, including larger-scale activities where: <ol style="list-style-type: none"> 1. Any significant adverse effects can be avoided, remedied, or mitigated; 2. For any retirement village: <ol style="list-style-type: none"> a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised; and 3. They are of a size and scale that does not undermine the role and function of the Metropolitan Centre Zone. 	
TCZ- P5	Inappropriate activities
Avoid activities that are incompatible with the planned purpose of the Town Centre Zone.	
TCZ- P6	Small scale built development

Enable repairs, alterations and additions to existing buildings and structures, and the erection of smaller-scale buildings and structures, that achieve the planned urban built environment for the Town Centre Zone.

TCZ- Larger scale built development
P7

Provide for larger-scale built development that reflects the planned urban built environment of the Town Centre Zone where it can be demonstrated that the development contributes positive design outcomes taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:

1. Optimise the quality of the outcome with an integrated, comprehensive design approach.
2. Buildings spatially define street edges in order to contribute to a high-quality public realm.
3. Provision is made for safe and convenient pedestrian movement.
4. Servicing and parking is functional and maintains a high level of public realm amenity.
5. Provide for reasonable light, outlook, and internal amenity for occupied internal spaces.
6. Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.
7. Achieve integrated building top and roof design.
8. Ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.
9. Street edges are visually interesting and active, which contribute to the safety and attractiveness of their setting.
10. Relevant sections of RESZ-P10 in regard to residential units and activities.

Note:

1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.

TCZ- Public space interface
P9

Provide for development that:

1. Ensures any parking, storage and servicing areas are visually unobtrusive and are located preferably within or to the back of the building;
2. Where located along an active street frontage identified on the planning maps, creates a positive interface with the streetscape by ensuring:
 - a. Buildings are oriented towards the front boundary of the site;
 - b. A veranda or other form of shelter for pedestrians is provided;
 - c. Transparent glazing is incorporated on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and
3. An obvious public entrance is provided; and
4. Where located adjacent to the Open Space Zone, buildings are encouraged to create a positive interface through the orientation of the building towards that open space.

TCZ-P10	Interface with Residential Zones and Open Space and Recreation Zones
<p>Minimise the adverse effects from use and development within the Town Centre Zone on directly adjoining sites zoned Residential or Open Space and Recreation by ensuring that:</p> <ol style="list-style-type: none"> 1. Buildings and activities are located and designed to achieve a transition at the zone interface; 2. Buildings are located and designed to minimise shading and privacy effects; 3. Buildings are of a bulk, height and form that minimises dominance and/or enclosure effects; and 4. Screening and landscaping minimise adverse visual effects. 	
Rules	
<p>Note: There may be a number of provisions that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.</p> <p>Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.</p>	
TCZ-R1	New buildings and structures, and alterations, repairs and additions to existing buildings and structures
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The gross floor area of the new building or structure, or addition to an existing building or structure is no more than 450m²; and b. Compliance is achieved with <ol style="list-style-type: none"> i. TCZ-S1; ii. TCZ-S2; iii. TCZ-S3; iv. TCZ-S4;and v. TCZ-S7. <p>Except that:</p> <ol style="list-style-type: none"> 1. TCZ-S1, TCZ-S2, TCZ-S3, and TCZ-S7 do not apply to alterations and repairs to existing buildings and structures. 2. TCZ-S4 does not apply to papakāinga.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with TCZ-R1-1.a. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in TCZ-P7. <p>Notification:</p>

	<p>An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</p>
	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R1-1.b.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule where compliance is not achieved with TCZ-S2, TCZ-S3, or TCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA. • An application under this rule where compliance is not achieved with TCZ-S4 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
	<p>TCZ-R2 Construction and demolition activity</p>
	<p>1. Activity status: Permitted</p>
	<p>TCZ-R3 Retail activity</p>
	<p>1. Activity status: Permitted</p>
	<p>TCZ-R4 Commercial service activity</p>
	<p>1. Activity status: Permitted</p>
	<p>TCZ-R5 Office</p>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The gross floor area per tenancy does not exceed 200m².</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with TCZ-R5-1.a.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in TCZ-P4.</p> <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.</p>

TCZ-R6	Food and beverage activity
	1. Activity status: Permitted
TCZ-R7	Healthcare activity
	1. Activity status: Permitted Where: a. The gross floor area per tenancy does not exceed 450m ² .
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with TCZ-R7-1.a. Matters of discretion are restricted to: 1. The matters in TCZ-P4. Notification: An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.
TCZ-R8	Educational facility
	1. Activity status: Permitted Where: a. The gross floor area per facility does not exceed 450m ² .
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with TCZ-R8-1.a. Matters of discretion are restricted to: 1. The matters in TCZ-P4. Notification: An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.
TCZ-R9	Community facility
	1. Activity status: Permitted
TCZ-R10	Visitor accommodation
	1. Activity status: Permitted

TCZ-R11	Supported residential care activity
	1. Activity status: Permitted
TCZ-R12	Community corrections activity
	1. Activity status: Permitted
TCZ-R13	Conservation activity
	1. Activity status: Permitted
TCZ-R14	Customary activity
	1. Activity status: Permitted
TCZ-R15	Papakāinga
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The site is held under Te Ture Whenua Māori Act 1993; b. The gross floor area of all commercial activities does not exceed 450m² per site; and c. The gross floor area of all community facilities does not exceed 450m² per site.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with TCZ-R15-1.a. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in PK-P2. <p>Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with TCZ-R15-1.b. or TCZ-R15-1.c <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in TCZ-P4. <p>Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>

TCZ-R16	Residential activity and residential unit, excluding papakāinga
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>b. Compliance is achieved with</p> <ol style="list-style-type: none"> i. TCZ-S5; and ii. TCZ-S6.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>e. Compliance is not achieved with TCZ-S5 or TCZ-S6.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule where compliance is not achieved with TCZ-R5 or TCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
TCZ-R18	Supermarket
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in TCZ-P4. <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.</p>
TCZ-R18	Emergency service facility
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in TCZ-P4. <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
TCZ-R19	Retirement village
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in TCZ-P4.

	<p>Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
TCZ-R20	Integrated retail activity
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. The gross floor area of all stores and/or tenancies on the site do not exceed 450m².</p> <p>Matters of discretion are restricted to:</p> <p style="padding-left: 20px;">1. The matters in TCZ-P4.</p> <p>Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with TCZ-R20-1.a.</p>
TCZ-R21	Entertainment facility
	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p style="padding-left: 20px;">1. The matters in TCZ-P4.</p> <p>Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
TCZ-R22	Large format retail activity
	1. Activity status: Discretionary
TCZ-R23	Drive-through activity
	1. Activity status: Discretionary
TCZ-R24	Any activity not otherwise listed as permitted, restricted discretionary, discretionary, or non-complying
	1. Activity status: Discretionary
TCZ-R25	Trade supplier

	1. Activity status: Non-complying	
TCZ-R26	Industrial activity	
	1. Activity status: Non-complying	
TCZ-R27	Primary production	
	1. Activity status: Non-complying	
TCZ-R28	Rural activities other than primary production	
	1. Activity status: Non-complying	
Standards		
TCZ-S1	Height	
	<p>1. All buildings and structures must not exceed a maximum height above ground level of:</p> <ol style="list-style-type: none"> a. 40 metres <p>except that:</p> <ul style="list-style-type: none"> • Any fence or standalone wall along a side or rear boundary which adjoins a site zoned High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; b. Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or c. Satellite dishes (less than 1m in diameter) and architectural features (e.g., finials, spires) provided these do not exceed the height by more than 1m. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The location, design and appearance of the building or structure; 2. Loss of sunlight to adjacent public space; 3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites; 4. Wind effects on the safety and amenity of the adjacent public space; 5. Shading to surrounding buildings; 6. The planned urban built environment; and 7. Whether an increase in building height results from a response to natural hazard mitigation.
TCZ-S2	Height in relation to boundary	

1. All buildings and structures must not project beyond a:

- a. 60° recession plane measured from a point 4m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone; or
- b. 60° recession plane measured from a point 8m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned High Density Residential Zone.

Except that:

- Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- A boundary with a road;
- Solar water heating components provided these do not exceed the height in relation to boundary by more than 1 metre;
- Chimney structures not exceeding 1.1 metres in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1 metre; or
- Antennas, aerials, satellite dishes (less than 1 metre in diameter), flues, and architectural features (e.g., finials, spires) provided these do not exceed the height in relation to boundary by more than 3 metres measured vertically.

Matters of discretion are restricted to:

1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;
2. The location, design and appearance of the building or structure;
3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; and
4. Whether topographical or other site constraints make compliance with the standard impractical.

TCZ- S3 Setback	
<p>1. Buildings and structures must not be located within a 3m setback from a side or rear boundary where that boundary adjoins a Medium Density Residential Zone, High Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.</p> <p>2. Buildings and structures must not be located within a 1.5m setback from a boundary with a rail corridor.</p> <p>TCZ-S3-1 does not apply to:</p> <ul style="list-style-type: none"> • One accessory building or structure less than 2m in height and less than 7m long per site; or • Fences or standalone walls. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Screening, planting, and landscaping of the building or structure; 2. The amenity of adjoining Residential or Open Space and Recreation sites; 3. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and better use of the balance of the site; and 4. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical. <p>Except that: On sites where TCZ-S3-2 applies, and the building or structure setback otherwise complies with TCZ-S3-1:</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The safe and efficient operation of the rail network.
TCZ- S4 Active street frontages	
<p>1. For sites with primary frontages and building lines identified on the planning maps, all buildings must be built up to and oriented towards the identified building line and provide a veranda that:</p> <ol style="list-style-type: none"> a. Extends along the entire length of the building frontage; b. Provides continuous shelter with any adjoining veranda; and c. Has a minimum setback of 500mm from any kerb face. <p>2. For sites with primary frontage controls identified on the planning maps:</p> <ol style="list-style-type: none"> c. At least 55% of the ground floor building frontage must be display 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Whether the building promotes a positive interface with the street, community safety and visual interest; 2. Whether the building promotes a positive interface with the Open Space Zone. 3. Whether the building incorporates landscaping or other means to provide increased amenity, shade, and weather protection; and 4. Whether topographical or other site constraints make compliance with the standard impractical.

<p>windows or transparent glazing; and</p> <p>d. The principal public entrance to the building must be located on the front boundary.</p> <p>3. For sites with secondary frontage controls identified on the planning maps:</p> <p>a. At least 35% of the ground floor building frontage for non-residential activities must be display windows or transparent glazing.</p> <p>Except that:</p> <ul style="list-style-type: none"> This standard does not apply to existing service stations. 	
<p>TCZ-S5 Location of residential units</p>	
<p>1. Along boundaries with primary street-facing facade controls identified in the planning maps, all residential units must be located above ground floor.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The amenity and quality of the streetscape; and Whether the location of the residential units promote an active frontage, community safety and visual interest at the pedestrian level; Whether the design could facilitate conversion to commercial use so as not to foreclose future options.
<p>TCZ-S6 Outdoor living space</p>	
<ol style="list-style-type: none"> Each residential unit must be provided with either a private outdoor living space or access to a communal outdoor living space; Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> For the exclusive use of residents; Directly accessible from a habitable room; 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Whether adequate useable space is provided on-site to accommodate outdoor activities; Whether topographical or other site constraints that make compliance with the standard impractical; and Proximity of the residential unit to accessible public open space.

- c. A single contiguous space; and
- d. Of a minimum area and dimension as follows
 - i. Studio/1 bdrm - 5m² and 1.8m
 - ii. 2+ bdrm – 8m² and 1.8m

3. Up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony, patio, or roof terrace under TCZ-S6-2 above.

Note: When calculating the number of above ground residential units that can be provided with a Juliet balcony, where there is a fractional number, that number shall be rounded down. For example, 4.9 will be 4 residential units.

4. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be:
- a. Accessible from the residential units it serves;
 - b. A minimum area of 10m² for every 5 units that it serves and a minimum dimension of 8m; and
 - c. Free of buildings, parking spaces, and servicing and manoeuvring areas.

This standard does not apply to papakāinga.

TCZ-S7 Screening and landscaping of service areas, outdoor storage areas and parking areas

1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a 1.8m high fence or landscaping where it is visible from any:
- a. Public road;
 - b. Other public space; and

- Matters of discretion are restricted to:
- 1. Any adverse effects on the streetscape;
 - 2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading;
 - 3. The service and storage needs of the activity;

c. Directly adjoining site zoned High Density Residential, Medium Density Residential, Open Space or Sport and Active Recreation.

2. Any on-site parking area must:

- a. Be fully screened by a 1.8m high fence or landscaping from any directly adjoining site zoned High Density Residential, Medium Density Residential, Open Space or Sport and Active Recreation.
- b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs, and ground cover plants, without preventing the provision of an entry point to the site.

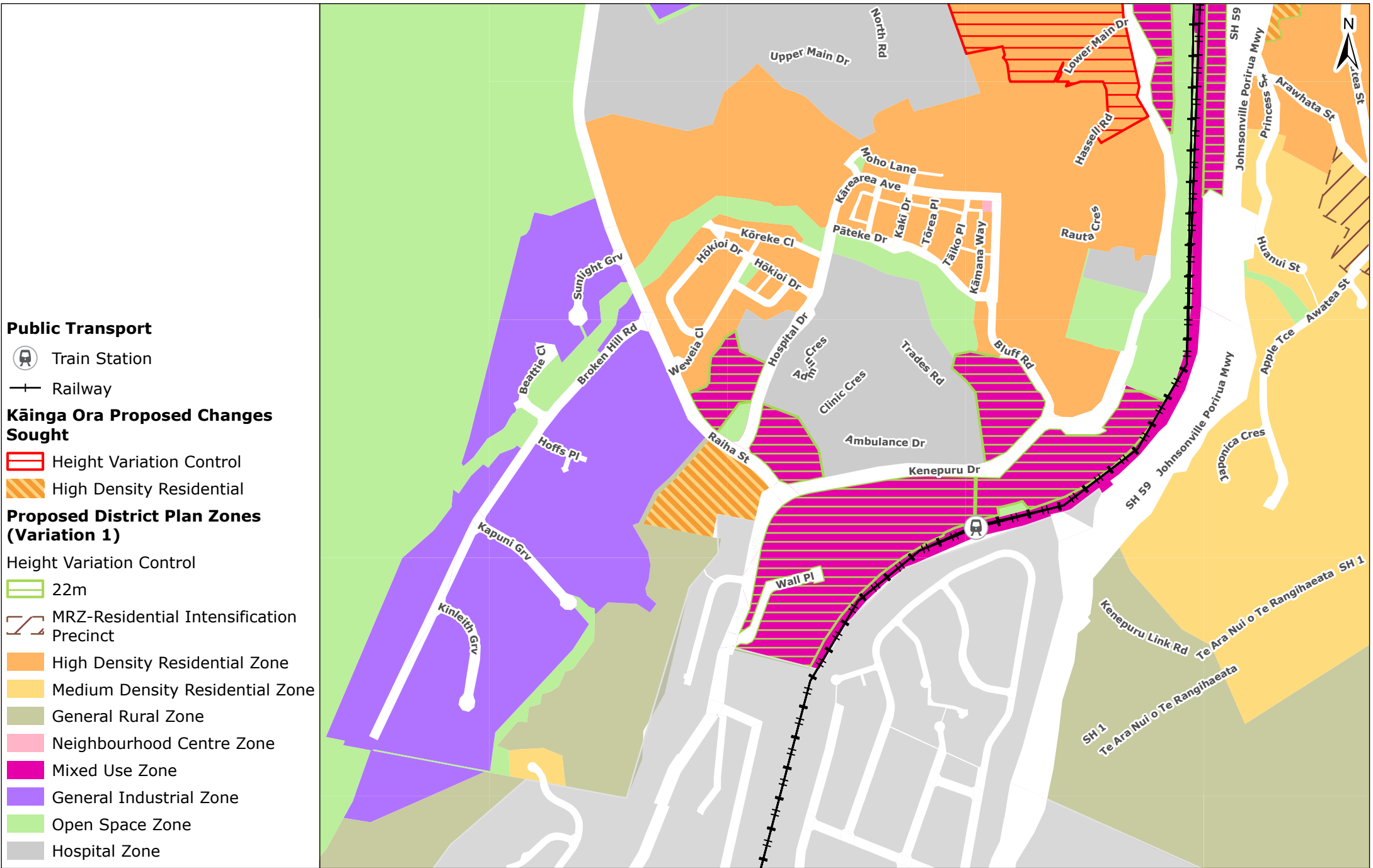
Except that:

- The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.

4. The size and location of service, storage, and parking areas.

Appendix 3: Maps

The following maps set out the amendments sought from Kāinga Ora to Variation 1 of Porirua City Council's Proposed District Plan.



Public Transport

- Train Station
- Railway

Kāinga Ora Proposed Changes Sought

- Height Variation Control
- High Density Residential

Proposed District Plan Zones (Variation 1)

- 22m
- MRZ-Residential Intensification Precinct
- High Density Residential Zone
- Medium Density Residential Zone
- General Rural Zone
- Neighbourhood Centre Zone
- Mixed Use Zone
- General Industrial Zone
- Open Space Zone
- Hospital Zone

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Kenepuru

PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	1 OF 13
DATE	12/09/2022	A4 Scale 1:10,000
0		260 Metres

Kāinga Ora
Homes and Communities



Public Transport

—+— Railway

Kāinga Ora Proposed Changes Sought

Centre Expansion

Height Variation Control

High Density Residential

Metropolitan Centre

Proposed District Plan Zones (Variation 1)

High Density Residential Zone

Medium Density Residential Zone

Neighbourhood Centre Zone

Large Format Retail Zone

Mixed Use Zone

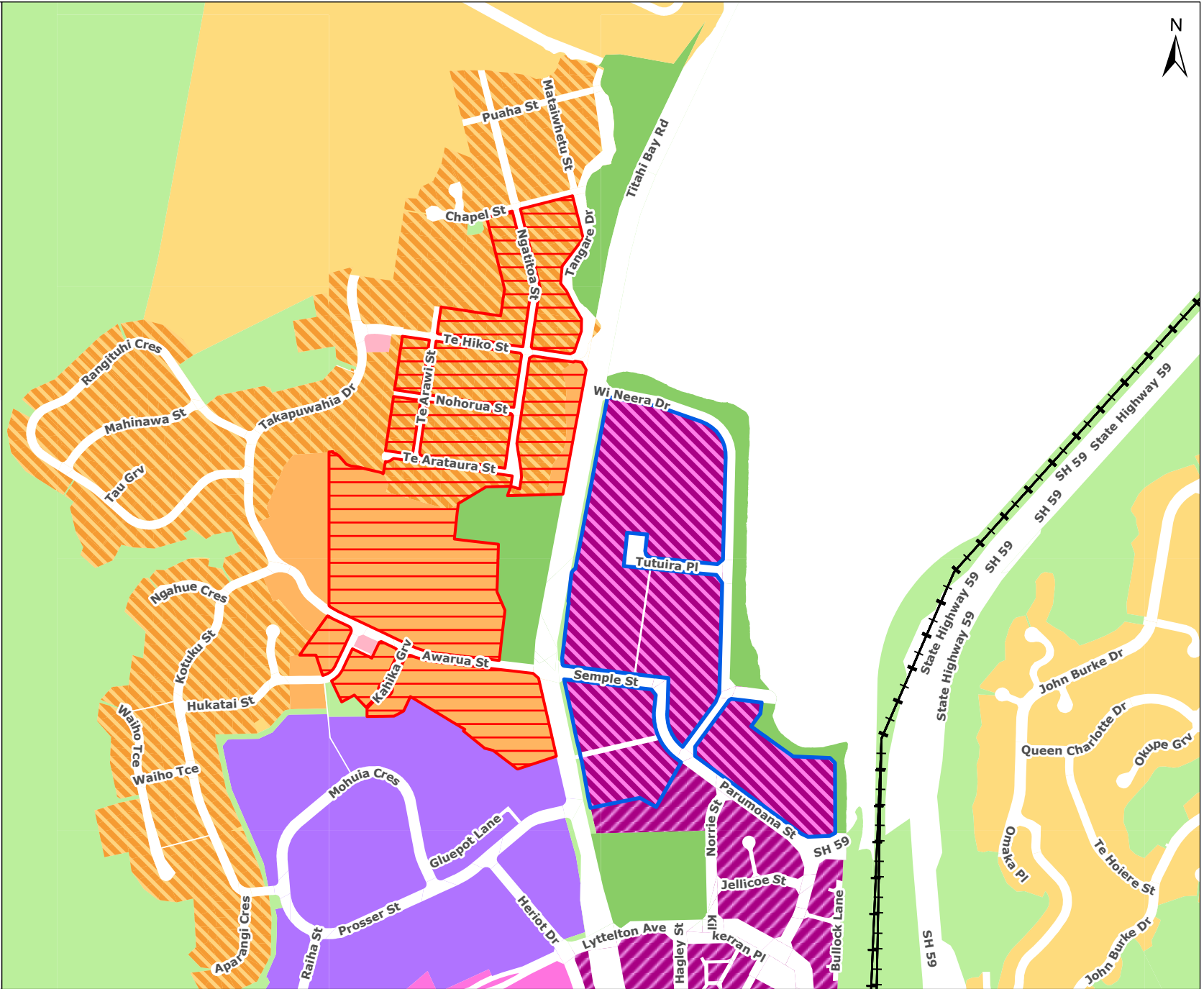
Metropolitan Centre Zone

General Industrial Zone

Open Space Zone

Sport and Active Recreation Zone

Sport and Active Recreation Zone



Imagery sourced from: LINZ Data Services
Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Porirua Central (North)
Variation 1 Classification: Large Format Retail
Submission Classification: Metropolitan Centre

PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	3 OF 13
DATE	12/09/2022	
		A4 Scale 1:10,000
0		260 Metres





Public Transport

—+— Railway

Kāinga Ora Proposed Changes Sought

Centre Expansion

Height Variation Control

High Density Residential

Metropolitan Centre

Proposed District Plan Zones (Variation 1)

High Density Residential Zone

Medium Density Residential Zone

Neighbourhood Centre Zone

Large Format Retail Zone

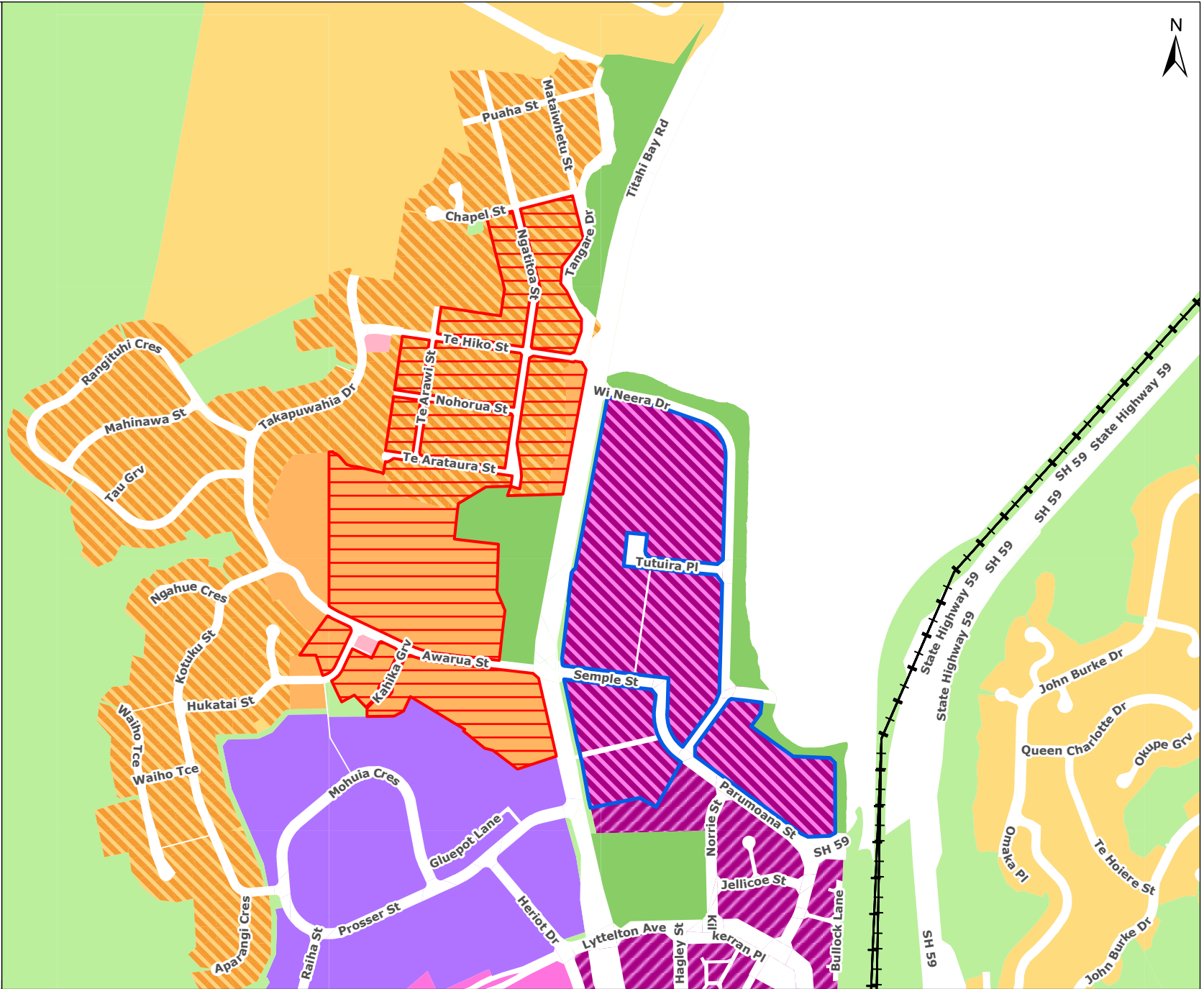
Mixed Use Zone

Metropolitan Centre Zone

General Industrial Zone

Open Space Zone

Sport and Active Recreation Zone



Imagery sourced from: LINZ Data Services
Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Porirua Central (North)

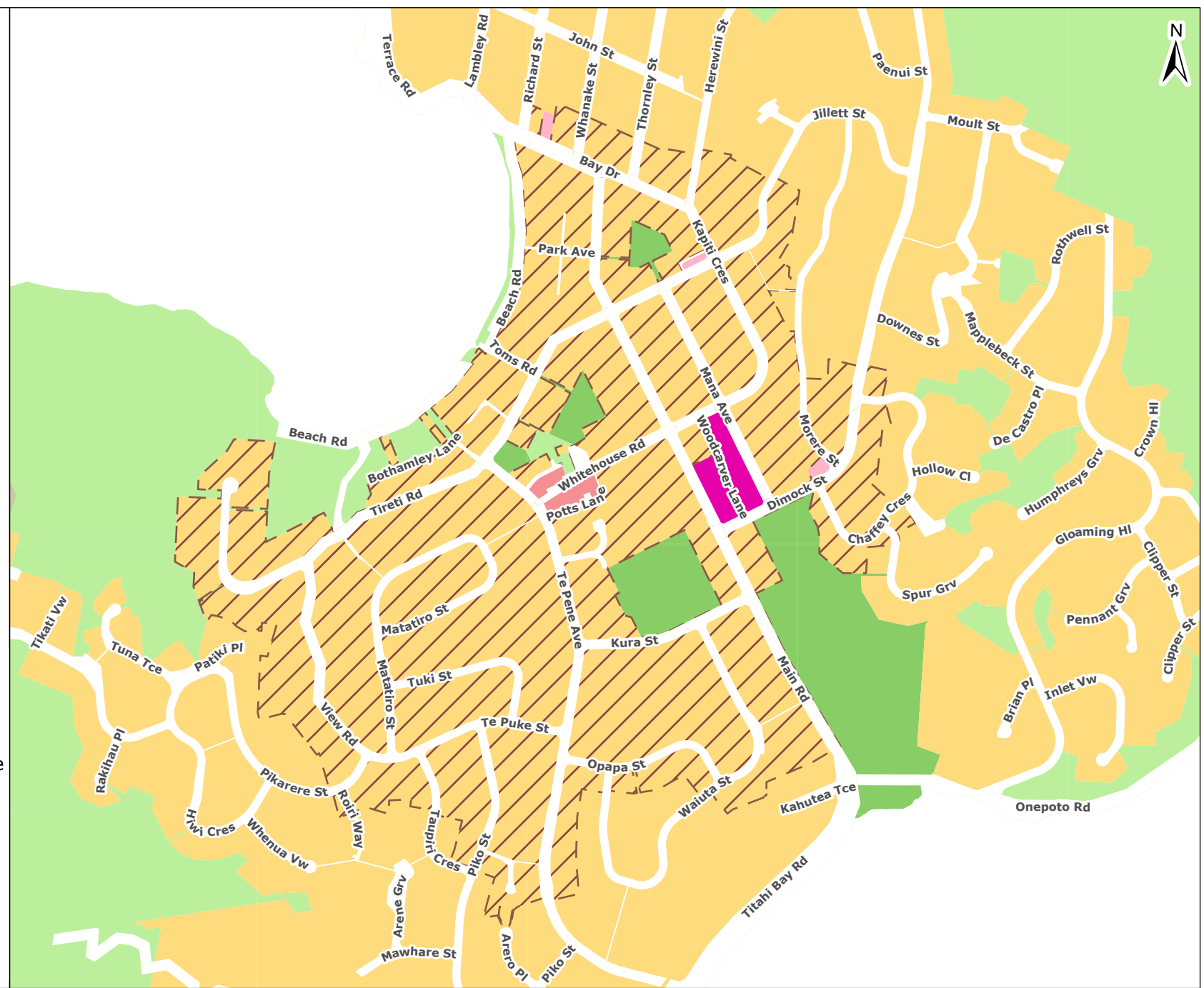
PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	3 OF 13
DATE	12/09/2022	A4 Scale 1:10,000
0		260 Metres





Proposed District Plan Zones (Variation 1)

-  MRZ-Residential Intensification Precinct
-  Medium Density Residential Zone
-  General Rural Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Open Space Zone
-  Sport and Active Recreation Zone



Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Titahi Bay

PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	4 OF 13
DATE	12/09/2022	
	A4 Scale 1:10,000	
0		260 Metres



Public Transport

- Train Station
- Railway

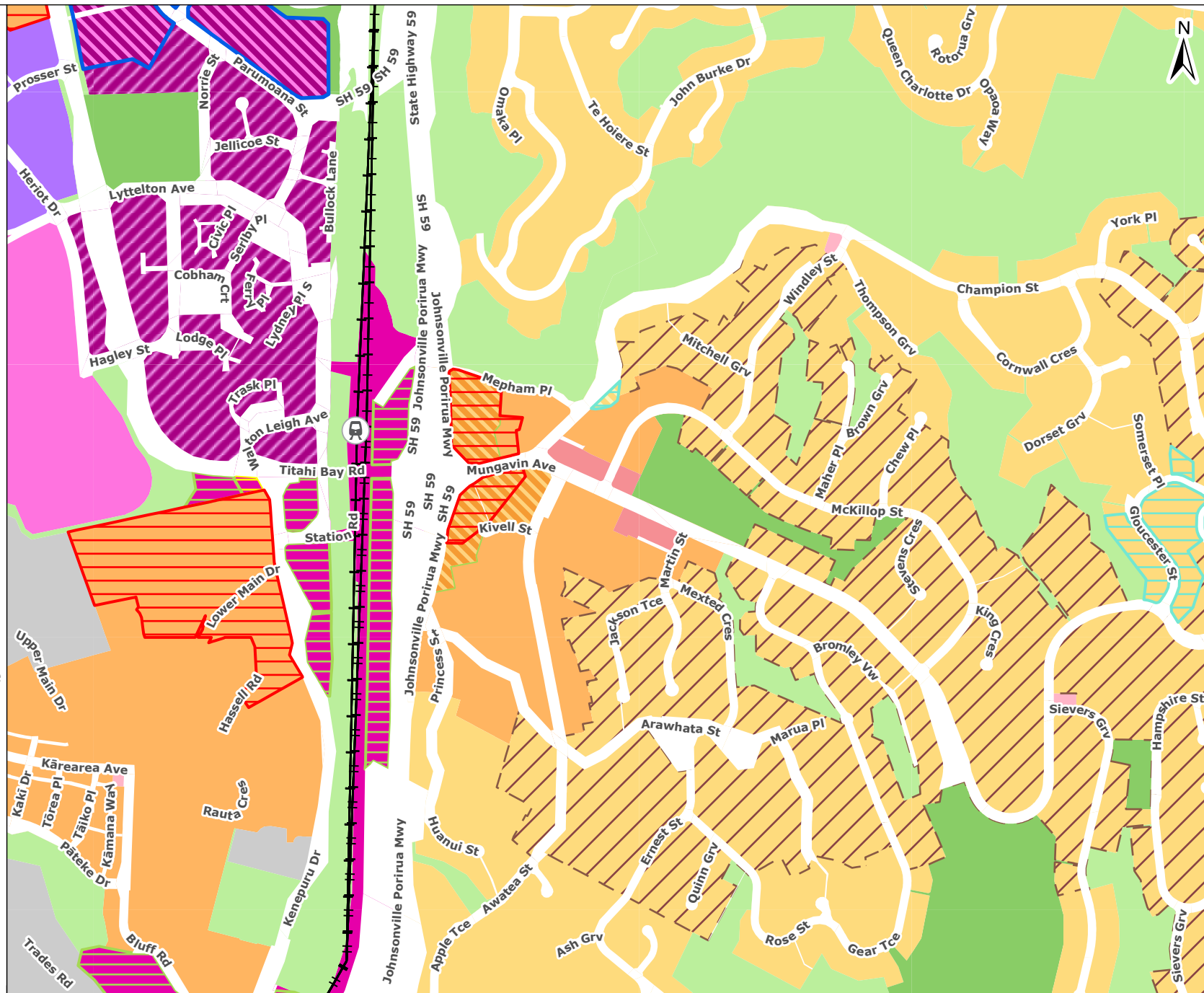
Kāinga Ora Proposed Changes Sought

- Centre Expansion
- MRZ-Residential Intensification Precinct
- Height Variation Control
- Medium Density Residential
- High Density Residential
- Metropolitan Centre

Proposed District Plan Zones (Variation 1)

Height Variation Control

- 12m
- 22m
- MRZ-Residential Intensification Precinct
- High Density Residential Zone
- Medium Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Large Format Retail Zone
- Mixed Use Zone
- Metropolitan Centre Zone
- General Industrial Zone
- Open Space Zone
- Sport and Active Recreation Zone
- Hospital Zone

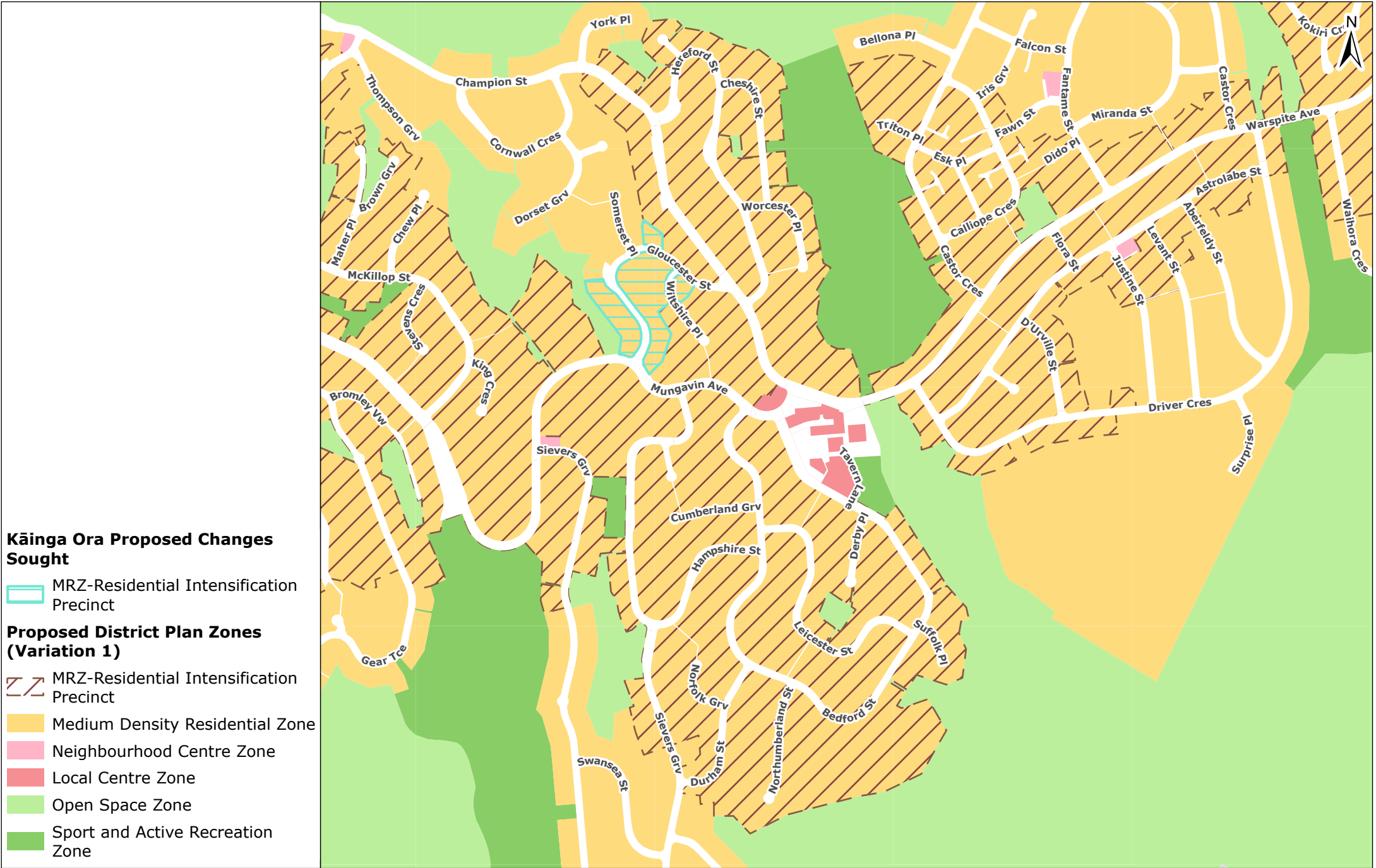


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).


Centre: Ranui

PREPARED BY	TPG REF.
Conor McIntosh	718448
DATE	SHEET
12/09/2022	5 OF 13
A4 Scale 1:10,000	
0 260 Metres	






Kāinga Ora Proposed Changes Sought

 MRZ-Residential Intensification Precinct

Proposed District Plan Zones (Variation 1)


 MRZ-Residential Intensification Precinct

 Medium Density Residential Zone

 Neighbourhood Centre Zone

 Local Centre Zone

 Open Space Zone

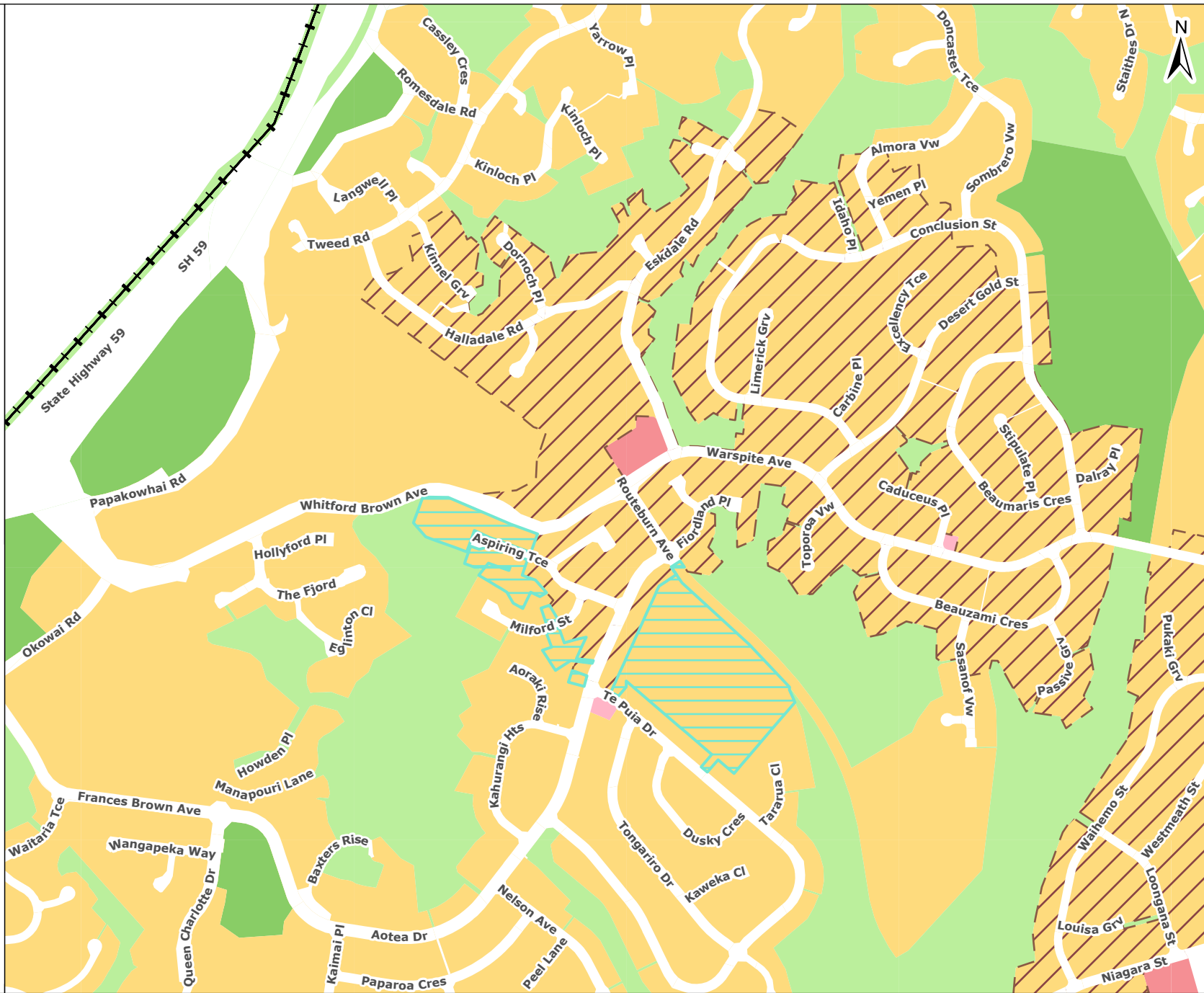
 Sport and Active Recreation Zone

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Cannons Creek

PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	6 OF 13
DATE	12/09/2022	A4 Scale 1:10,000
0		260 Metres





Public Transport

—+ Railway

Kāinga Ora Proposed Changes Sought

MRZ-Residential Intensification Precinct

Proposed District Plan Zones (Variation 1)

MRZ-Residential Intensification Precinct

Medium Density Residential Zone

Neighbourhood Centre Zone

Local Centre Zone

Open Space Zone

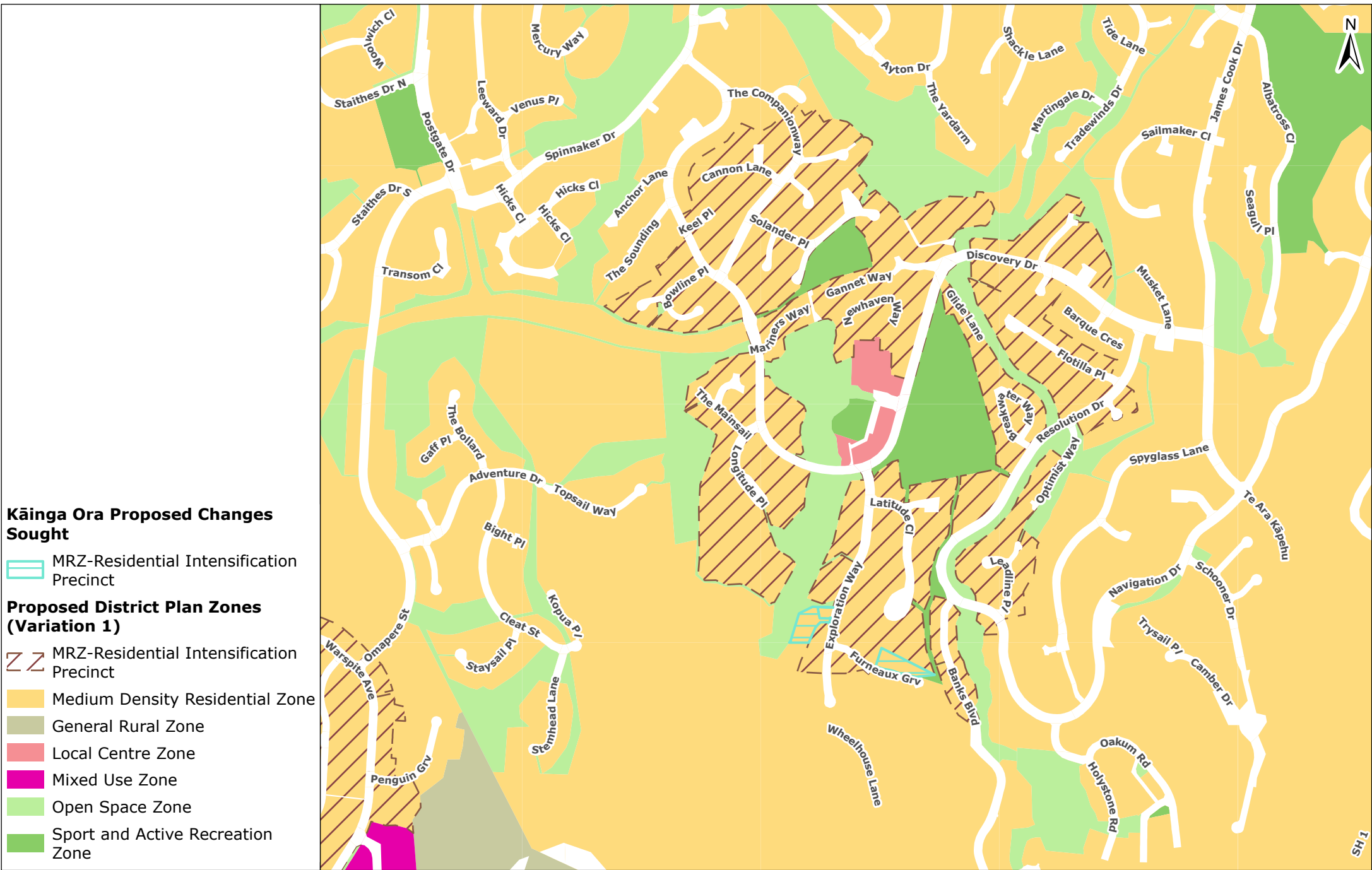
Sport and Active Recreation Zone

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Papakowhai

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 7 OF 13
DATE 12/09/2022	A4 Scale 1:10,000





Kāinga Ora Proposed Changes Sought

MRZ-Residential Intensification Precinct

Proposed District Plan Zones (Variation 1)

MRZ-Residential Intensification Precinct

Medium Density Residential Zone

General Rural Zone

Local Centre Zone

Mixed Use Zone

Open Space Zone

Sport and Active Recreation Zone

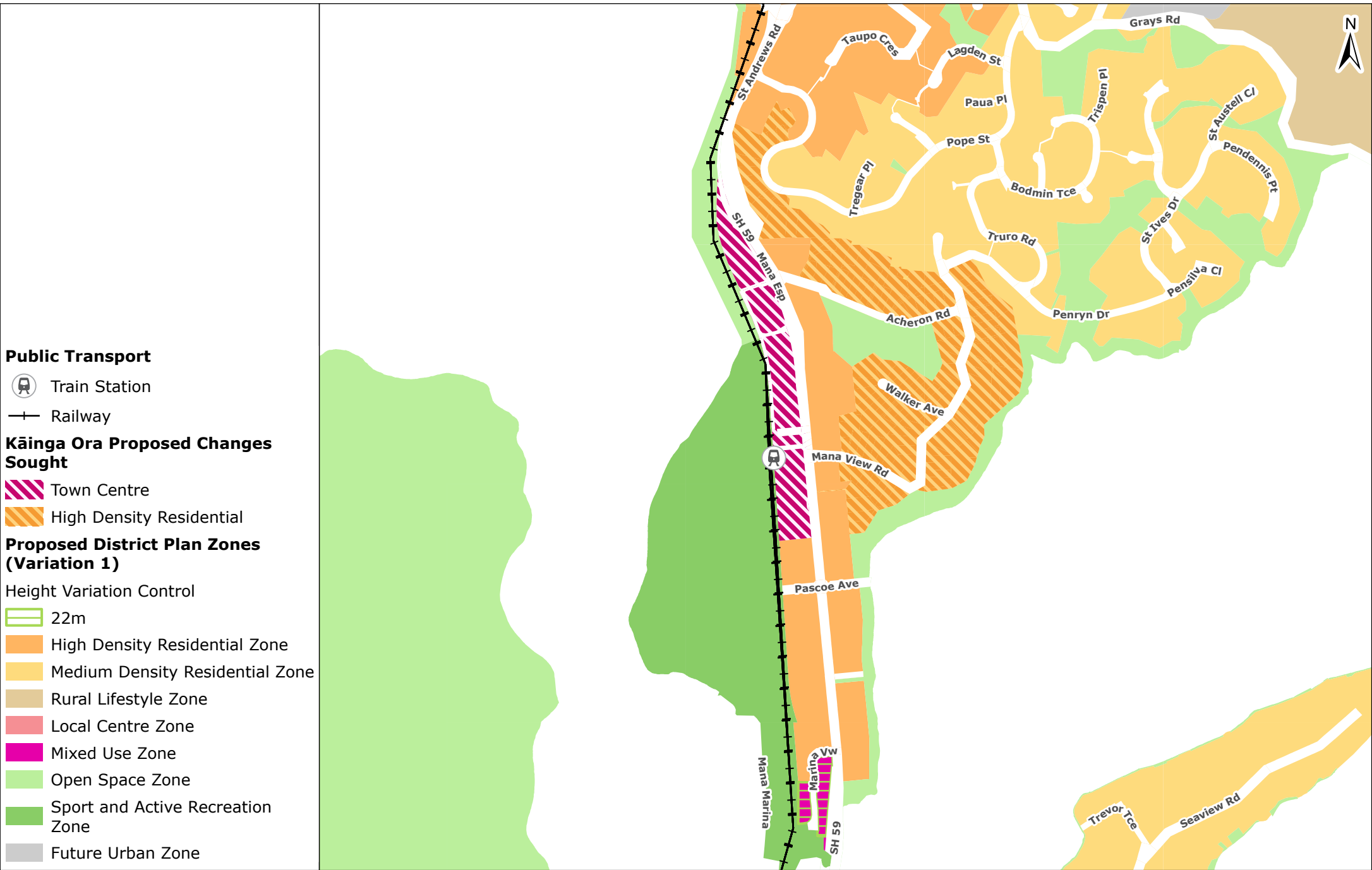
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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Whitby

PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	9 OF 13
DATE	12/09/2022	A4 Scale 1:10,000
0		260 Metres

Kāinga Ora
Homes and Communities

SH 1



Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).



Centre: Mana
 Variation 1 Classification: Local Centre
 Submission Classification: Town Centre

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 11 OF 13
DATE 12/09/2022	A4 Scale 1:10,000
0 260 Metres	







Public Transport

-  Train Station
-  Railway

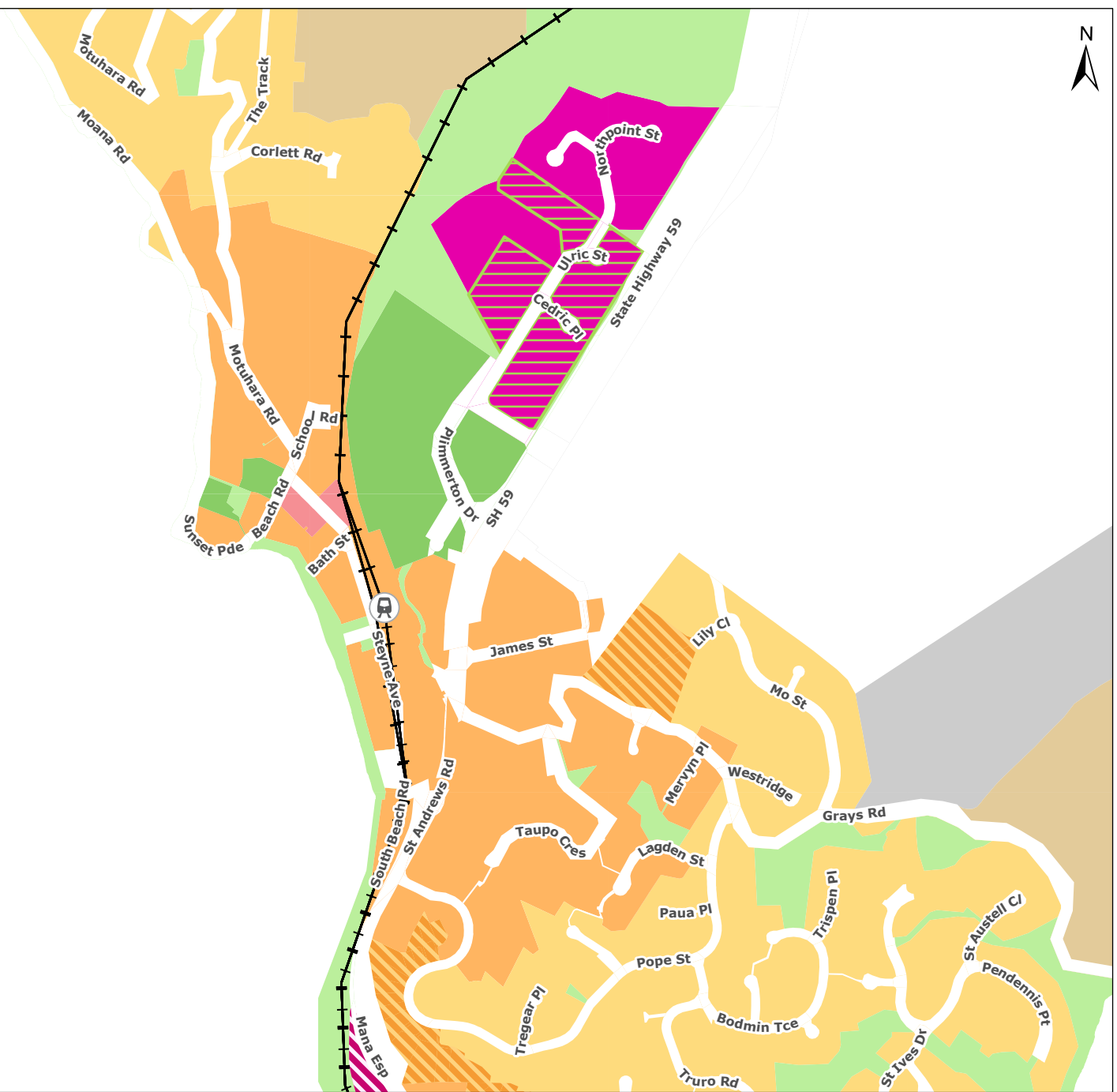
Kāinga Ora Proposed Changes Sought

-  Town Centre
-  High Density Residential

Proposed District Plan Zones (Variation 1)

Height Variation Control

-  22m
-  High Density Residential Zone
-  Medium Density Residential Zone
-  Rural Lifestyle Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Open Space Zone
-  Sport and Active Recreation Zone
-  Future Urban Zone



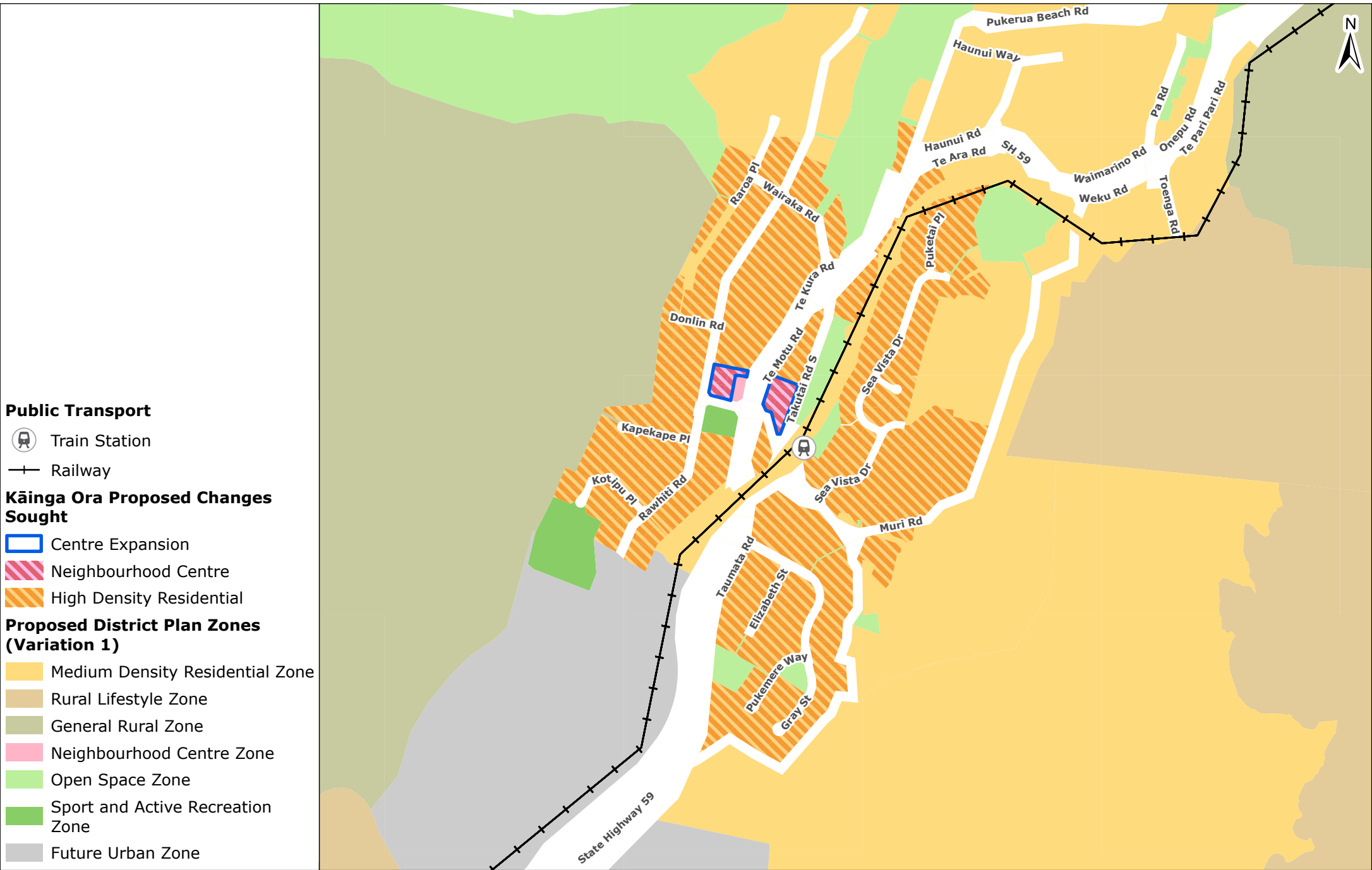
Centre: Plimmerton

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 12 OF 13
DATE 12/09/2022	A4 Scale 1:10,000
0 260 Metres	



Kāinga Ora
Homes and Communities



Public Transport

- Train Station
- Railway

Kāinga Ora Proposed Changes Sought

- Centre Expansion
- Neighbourhood Centre
- High Density Residential

Proposed District Plan Zones (Variation 1)

- Medium Density Residential Zone
- Rural Lifestyle Zone
- General Rural Zone
- Neighbourhood Centre Zone
- Open Space Zone
- Sport and Active Recreation Zone
- Future Urban Zone

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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Pukerua Bay

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 13 OF 13
DATE 12/09/2022	A4 Scale 1:10,000
0 260 Metres	

