

23 September 2022

Attn: Manager: City Planning and Growth
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Submission made via email: city.plan@tauranga.govt.nz

KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON A NOTIFIED PROPOSAL FOR THE TAURANGA CITY COUNCIL PLAN CHANGE 33 UNDER CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

This is a submission on Plan Change 33 (“PC33”) from Tauranga City Council (“the Council” or “TCC”) on the Tauranga City Plan (“the Plan” or “TCP”):

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:

PC33 in its entirety.

This document and the Appendix attached is Kainga Ora submission on PC33.

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 the Bay of Plenty.
3. Kāinga Ora therefore has an interest in PC33 and how it:
 - i. Gives 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. Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental, and market housing; and
 - iii. Provides for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.
4. The Kāinga Ora submission is supportive of the approach taken within PC33 in relation to the following topic areas:
 - i. **Spatial Extent** – General support for the identification of the notified High Density Residential Zone and High Rise Plan Area locations as a means to implement the intensification policy requirements of the NPS-UD;
 - ii. **Infrastructure capacity** – General support for the approach to addressing potential infrastructure constraint issues / effects – through utilising a Restricted

Discretionary Activity assessment framework focussing on larger-scale, multi-unit developments;

- iii. **National Consistency** – General support for how the Council has sought to implement the ‘Medium Density Residential Standards’ (MDRS), as required by the Housing Supply Act;
5. The Kāinga Ora submission seeks amendments to PC33 in relation to the following topic areas:
- i. **Rule Framework** – Amendments to objectives, policies, rules and matters for discretion / assessment criteria - for improved clarity, effectiveness and focus on the specific resource management issue / effect to be addressed;
 - ii. **Building Height Rule Framework** – Amendments to the structure of the standards / rules of the High Density Residential Zone, in particular to enable and provide for permitted height limits for higher density development, rather than utilising a Controlled Activity / Restricted Discretionary Activity pathway to enable such building heights;
 - iii. **High Density Residential Zone** – Amendments which would assist to differentiate the enabled / permitted development between the Medium Density Residential Zone and the High Density Residential Zone; and
 - iv. **Enablement of Papakāinga** – Amendments which would enable and provide for papakāinga development, more generally, through the residential zones – rather than targeted for provision through the operative ‘Ngāti Kahu Papakāinga Zone’. Kāinga Ora also seek a new definition for papakāinga which does not restrict papakāinga to land held under the Te Ture Whenua Maori Act (1993) and allows papakāinga on general title land.
6. 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;
 - iii. Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;

- i. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - ii. Provide clarity for all plan users; and
 - iii. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
7. The Kāinga Ora submission points and changes sought can be found within Table 1 of **Appendix 1** which forms the bulk of the submission.

Kāinga Ora seeks the following decision from TCC:

That the specific amendments, additions or retentions which are sought as specifically outlined in **Appendix 1**, are accepted and adopted into PC33, 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 PC33 to address the matters raised in its submission.

If others make a similar submission, Kāinga Ora are happy to consider presenting a joint case at a hearing.



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Kāinga Ora – Homes and Communities

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Appendix 1: Decisions sought on Plan Change 33

The following table sets out the amendments sought to the PC33 and also identifies those provisions that Kāinga Ora supports.

Proposed changes are shown as ~~strike~~through 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 Comments					
1.		Commercial Zone Hierarchy		Kāinga Ora understand that the Council will undertake a plan change to align the existing centres that are currently zoned as commercial to the National Planning Standards centres hierarchy. Kāinga Ora is supportive of this and seeks the opportunity to work collaboratively with the Council when this plan change is drafted.	
2.		Mount Maunganui		Kāinga Ora understand that the Council will undertake a Spatial Plan for the suburb of Mount Maunganui which will then lead to a plan change to align the spatial plan outcomes. Kāinga Ora is supportive of this and seeks the opportunity to work collaboratively with the Council when this plan change is drafted.	
Spatial Extents - Zoning					
3.		Extent of MDRZ	Support	Kāinga Ora generally supports the areas identified for rezoning to MDR zone throughout Tauranga City.	Support and retain as notified.
4.		Extent of HDRZ	Support	Kāinga Ora generally supports the areas identified for rezoning to HDR zone throughout Tauranga City.	Support and retain as notified.
Chapter 4 – District Wide					
5.	4B.1.1.2	Policy – Transport Facilities and Network	Oppose in part	Kāinga Ora opposes the nature of policy wording which would effectively require development proposals to address and resolve existing limits / constraints on the wider transport network (which may well be historical / existing and nothing to do with the proposed development itself).	Amend policy 4B.1.1.2 as follows: By ensuring that land-use and subdivision activities that have significant transport implications or present an opportunity to facilitate alternative modes of transport are designed to provide for walking, cycling and public transport facilities that must address: a. Address any identified need for new facilities or networks; b. Enhance existing facilities or networks; c. Limitations of the existing transport network; d. Any initiatives, including improvements to the existing transport network that will be implemented to provide for multi-modal and in particular active modes of transport outcomes; e. Whether adverse effects on infrastructure can be mitigated;

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					f. <u>Identify and address the use of Travel Demand Management measures to help facilitate the use of walking, cycling, and public transport options to minimise travel by single occupancy vehicle.</u>
6.	4B.2.15	Rule – Access Requirements	Support in part	Kāinga Ora seek clarity in regard to rule 4B.2.15(b)(iv) to understand if this requirement is for vehicle access ways of more than 50m.	b. Right of ways, private accessways and legal access lots, where applicable, shall also provide for the following: <ul style="list-style-type: none"> i. <u>Be formed and constructed with a sealed surface and corridor that meets the full access and manoeuvring requirements associated with the activities it services;</u> ii. <u>Where the length is between 30 metres and 50 metres, include a passing bay of an additional minimum 2.5 metres width and 9.0 metres length at or near the mid-point along that length;</u> iii. <u>Where the length exceeds 50 metres in length, one additional passing bay of an additional minimum 2.5 metre width and 9.0 metre length shall be provided at or near the mid-point of that section for each additional 50 metre in length;</u> iv. <u>Where the length exceeds 50 metres in length, be designed with additional width necessary to accommodate an emergency service vehicle tracking for at least a 12.6 metre long rigid vehicle, with a minimum of a 500mm buffer each side of the vehicle;</u> v. <u>Where the length exceeds 50 metres shall include a formed and sealed turning head suitable to accommodate a minimum a 12.6 metre long rigid vehicle;</u> vi. <u>A clear height of at least 4.5 metres</u>
7.	4B.4.1.5	Rule – Access Requirements (RDA Standards)	Oppose in part	Kāinga Ora opposes the approach whereby non-compliance with the Access Rule requires compliance with a wider range of parking and manoeuvring rules and considers that the remaining provisions of 4B.4.1.5 would provide an appropriate framework for the rule.	Amend Rule 4B.4.1.5 as follows: <ul style="list-style-type: none"> a. <u>For any Restricted Discretionary Activity under Rule 4B.4.a. that does not comply with Rule 4B.2.15 Access, the following standards and terms shall apply:</u> <ul style="list-style-type: none"> a. <u>A qualified transportation engineer shall prepare an assessment of the effects of the proposed activity on the safe and efficient function and operation of the strategic road network;</u> b. All right of ways, private accessways, or legal access shall comply shall comply with the Permitted Activity in Rule 4B.2.3 – On-Site Parking Requirements – General, Rule 4B.2.4 – On-Site Parking Design, Rule 4B.2.5 – On-Site Manoeuvring, Rule 4B.2.6 – Vehicle Loading Requirements, Rule 4B.2.7 – Site Access and Vehicle Crossings, Rule 4B.2.8 – Points of Service for Developments with Direct Access onto the Strategic Road Network, and Rule 4B.2.11 – On-Site Parking – Extensions and Alterations to a Lawfully Established Activity; c. <u>All right of ways, private accessways or legal access lots servicing up to a maximum 35 independent dwelling units (including any secondary independent dwelling units), or any combination of independent dwelling units, homestay or shared accommodation premises shall be formed as a shared lane inclusive of traffic management measures that maintain vehicular movement speeds at or below 10km/h;</u> d. <u>All right of ways, private accessways or legal access lots servicing 36 or independent dwelling units (including any secondary independent dwelling units), or any combination of independent dwelling units, homestay or shared accommodation premises shall be designed with a pedestrian path separate from the sealed carriageway.</u>

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8.	4B.4.2.10	Access Requirements (RDA Matters of Discretion)	Oppose in part	Kāinga Ora seek clarity that subsection c. aligns with the NPS-UD.	<p>Amend subsection c. to align with the NPS-UD as follows:</p> <p><u>In considering activities that do not comply with Rule 4B.2.15 – Access Requirements the Council restricts the exercise of its discretion to:</u></p> <ol style="list-style-type: none"> <u>Whether vehicular traffic generated by any activity can be accommodated without compromising the functionality of the access and the road on to which the access links;</u> <u>The effects from the proposal on the safe and efficient operation of the transport network (including the function of roads as identified in the road hierarchy) and measures to avoid, remedy or mitigate those adverse effect;</u> <u>An adverse effect on Loss of planned residential character and amenity;</u> <u>Whether provision for on-site pedestrian movement, wherever possible, is separated from vehicular movement areas, and calming measures used in joint vehicle/pedestrian use areas;</u> <u>Whether the provision for collection points and facilities are readily accessible by emergency services, service vehicles and workers and will not at any time detract visually or generate health risks in the area. This may entail providing more than one storage or collection point for refuse within the development;</u> <u>The extent to which the activity responds to the underlying site and surrounding context.</u>
9.	4B	Appendix 4A – General Minimum Loading Requirements	Oppose	Kāinga Ora opposes the proposed minimum ‘HGV loading bay’ requirement for any development of 15+ dwelling units in MDRZ and HDRZ.	Delete the proposed minimum HGV loading bay requirement for the MDRZ and HDRZ.
10.	4B	Appendix 4K – Integrated Transportation Assessment Information Requirements	Oppose in part	<p>Kāinga Ora opposes the proposed amendments to Appendix 4K to include new or additional independent dwelling units and considers that in the case of land use consent applications, thresholds for Integrated Transportation Assessments should be tied to number of car parking spaces rather than number of units.</p> <p>Kāinga Ora also considers that the threshold for the need to undertake a Neighbourhood Assessment should only be triggered when 100 new carparks are provided. Delete all other ITA hierarchy assessments for clarity and ease of plan use.</p> <p>Amendments sought.</p>	Delete the ITA requirements for ‘Basic’, ‘Local’ and ‘Wide Area’ assessments in full; delete the independent dwelling unit targets within the ‘Neighbourhood Assessment’ as well as increase the car parks threshold for the ‘Neighbourhood Assessment’ from “31-40 additional on-site carparks” to “ 100+ additional on-site carparks”.

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11.	4E	4E.2.15 – Managing Reverse Sensitivity Effects on the Cameron Road Corridor	Oppose	Kāinga Ora opposes the generic approach of a 32m width control, and oppose the basis of rule as a ‘reverse sensitivity’ control (noting a mix of activities and uses has existed along the Cameron Road corridor for many years) and also query the nature of the evidential basis for this newly proposed rule.	Oppose 4E.2.15 and delete in full.
Chapter 12 - Subdivision					
12.	12A.1.1.2	Policy – Target Yields in Urban Growth Areas	Oppose in part	Kāinga Ora questions the net yield targets within this policy given that this policy is dated and doesn’t consider the changes required within the NPS-UD and Enabling Act. Kāinga Ora considers that higher yield targets are more appropriate.	Reconsider and review the current target average nett yield of at least 15 dwellings per hectare for subdivision within areas identified on the Urban Growth Plans to better reflect the NPS-UD and the Enabling Act.
13.	12A.5.1.3	Rule – Allotments to Accommodate Lawfully Established Activities	Support	Kāinga Ora supports the clarification provided by the newly proposed clause (b)(iii).	Support and retain as notified.
14.	12B.1.1.1	Policy – Subdivision in the Residential Zone	Support	Kāinga Ora generally supports the overall approach taken through PC33 to how Council is proposing to address any potential issues associated with infrastructure constraints, through utilising Restricted Discretionary Activity assessment matters for larger-scale, multi-unit developments.	Support and retain the newly proposed clause (d).
15.	12B.1.1.2	Policy – Allotments and Infill Development	Support	Kāinga Ora supports the newly proposed policy wording for 12B.1.1.2.	Support and retain as notified.
16.	12B.1.1.3	Policy – Allotments for lawfully established residential activities in Residential Zones	Support	Kāinga Ora supports the newly proposed policy wording for 12B.1.1.3.	Support and retain as notified.
17.	12B.3.1.2	Development Intensity and Scale in Urban Growth Areas	Oppose in part	Kāinga Ora questions the net yield targets within this policy given that this policy is dated and doesn’t consider the changes required within the NPS-UD	Reconsider and revise the current target average nett yield of at least 15 dwellings per hectare for subdivision within areas identified on the Urban Growth Plans to better reflect the NPS-UD and the Enabling Act.

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				and Enabling Act. Kāinga Ora considers that higher yield targets are appropriate.	
18.	12B.3.1.4	Design Assessment – MDR and HDRZ (CA Standard)	Support	Kāinga Ora generally supports the new CA rule utilising a 8m x 15m shape factor for vacant lot subdivision, as well as ‘subdivision in accordance with a land use resource consent for dwellings’ approach.	Support and retain as notified.
19.	12B.3.1.16	Non-notification – Controlled Activities	Support	Kāinga Ora supports the amendments which reflect the MDRS notification requirements.	Support and retain as notified.
20.	12B.3.2.8	Consent Notices	Oppose in part	Kāinga Ora opposes in part subsection e. Kāinga Ora consider that consent notices should only be tied to subdivision matters whilst landuse conditions are able to be controlled through consent conditions.	Delete subsection e in its entirety. <u>Consent notices</u> will be required where appropriate for, but not limited to, the following purposes: <ul style="list-style-type: none"> a. Engineering; geotechnical and hazard purposes; b. Provision of <u>infrastructure or services</u>; c. The planting, maintenance or protection of escarpments, wetland or areas of indigenous flora and fauna habitats; d. Limiting the future development of comprehensive medium density development in new urban growth areas (to be in accordance with any Outline Development Plan adopted for that site under the provisions of Rule 14B.5.3.1 – Medium Rise Plan Area and Large Sites in the Suburban Residential Zone Urban Yield Growth Areas and Rule 14B.5.3.2 – Medium Density Sites in the Suburban Residential Zone Urban Yield Growth Areas rules in the Residential Zones chapter); d. Ensuring future development in new urban growth areas is in accordance with any Outline Development Plan adopted for that site under the provisions of the underlying zone; e. Ensuring consistency with any approved land use resource consent, or the requirements of the underlying zone provision.
21.	12B.4	Restricted Discretionary Activity Rules	Support	Kāinga Ora supports the amendments which provide for non-compliance with subdivision standards as a Restricted Discretionary Activity.	Support and retain newly proposed clauses (e) and (f).
22.	12B.4.1	Non-Notification	Support	Kāinga Ora supports the amendments which reflect the MDRS notification requirements.	Support and retain as notified.
23.	12B.4.3.5	Non-Compliance with a Controlled Activity Standard and Term	Support	Kāinga Ora generally supports the newly proposed RDA matters of discretion relating to non-compliance with subdivision standards.	Support and retain as notified.

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24.	12B.5	Discretionary Activities	Support	Kāinga Ora supports the amendments which reflect the MDRS subdivision rule requirements.	Support and retain as notified.
Chapter 14A – Residential (General)					
25.		Incorporation of MDRS provisions	Support	<p>Kāinga Ora generally supports the proposed amendments / deletions to Chapter 14A which incorporate and reflect the MDRS and NPSUD intensification requirements, including:</p> <ul style="list-style-type: none"> • Objective 14A.1.1; • Policy 14A.1.1.2; • Policy 14A.1.1.3 • Policy 14A.1.1.4; • Objective 14A.1.2; 	Support and retain as notified.
26.	14A	Purpose of the Residential Zones – Explanatory text	Support in part	<p>Consequential to relief sought elsewhere in this submission, Kāinga Ora seeks amendments to ensure that provision is made for a permitted level of papakāinga development, similar to that of general residential developments, with the residential zones. Kāinga Ora considers papakāinga housing to be inherently residential in nature and provisions should be drafted to reflect this. Moreover, the provision of a permissive framework for papakāinga housing is in accordance with policy 1(a)(ii) of the NPS-UD.</p> <p>Kāinga Ora also note that the TCP definition of papakāinga is limited to land held under the Te Ture Whenua Maori Act (1993) and seek that a new definition is included within the plan change to</p>	<p>1. Amend the purpose statement as follows:</p> <p>The growth in demand for residential land within <i>the City</i> raises significant resource management issues. These range from the timing, staging and affordable development of new <i>urban growth areas</i> to <u>enabling efficient use of existing urban land resources ensuring the yield of residential land resources is efficient through minimum requirements for subdivision and land use.</u> Such development must be undertaken in a manner that addresses potential adverse environmental effects and ensures quality urban and suburban environments are delivered.</p> <p>In the existing, more established residential areas, resource management issues arise from the consolidation of urban growth through <i>intensification</i> or <i>infill subdivision/development</i> opportunities as amenity values change over time, while still providing for suburban living opportunities with a distinctive low density character.</p> <p>The strategic response of <i>the Plan</i> to these issues is to provide for a range of <i>Residential Zones</i> within <i>the City</i>. These range from high density developments with some provision for high rise development at Mount Maunganui, residential activities in commercial centres such as the City Centre; medium density development; traditional low density suburbs with some provision for appropriately designed infill opportunities and a specific area for large lot residential development at Pyes Pa West.</p> <p><u>The Medium Density Residential Zone enables a variety of housing types, including three storey buildings, to improve housing supply and choice across the City.</u></p> <p><u>The High Density Residential Zone provides opportunity for greater height and density to be achieved within walking distance of identified commercial centres and high frequency public transport to give effect to the National Policy Statement on Urban Development 2020.</u></p>

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				allow mana whenua to develop papakāinga on general title land.	<p>The new urban growth yield area at Wairakei (Papamoa East) is a significant new urban area and has a design approach for development and subdivision based around several residential neighbourhoods, a planned town centre, and associated employment area. A population of at least 7,500 people has been planned for in the Wairakei Urban Growth Area. Planning provisions for the Wairakei Residential Zone support achieving a target average <i>nett yield</i> of dwellings, internal and external integration of land use, services, transportation and community infrastructure.</p> <p>Provision is also made in the new urban growth yield areas of Pyes Pa West, Kennedy Road, Hastings Road and West Bethlehem for <i>medium density</i> development that is clearly identified in the initial <i>subdivision</i> of that land and balanced by additional controls to ensure amenity and character are preserved through such development.</p> <p>In addition, provision is made, through the resource consent process, for <i>higher density</i> developments in the Suburban Residential Zone subject to specific criteria based on location, amenity, character and other effects of higher density development on the Suburban Residential Zone. The Rural Residential Zone (<i>Chapter 15 – Rural Residential Zones</i>) provides another lifestyle choice. Provision is also made for the unique mix of <i>activities</i>, including <i>residential activity</i>, occurring within <i>the City's</i> urban marae.</p> <p>In all the <i>Residential Zones</i> there are opportunities, in dwelling forms compatible within each zone, for other accommodation types (for example <i>shared accommodation</i> (for students or groups with special residential living needs), <i>rest homes</i>, <i>papakāinga</i> and <i>retirement villages</i>).</p> <p>Small scale <i>home-based business</i> and <i>homestays</i> are permitted within the <i>Residential Zones</i> in conjunction with the principal residential use of <i>sites</i>. A limited range of <i>non-residential activities</i> that support communities, such as <i>schools</i> and <i>health centres</i>, can establish within the zones, subject to their compatibility with the existing and anticipated residential character and amenity of each zone, and subject to the maintenance of <i>residential activity</i> as the predominant <i>activity</i> in the <i>Residential Zones</i>.</p> <p>2. Amend the definition for papakāinga to the following:</p> <p><u>Papakāinga means residential and ancillary activities (including social, cultural, educational, conservation, recreational, and commercial activities) to support the cultural, environmental, and economic wellbeing of tangata whenua on their ancestral land.</u></p>
27.	14A.1.1.1	Policy – Urban Form and Efficient Distribution of Residential Land Use	Support	Kāinga Ora generally supports the proposed deletions of unnecessary text in the operative version of the policy.	Support and retain as notified.
28.	14A.1.1.5	Policy – Urban Form and Zoning	Support	Kāinga Ora generally supports the newly proposed policy.	Support and retain as notified.
29.	14A.1.2.1	Policy – Residential Diversity and Densities	Support	Kāinga Ora generally supports the proposed amendments to the operative policy.	Support and retain as notified.

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Chapter 14B – Suburban Residential and Large Lot Residential					
30.		Incorporation of MDRS provisions	Support	Kāinga Ora generally supports the proposed deletion of Chapter 14B in order to incorporate and reflect the MDRS and NPS-UD intensification requirements.	Support deletion of Chapter 14B and retain as notified.
Chapter 14C – Urban Marae Community Zone and the Ngāti Kahu Papakāinga Zone					
31.	14C	Purpose of the Urban Marae Community Zone and the Ngāti Kahu Papakāinga Zone – Explanatory text	Oppose in part	Kāinga Ora seeks amendments to the purpose statement, consequential to wider relief sought in this submission, to acknowledge that within residential urban locations, as set out through the NPS-UD and Housing Supply Act, the expectation would not be for a “low density, low rise character”.	<p>Amend the purpose statement as follows:</p> <p>The purpose of the Urban Marae Community Zone is to provide for activities within established urban marae, which may range from tangi and hui through to the provision of residential accommodation, health, education, recreation and social services. The mix, design and operation of these facilities can be considered unique to marae. Urban Marae within the City are Huria, Harini, Maungatapu and Whareroa.</p> <p>The communal nature and use of marae facilities and the amenity they provide for residents within the zone is recognised through there being no on-site private open space requirement and the densities of residential activity being based on the overall area of the zone. As these zones are within Suburban Residential Zone urban locations, development is however, still expected to be of a low density/low density, low rise character. For this reason all other bulk and location controls that apply to the zone are the same as in the Suburban Residential Zone.</p> <p>The Ngāti Kahu Papakāinga Zone provides for a mix of marae, residential and rural activities within this existing marae around which the urbanisation of the Bethlehem West area is taking place. The communal nature and use of marae facilities and the amenity they provide for residents within the zone is recognised through there being no on-site private open space requirement and densities of residential activity being based on the overall area of the zone. However, the changing nature of the surrounding environment is reflected in provisions tailored to the zone which provide for bulk and location to be compatible with the Suburban Residential Zone urban location, but for rural and some rural based commercial activity to continue. The zone also provides for recreational and conservation areas to be retained within the marae area.</p>
Chapter 14D – City Living Zone					
32.		Incorporation of MDRS provisions	Support	Kāinga Ora generally supports the proposed deletion of Chapter 14D in order to incorporate and reflect the MDRS and NPS-UD intensification requirements.	Support deletion of Chapter 14D and retain as notified.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Chapter 14E – High Density Residential Zone (existing)					
33.		Incorporation of MDRS provisions	Support	Kāinga Ora generally supports the proposed deletion of Chapter 14E in order to incorporate and reflect the MDRS and NPS-UD intensification requirements.	Support deletion of Chapter 14E and retain as notified.
Chapter 14F – Wairakei Residential Zone					
34.		Incorporation of MDRS provisions	Support	Kāinga Ora generally supports the proposed deletion of Chapter 14F in order to incorporate and reflect the MDRS and NPSUD intensification requirements.	Support deletion of Chapter 14F and retain as notified.
Chapter 14G – Medium Density Residential Zone (new)					
35.	14G	Incorporation of MDRS provisions	Support	Kāinga Ora generally supports for newly proposed Chapter 14G as a means to incorporate and reflect the MDRS requirements, including: <ul style="list-style-type: none"> • Objective 14G.O1; • Policy 14G.P1; • Policy 14G.P2 • Policy 14G.P3; • Policy 14G.P4; and • Policy 14G.P5. 	Support and retain as notified.
36.	14G	Purpose of the Medium Density Residential Zone – Explanatory text	Support in part	Consequential to relief sought elsewhere in this submission, Kāinga Ora seeks amendments to ensure that provision is made for a permitted level of papakāinga development, similar to that of general residential developments, with the	1. Amend the purpose statement as follows: <u>The Medium Density Residential Zone is the most widespread residential zone covering a range of urban environments across the City.</u> <u>The Medium Density Residential Zone enables a variety of housing types and sizes to meet the needs of the community, including smaller households, papakāinga and inter-generational living. Established neighbourhoods will change over time to include a mix of one, two and three-storey</u>

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				<p>residential zones. Kāinga Ora considers papakāinga housing to be inherently residential in nature and provisions should be drafted to reflect this.</p> <p>Moreover, the provision of a permissive framework for papakāinga housing is in accordance with policy 1(a)(ii) of the NPS-UD.</p> <p>Kāinga Ora also note that the TCP definition of papakāinga is limited to land held under the Te Ture Whenua Maori Act (1993) and seek that a new definition is included within the plan change to allow mana whenua to develop papakāinga on general title land.</p>	<p>residential buildings with private on-site open space and landscaped areas. High-rise development is not planned in the Medium Density Residential Zone.</p> <p>The Medium Density Residential Zone gives effect to the Medium Density Residential Standards. Changes to urban form will become visible and is anticipated as existing housing stock is replaced or greenfield areas are developed. Development within the zone is expected to achieve quality urban design outcomes and manage transitions in building bulk and scale relative to the surrounding neighbourhood.</p> <p>2. Amend the definition for papakāinga to the following:</p> <p><u>Papakāinga means residential and ancillary activities (including social, cultural, educational, conservation, recreational, and commercial activities) to support the cultural, environmental, and economic wellbeing of tangata whenua on their ancestral land.</u></p>
37.	14G-O2	Objective – Location of High Density	Support in part	Kāinga Ora seeks amendments to policy wording to reflect the focus of the policy’s intent being the locating of higher densities of development within the MDRZ.	<p>Amend policy as follows:</p> <p><u>Enable Hhigher density development where it supports a compact urban environment with walkable connections to the public transport network, a commercial centre and a range of recreational and social infrastructure.</u></p>
38.	14G-O3	Objective – Urban Form and Amenity	Support	Kāinga Ora generally supports the newly proposed Objective 14G-O3.	Support and retain as notified.
39.	14G-P6	Policy – Urban Form	Support	Kāinga Ora generally supports the newly proposed Objective 14G-P6.	Support and retain as notified.
40.	14G-P7	Policy – Building Bulk and Scale	Support in part	Kāinga Ora seeks amendment to policy wording to clarify intent of the resource management issue / effect to be managed.	<p>Amend policy as follows:</p> <p>Ensure the bulk, scale and site layout of development:</p> <ol style="list-style-type: none"> Provides adequate daylight access; Provides outlook with privacy separation; and Minimises <u>adverseovershadowing</u> effects on the amenity <u>and safety</u> of people using public spaces.
41.	14G-P8	Policy – Residential Amenity	Support in part	Kāinga Ora seeks amendments which reflect amenity expectations of activities / uses themselves, as opposed to amenity expectations of medium and high-density developments.	<p>Amend policy as follows:</p> <p><u>Ensure residential activities provide <u>highgood</u> quality on-site amenity.</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought								
42.	14G	Newly proposed policies 14G-P9 – 14G-P16	Support	Kāinga Ora generally supports the newly proposed policies.	Support and retain as notified.								
43.	14G.1	Activity Status in the Medium Density Residential Zone	Support in part	<p>Kāinga Ora supports up to three residential units on a site as a permitted activity. However, Kāinga Ora seeks amendments to ensure that that provision is made for a permitted level of papakāinga development, similar to that of general residential developments, i.e., up to three dwellings permitted. Kāinga Ora considers papakāinga housing to be inherently residential in nature and provisions should be drafted to reflect this. Moreover, the provision of a permissive framework for papakāinga housing is in accordance with policy 1(a)(ii) of the NPS-UD.</p> <p>Furthermore, Kāinga Ora requests that provisions for marae and cultural activities in association with papakāinga housing be provided for as a restricted discretionary activity to reflect the ability for such uses to co-exist with residential activities.</p>	<p>Amend Activity table 14G.1 to make specific provision for:</p> <ul style="list-style-type: none"> • papakāinga development as a Permitted Activity; and • marae and cultural activities in association with papakāinga housing as a Restricted Discretionary Activity. 								
44.	14G.2.1	Permitted Activity Rules - Density	Oppose in part	Kāinga Ora seeks amendments to rule 14G.2.1, specific to shared accommodation, to provide a more consistent approach to other similar rules in other RM plans around the region and country.	<p>Amend as follows:</p> <p>a. <u>The maximum development density for residential activities on a site shall be:</u></p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Density</th> </tr> </thead> <tbody> <tr> <td>i. <u>Shared accommodation</u></td> <td>Maximum of 810 permanent residents per site (excluding staff).</td> </tr> <tr> <td>ii. <u>Rest home</u></td> <td>1 bed and/or bedroom per 75m² of site area; Maximum of 20 rest home residents per site (excluding staff).</td> </tr> <tr> <td>iii. <u>Retirement village</u></td> <td>Up to three independent dwelling units per site. 1 rest home bed and/or bedroom per 75m² of site area; Maximum of 20 rest home occupants per site (excluding staff).</td> </tr> </tbody> </table>	Activity	Density	i. <u>Shared accommodation</u>	Maximum of 8 10 permanent residents per site (excluding staff).	ii. <u>Rest home</u>	1 bed and/or bedroom per 75m ² of site area; Maximum of 20 rest home residents per site (excluding staff).	iii. <u>Retirement village</u>	Up to three independent dwelling units per site. 1 rest home bed and/or bedroom per 75m ² of site area; Maximum of 20 rest home occupants per site (excluding staff).
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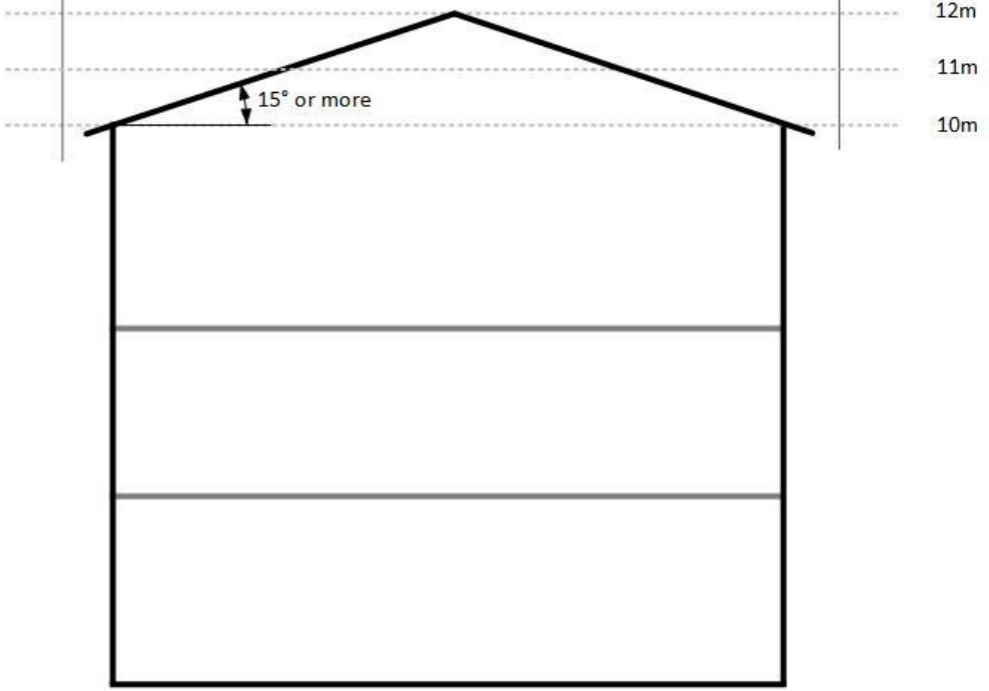
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
45.	14G.2.12	Permitted Activity Rules – Waste Management Area	Oppose	Kāinga Ora opposes the proposed addition of this new standard and queries how the inclusion of additional consenting requirements / rule triggers within PC33 aligns with and gives effect to the enabling intent of the Housing Supply Act.	Delete rule in full: a. Each independent dwelling unit shall provide a waste management area with a minimum area of 3m² and a minimum dimension of 1 metre in any direction, except: i. Where a communal waste management area is provided to accommodate bulk collection from the site; b. Waste management areas must be screened so they are not visible from a legal road, ground floor of adjoining residential sites, open space zones and public walkways. c. Any outdoor waste management area must be maintained with an all-weather, dust free surface. d. Waste management areas must not encroach onto driveways, manoeuvring areas, parking, service areas and outdoor living areas.
46.	14G.9	Restricted Discretionary Activity Rules	Support	Kāinga Ora generally supports the proposed list of restricted discretionary activities.	Support and retain as notified.
47.	14G.10	Matters of Discretion for Non-Compliance with Permitted Activity Rules	Support in part	<p>Kāinga Ora generally supports the proposed list of the various matters of discretion in 14G.10, however notes that the structure of these provisions, as notified, leads to a potential degree of unnecessary repetition.</p> <p>Kāinga Ora supports an approach of identifying ‘general matters’ that would be relevant to the consideration of numerous standards (e.g. visual dominance, privacy and shading effects to adjoining sites), and only identifying and listing additional standards specific to the consideration of the infringement of a particular permitted activity rule.</p> <p>It is also noted that some lists of matters also repeat themselves (e.g. the matters listed under 14.g.10.3 and 14G.10.4) and as such could be combined.</p>	Review and amend the list of matters in 14G.10 in order to simplify and remove unnecessary repetition.
48.	14G.11.1	Information Requirements – Four or More Independent Dwelling Units	Oppose in part	Kāinga Ora queries the need for this specific ‘information requirement’ rule and considers that – rather than a rule requiring the preparation of	Delete information requirement in full and address through matters of discretion: Applications for four or more independent dwelling units on a site must be accompanied by the following technical reports:

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>separate technical reports / assessments – these matters are better included within the plan framework as matters of discretion / assessment criteria for the assessment of multi-unit proposals as a Restricted Discretionary Activity. Kāinga Ora is keen to ensure this requirement would not create a duplication of the types of assessment which would already be required to be undertaken through the matters of discretion / assessment criteria.</p>	<p>a. An Urban Design assessment commensurate to the scale of the proposal that demonstrates how the application achieves Policies 14G-P1 to 14G-P16 and is in accordance with the matters under 14G.12 Matters of Discretion and Conditions for Four or More Independent Dwelling Units.</p> <p>b. An engineering assessment, prepared by a suitably qualified and experienced person, that addresses the infrastructure capacity in the local network (Static Capacity Check) within the subject catchment in relation to the anticipated water, wastewater, and stormwater demands generated by the activity;</p> <p>c. An Integrated Transport Assessment, prepared by a suitable qualified and experienced person, relevant to the scale of the proposal in accordance with Appendix 4K—Integrated Traffic Assessment Information Requirements and the thresholds outlined below:</p> <p>i. Neighbourhood Assessment for 15 to 35 independent dwelling units</p> <p>ii. Local Area Assessment for 36 to 50 independent dwelling units</p> <p>iii. Wide Area Assessment for 51 or more independent dwelling units</p>
49.	14G.12	Matters of Discretion for Four or More Independent Dwelling Units	Oppose in part	<p>Kāinga Ora generally opposes the detailed nature of the proposed list of matters of discretion and considers that these can be further refined and simplified.</p> <p>Kāinga Ora also notes that the assessment criteria proposed includes reference within to reverse sensitivity effects, noting any residential development within existing residential / urban zoned areas would not involve the establishment of a residential activity for the first time, and as such references to reverse sensitivity effects would be inappropriate.</p>	<p>Review full list of matters of discretion in 14G.12 for development of four or more dwelling units and replace with a more consolidated list of matters as follows:</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 by:</u> <ol style="list-style-type: none"> a. <u>Designing and orientating buildings to:</u> <ol style="list-style-type: none"> i. <u>Address the site topography; and</u> ii. <u>Maximise passive solar design opportunities.</u> 2. <u>The development contributes to a safe and attractive public realm and streetscape by:</u> <ol style="list-style-type: none"> a. <u>Maintaining a visual connection with the public realm and providing for passive surveillance over public areas, internal lanes and access lots;</u> b. <u>Breaking up the bulk and mass of buildings to avoid overly dominant and blank facades;</u> c. <u>Providing a clearly visible pedestrian entrance from the road frontage; and</u> d. <u>Minimising the visual dominance of garages and parking from the streetscape; and</u> e. <u>Providing lighting on larger developments that contributes to way finding, safety and security on-site.</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.</u> 4. <u>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale by:</u> <ol style="list-style-type: none"> a. <u>Orientating indoor and outdoor living areas to maximise access to sunlight throughout the year;</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>b. <u>Providing privacy between independent dwelling units and buildings within the site by carefully positioning balconies or decks to minimise overlooking;</u></p> <p>c. <u>Offsetting windows to avoid direct line of sight between indoor and outdoor living areas of adjacent independent dwelling units;</u></p> <p>d. <u>Ensuring any communal on-site outdoor areas are safe, accessible to all abilities, adjoin main circulation routes through the site, and provide a level of amenity that is appropriate for its scale; and</u></p> <p>e. <u>Providing easily accessible waste management areas that are of an appropriate size that are located in an area that does not result in visual dominance or result in adverse amenity effects on adjoining independent dwelling units.</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>
50.	14G.28	Non-notification of resource consents	Support	Kāinga Ora generally supports the amendments which incorporate and reflect the MDRS requirements.	Support and retain as notified.
Chapter 14H – High Density Residential Zone (new)					
51.	14H	Incorporation of MDRS provisions	Support	<p>Kāinga Ora generally supports the newly proposed Chapter 14H as a means to incorporate and reflect the MDRS requirements, including:</p> <ul style="list-style-type: none"> • Objective 14H.O3; • Policy 14H.P1; • Policy 14H.P2 • Policy 14H.P3; • Policy 14H.P4; and • Policy 14H.P5. 	Support and retain as notified.
52.	14H	Purpose of the High Density Residential Zone – Explanatory text	Support	Kāinga Ora generally supports the proposed explanatory statement for the HDRZ.	Support and retain as notified.
53.	14H-O1	Objective – Location of High Density Residential Zone	Support	Kāinga Ora generally supports the newly proposed objective.	Support and retain as notified.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
54.	14H-O2	Objective – Efficient Use of Land	Support	Kāinga Ora generally supports the newly proposed objective.	Support and retain as notified.
55.	14H-O4	Objective – Urban Form and Amenity	Support	Kāinga Ora generally supports the newly proposed objective.	Support and retain as notified.
56.	14H-P6	Policy – Building Height	Support	Kāinga Ora generally supports the newly proposed policy.	Support and retain as notified.
57.	14H-P7	Policy – Building Bulk and Scale	Support	Kāinga Ora generally supports the newly proposed policy.	Support and retain as notified.
58.	14H-P8	Policy – Residential Amenity	Support in part	Kāinga Ora seeks amendments which reflect amenity expectations of activities / uses themselves, as opposed to amenity expectations of high density developments.	Amend policy as follows: <u>Ensure residential activities provide high-good quality on-site amenity.</u>
59.	14H	Newly proposed policies 14H-P9 – 14H-P15	Support	Kāinga Ora generally supports the newly proposed policies.	Support and retain as notified.
60.	14H.1	Activity Status in the High Density Residential Zone	Support in part	<p>Kāinga Ora generally supports 14H.1, however seek a number of amendments as follows.</p> <p>Kāinga Ora seeks amendments which would provide for up to six residential units on a site as a permitted activity, as a means to differentiate the enablement of development provided for between the MDRZ and HDRZ.</p> <p>Kāinga Ora also seeks amendments to ensure that that provision is made for a permitted level of papakāinga development, similar to that of general residential developments, i.e., up to three dwellings permitted. Kāinga Ora considers papakāinga housing to be inherently residential in nature and provisions should be drafted to reflect this. Moreover, the provision of a permissive framework for papakāinga</p>	<p>Amend Activity table 14H.1 to make specific provision for:</p> <ul style="list-style-type: none"> • Development of up to six residential units as a Permitted Activity; • Development of seven or more residential units as a Restricted Discretionary Activity; • papakāinga development as a Permitted Activity; and • marae and cultural activities in association with papakāinga housing as a Restricted Discretionary Activity.

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61.	14H.2.1	Permitted Activity Rules - Density	Oppose in part	<p>Kāinga Ora seeks amendments to rule 14H.2.1, specific to shared accommodation, to provide a more consistent approach to other similar rules in other RM plans around the region and country.</p>	<p>Amend Rule 14H.2.1 as follows:</p> <p>a. The maximum development density on a site shall be:</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Density</th> </tr> </thead> <tbody> <tr> <td>iv. <u>Shared accommodation (except in high rise buildings in the High Rise Plan Area – Mount Maunganui Precinct)</u></td> <td><u>Maximum of 810 permanent residents per site (excluding staff).</u></td> </tr> <tr> <td>v. <u>Rest home</u></td> <td><u>1 bed and/or bedroom per 75m² of site area; Maximum of 20 rest home residents per site (excluding staff).</u></td> </tr> <tr> <td>vi. <u>Retirement village</u></td> <td><u>Up to three independent dwelling units per site; 1 rest home bed and/or bedroom per 75m² of site area; Maximum of 20 rest home occupants per site (excluding staff).</u></td> </tr> <tr> <td>vii. <u>Visitor accommodation (self-contained) within the Mount Maunganui Precinct</u></td> <td><u>1 self-contained visitor accommodation unit per 100m² of gross site area.</u></td> </tr> <tr> <td>viii. <u>Visitor accommodation (not self-contained) within the Mount Maunganui Precinct</u></td> <td><u>Habitable room gross floor area of 65m² per 100m² of gross site area.</u></td> </tr> </tbody> </table>	Activity	Density	iv. <u>Shared accommodation (except in high rise buildings in the High Rise Plan Area – Mount Maunganui Precinct)</u>	<u>Maximum of 810 permanent residents per site (excluding staff).</u>	v. <u>Rest home</u>	<u>1 bed and/or bedroom per 75m² of site area; Maximum of 20 rest home residents per site (excluding staff).</u>	vi. <u>Retirement village</u>	<u>Up to three independent dwelling units per site; 1 rest home bed and/or bedroom per 75m² of site area; Maximum of 20 rest home occupants per site (excluding staff).</u>	vii. <u>Visitor accommodation (self-contained) within the Mount Maunganui Precinct</u>	<u>1 self-contained visitor accommodation unit per 100m² of gross site area.</u>	viii. <u>Visitor accommodation (not self-contained) within the Mount Maunganui Precinct</u>	<u>Habitable room gross floor area of 65m² per 100m² of gross site area.</u>
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62.	14H.2.2	Permitted Activity Rules – Building Height	Oppose in part	<p>Kāinga Ora seeks amendments to the permitted building height standard, as a means to differentiate the enablement of development provided for between the MDRZ and HDRZ.</p>	<p>Amend Rule 14H.2.2 as follows:</p> <p>a. <u>Buildings or structures must not exceed the heights specified within the maps contained in Appendix 14Q, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure 14H.2.2.1 Building Height below: [MDRS]</u></p> <p>Figure 14H.2.2.1 Building Height</p>												

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					 <p>[MDRS]</p> <p>b. Provided that no <u>building or structure</u> within any identified <u>Viewshaft Protection Area</u> shall exceed the maximum elevation identified within the Plan Maps (Part B). <u>Note: Any activity that does not comply with Rule 14H.2.2 a. Building Height between Adams Avenue and Commons Avenue shall be considered a Non-complying Activity.</u> <u>Note: Any activity that does not comply with Rule 14H.2.2 b. Building Height shall be considered a Discretionary Activity.</u></p>
63.	14H.2.5	Permitted Activity Rules – Building Height in Relation to Boundary	<u>Oppose</u>	As above, Kāinga Ora seeks amendments to the permitted building height in relation to boundary standard, as a means to differentiate the enablement of development provided for between the MDRZ and HDRZ.	<p>Delete the notified version of Rule 14H.2.5 and replace in full with the following:</p> <ol style="list-style-type: none"> 1. <u>Buildings within 22m from the frontage must not project beyond a 60-degree recession plane measured from a point 19m vertically above ground level along the side boundaries; and</u> 2. <u>Buildings 22m from the frontage must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side boundaries.</u> 3. <u>Apply a 4m + 60° on boundaries at where the HRZ interfaces with a lower zone hierarchy (e.g. MRZ, Open Space etc).</u> <p><u>This standard does not apply to—</u></p> <ol style="list-style-type: none"> a) <u>a boundary with a road;</u> b) <u>existing or proposed internal boundaries within a site;</u> c) <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																		
64.	14H.2.6	Permitted Activity Rules – Impervious Surfaces	Support	Kāinga Ora supports 14H.2.6 – Impervious Surfaces.	Support and retain as notified.																		
65.	14H.2.7	Outdoor Living Area for Independent Dwelling Units at Ground Floor	Oppose	<p>Kāinga Ora acknowledges that this standard is directly taken from the MDRS, however, the standard could be made more enabling. Smaller outdoor living areas are appropriate within the high density zone, where on site amenity is expected to be reduced as the high density zone is closer to public open space amenity.</p> <p>Kāinga Ora seeks that there is no differentiation between residential dwelling units on ground floor.</p>	Delete this standard and combine with the amendments sought in Rule 14H.2.8.																		
66.	14H.2.8	Outdoor Living Area for Independent Dwelling Units above Ground Floor	Oppose in part	<p>Kāinga Ora acknowledges that this standard is directly taken from the MDRS, however, the standard could be made more enabling. Smaller outdoor living areas are appropriate within the high density zone, where on site amenity is expected to be reduced as the high density zone is closer to public open space amenity.</p>	<p>Delete this standard and replace with the following amendment:</p> <ol style="list-style-type: none"> 1. <u>Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</u> 2. <u>Where private outdoor living space is provided it must be:</u> <ol style="list-style-type: none"> a. <u>For the exclusive use of residents;</u> b. <u>Directly accessible from a habitable room;</u> c. <u>A single contiguous space; and</u> d. <u>Of the minimum area and dimension specified in the table below; and</u> 3. <u>Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</u> <ol style="list-style-type: none"> a. <u>Accessible from the residential units it serves;</u> b. <u>Of the minimum area and dimension specified in the table below; and</u> c. <u>Free of buildings, parking spaces, and servicing and manoeuvring areas</u> <table border="1" data-bbox="1792 1493 2855 1801"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3"><u>Private</u></td> </tr> <tr> <td>i. <u>Studio unit and 1-bedroom unit</u></td> <td><u>5m²</u></td> <td><u>1.8m</u></td> </tr> <tr> <td>ii. <u>2+ bedroom unit</u></td> <td><u>8m²</u></td> <td><u>1.8m</u></td> </tr> <tr> <td colspan="3"><u>Communal</u></td> </tr> <tr> <td>iii. <u>For every 5 units</u></td> <td><u>10m²</u></td> <td><u>8m</u></td> </tr> </tbody> </table>	Living Space Type	Minimum Area	Minimum Dimension	<u>Private</u>			i. <u>Studio unit and 1-bedroom unit</u>	<u>5m²</u>	<u>1.8m</u>	ii. <u>2+ bedroom unit</u>	<u>8m²</u>	<u>1.8m</u>	<u>Communal</u>			iii. <u>For every 5 units</u>	<u>10m²</u>	<u>8m</u>
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
67.	14H.2.9	Outlook Space	Oppose in part	Kāinga Ora acknowledges that this standard is directly taken from the MDRS, however, the standard could be made more enabling to reflect the higher density nature of the HDRZ.	Amend this standard as follows: <ul style="list-style-type: none"> a. <u>The minimum dimensions for a required outlook space are as follows:</u> <ul style="list-style-type: none"> i. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and ii. <u>All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u> b. <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u> c. <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u> d. <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u> e. <u>Outlook spaces may be under or over a balcony.</u> f. <u>Outlook spaces required from different rooms within the same building may overlap.</u> g. <u>Outlook spaces must:</u> <ul style="list-style-type: none"> i. <u>Be clear and unobstructed by buildings; and</u> ii. <u>Not extend over an outlook space or outdoor living space required by another independent dwelling unit.</u>
68.	14H.2.12	Permitted Activity Rules – Waste Management Area	Oppose	Kāinga Ora opposes the proposed addition of this new standard and queries how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	Delete Rule 14H.2.12 in full: <ul style="list-style-type: none"> a. Each independent dwelling unit shall provide a waste management area with a minimum area of 3m² and a minimum dimension of 1 metre in any direction, except: ii. Where a communal waste management area is provided to accommodate bulk collection from the site; b. Waste management areas must be screened so they are not visible from a legal road, ground floor of adjoining residential sites, open space zones and public walkways. c. Any outdoor waste management area must be maintained with an all-weather, dust free surface. d. Waste management areas must not encroach onto driveways, manoeuvring areas, parking, service areas and outdoor living areas.
69.	14H.2.14	Permitted Activity Rules – Size of Independent Dwelling Units	Oppose in part	Kāinga Ora supports this standard in part, but seeks smaller floor areas for studio units and for simplicity, a minimum floor area for 1 or more bedrooms.	Amend Rule 14H.2.14 as follows: <p><u>The minimum nett internal floor area of an independent dwelling unit must be:</u></p> <ul style="list-style-type: none"> e. 305m² for a studio unit; or f. 405m² for a one or more bedroom unit.
70.	14H.5	Controlled Activity Rules	Oppose in part	Kāinga Ora seeks consequential amendments to 14H.5, to align with our earlier submission in	Amend 14H.5 as follows: <p><u>The following are Controlled Activities:</u></p> <ul style="list-style-type: none"> a. <u>Any activity identified as a Controlled Activity in Table 14H.1 High Density Residential Zone Activity Status;</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				relation to the permitted building height in the High Density Residential Zone.	b. Building a high rise building on a specified high rise site within the High Rise Plan Area.
71.	14H.6.1	Controlled Activity Standards – Development Density and Scale: High Rise Plan Area	Oppose	Kāinga Ora generally opposes the application of Controlled Activity Standard 14H.6.1 and instead request that the necessary aspects of this provision be relocated and provided for within the Permitted Activity Standards in 14H.2.	Delete Rule 14H.6.1, review in full and incorporate into Rule 14H.2.2 Building Height: <ul style="list-style-type: none"> a. The maximum density of activities in a high rise building on a specified high rise site within the High Rise Plan Area shall be: <ul style="list-style-type: none"> i. Residential activities: 1 independent dwelling unit per 60m² of nett site area; ii. Visitor accommodation: 1 visitor accommodation unit per 30m² of nett site area; iii. For the purposes of this rule, nett site area means the area of the site that is contained within the specified High Rise Plan Area boundary as shown on the Plan Maps (Part B); b. No part of any building on a specified site within the High Rise Plan Area shall exceed the maximum height plane shown in Appendix 14A: Reduced Levels of Maximum Height Plane Relative to Boundaries, Mount Maunganui High Rise Plan Area. c. Every high rise building shall be contained wholly within the specified High Rise Plan Area boundary and setback from site boundaries or the High Rise Plan Area boundary at least: <ul style="list-style-type: none"> i. Front (road) boundary: 5 metres; ii. Rear boundary: 5 metres up to 9 metres height and 7.5 metres above 9 metres height; iii. Side boundary: 3 metres up to 9 metres height and 7.5 metres above 9 metres height; Provided that: <ul style="list-style-type: none"> iv. Every part of any high rise building is also within a building envelope formed by two lines intersecting at the mid-point on each development site boundary or High Rise Plan Area boundary, whichever is applicable, and any road boundary that lies adjacent to the building to be erected, such that each line forms an angle of 35 degrees with that site boundary. (Refer Appendix 14B: Bulk and Location Controls for High Rise Plan Area Sites, Maunganui Road); d. No more than one high rise building shall be permitted per specified high rise site; e. Activities must comply with 14H.4 Rules in Other Sections of the Plan. <p>Note: Notwithstanding any other rule in the Plan, any building on a specified high rise site in the High Rise Plan Area of the High Density Residential Zone that exceeds the maximum height enabled by Rule 14H.6.1 b. – Development Density and Scale – High Rise Plan Area is a Prohibited Activity.</p> <p>Note: Any Controlled Activity that does not comply with any of the other Controlled Activity conditions of Rule 14H.6.1 – Development Density and Scale – High Rise Plan Area shall be a Discretionary Activity.</p>
72.	14H.6.2	Controlled Activity Standards – Wind Effects: High Rise Plan Area	Oppose in part	Kāinga Ora generally opposes the application of Controlled Activity Standard 14H.6.2 and instead request that the necessary aspects of this provision be relocated and provided for within the Permitted Activity Standards in 14H.2.	Amend 14H.6.2 as follows and incorporate into 14H.2 as a Permitted Activity Rule: <ul style="list-style-type: none"> a. High rise buildings exceeding 20m in height shall be designed to minimise accelerated wind-speed effects that may cause damage to neighbouring buildings or structures, or ground-level discomfort to pedestrians using public spaces; b. A report from a suitably qualified person experienced in the analysis of wind effects shall be submitted with each application.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					Note: Any Controlled Activity that does not comply with any of the other Controlled Activity conditions of Rule 14H.1.6.2 – Wind Effects – High Rise Area shall be a Discretionary Activity.
73.	14H.10	Restricted Discretionary Activity Rules	Support	Kāinga Ora generally supports the proposed list of restricted discretionary activities.	Support and retain as notified.
74.	14H.11	Matters of Discretion for Non-Compliance with Permitted Activity Rules	Support in part	<p>Kāinga Ora generally opposes the detailed nature of the proposed list of matters of discretion and considers that these can be further refined and simplified.</p> <p>Kāinga Ora also notes that the assessment criteria proposed includes reference within to reverse sensitivity effects, noting any residential development within existing residential / urban zoned areas would not involve the establishment of a residential activity for the first time, and as such references to reverse sensitivity effects would be inappropriate.</p>	<p>Review full list of matters of discretion in 14G.12 for development of four or more dwelling units and replace with a more consolidated list of matters as follows:</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 by:</u> <ol style="list-style-type: none"> b. <u>Designing and orientating buildings to:</u> <ol style="list-style-type: none"> iii. <u>Address the site topography; and</u> iv. <u>Maximise passive solar design opportunities.</u> 2. <u>The development contributes to a safe and attractive public realm and streetscape by:</u> <ol style="list-style-type: none"> f. <u>Maintaining a visual connection with the public realm and providing for passive surveillance over public areas, internal lanes and access lots;</u> g. <u>Breaking up the bulk and mass of buildings to avoid overly dominant and blank facades;</u> h. <u>Providing a clearly visible pedestrian entrance from the road frontage; and</u> i. <u>Minimising the visual dominance of garages and parking from the streetscape; and</u> j. <u>Providing lighting on larger developments that contributes to way finding, safety and security on-site.</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.</u> 4. <u>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale by:</u> <ol style="list-style-type: none"> f. <u>Orientating indoor and outdoor living areas to maximise access to sunlight throughout the year;</u> g. <u>Providing privacy between independent dwelling units and buildings within the site by carefully positioning balconies or decks to minimise overlooking;</u> h. <u>Offsetting windows to avoid direct line of sight between indoor and outdoor living areas of adjacent independent dwelling units;</u> i. <u>Ensuring any communal on-site outdoor areas are safe, accessible to all abilities, adjoin main circulation routes through the site, and provide a level of amenity that is appropriate for its scale; and</u> j. <u>Providing easily accessible waste management areas that are of an appropriate size that are located in an area that does not result in visual dominance or result in adverse amenity effects on adjoining independent dwelling units.</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					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>
75.	14H.12.1	Information Requirements – Four or More Independent Dwelling Units	Oppose in part	Kāinga Ora queries the need for this specific ‘information requirement’ rule and considers that – rather than a rule requiring the preparation of separate technical reports / assessments – these matters are better included within the plan framework as matters of discretion / assessment criteria for the assessment of multi-unit proposals as a Restricted Discretionary Activity. Kāinga Ora is keen to ensure this requirement would not create a duplication of the types of assessment which would already be required to be undertaken through the matters of discretion / assessment criteria.	Delete information requirement in full and address through matters of discretion: Applications for four or more independent dwelling units on a site must be accompanied by the following technical reports: d. — An Urban Design assessment commensurate to the scale of the proposal that demonstrates how the application achieves Policies 14H-P1 to 14H-P15 and addresses the relevant matters of discretion. e. — An engineering assessment, prepared by a suitably qualified and experienced person, that addresses the infrastructure capacity in the local network (Static Capacity Check) within the subject catchment in relation to the anticipated water, wastewater, and stormwater demands generated by the activity; f. — An Integrated Transport Assessment, prepared by a suitable qualified and experienced person, relevant to the scale of the proposal in accordance with Appendix 4K — Integrated Traffic Assessment Information Requirements and the thresholds outlined below: i. — Neighbourhood Assessment for 15 to 35 independent dwelling units ii. — Local Area Assessment for 36 to 50 independent dwelling units iii. — Wide Area Assessment for 51 or more independent dwelling units
76.	14H.12.2	Building Height – Four or More Independent Dwelling Units	Oppose	Kāinga Ora generally opposes the application of 14H.12.2 and instead considers this should simply be incorporated within Permitted Activity Rule 14H.2.2 (Building Height).	Delete Standard 14H.12.2 and incorporate relevant aspects of the standard within Permitted Activity Rule 14H.2.2 (Building Height). For four or more independent dwelling units on a site: a. — The maximum height of any building or structure shall be in accordance with the height identified for the site in Appendix 14Q: Building Heights in the High-Density Residential Zone and Identified Commercial Zones; except i. — Where an 11 metre height limit is specified, 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more as shown in Figure 14H.2.2.1 Building Height above. b. — No building or structure within any identified Viewshaft Protection Area shall exceed the maximum elevation identified within the Plan Maps (Part B): Note: Any activity that does not comply with Rule 14H.12.2 a. Building Height between Adams Avenue and Commons Avenue shall be considered a Non-complying Activity. Note: Any activity that does not comply with Rule 14H.12.2 b. Building Height shall be considered a Discretionary Activity.
77.	14H.12.3	Building Height in Relation to Boundary – Four or More Independent Dwelling Units	Oppose	Kāinga Ora generally opposes the application of 14H.12.3 and instead considers this should simply	Delete Standard 14H.12.3 and incorporate relevant aspects of the standard within Permitted Activity Rule 14H.2.5 (Building Height in Relation to Boundary).

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought	
				be incorporated within Permitted Activity Rule 14H.2.5 (Building Height in Relation to Boundary).	a. All parts of a building greater than 9 metres in height shall be set back from a side or rear boundary a minimum of 5 metres measured perpendicular to the boundary; b. All parts of a building greater than 12 metres in height shall be set back from a road boundary a minimum of 4 metres measured perpendicular to the boundary; c. 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; d. This rule does not apply to: <ol style="list-style-type: none"> i. Site boundaries where there is an existing common wall between buildings on adjacent sites or where a common wall is proposed; ii. Existing or proposed internal boundaries within a site. e. Where a boundary adjoins the Medium Density Residential Zone, Urban Marae Community, Ngati Kahu Papakainga, Rural Zones, or Open Space Zones, buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all relevant boundaries, as shown in Figure 14H.2.5.1 Building Height in Relation to Boundary above.	
78.	14H.28	Non-notification of resource consents	Support	Kāinga Ora generally supports the amendments which incorporate and reflect the MDRS requirements.	Support and retain as notified.	
Chapter 14 Appendices						
79.	8.	14	Chapter 14 Appendices	Support in part	<p>Kāinga Ora generally support the proposed amendments to Chapter 14 Appendices to incorporate and reflect the MDRS, including the newly proposed 'Appendix 14Q: Buildings Heights in the High Density Residential Zones and Identified Commercial Zones'.</p> <p>Kāinga Ora seeks amendments, consistent with submissions being made to other Tier 1 territorial authorities around the country, that references to the 21m height limits on the Appendix 14Q maps be increased to 22m.</p>	<p>Amend the 21m height limit set out in the Appendix 14Q maps, such that the permitted height limit in these areas is 22m.</p> <p>Make further consequential amendments to PC33, as necessary, to give effect to this submission.</p>

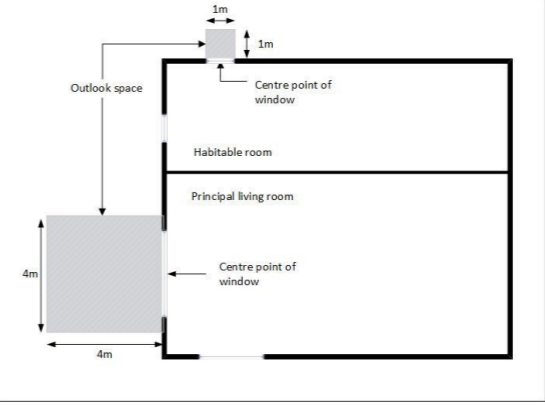
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Chapter 17 – Commercial and City Centre Zones					
80.		General Comment		Kāinga Ora understand that Council will be undertaking a separate plan change to align the commercial zones to the National Planning Standards Centres Hierarchy, which will include consequential changes to the rule framework of such zones. Kāinga Ora is supportive of this and seeks the opportunity to work collaboratively with the Council when this plan change is drafted.	
81.	17A.2	Purpose of the Commercial Zone – Explanatory Statement	Support	Kāinga Ora generally supports the amendment to the purpose statement for the Commercial Zone.	Support and retain as notified.
82.	17A.7.4	Objective – Residential activities within the Commercial Zone	Support	Kāinga Ora generally supports the newly proposed objective.	Support and retain a notified.
83.	17A.7.4.1	Policy – Movement Networks	Oppose	Kāinga Ora oppose the blanket approach to this policy, which would imply all / any sites within the zone which contain residential activities need to effectively act as public thoroughfares if such connections were required through sites.	Delete policy in full: Ensure residential activities provide legible and safe connections for all transport modes to navigate their way through the development and connect to active and public transport facilities.
84.	17A.7.4.2	Policy – Residential Amenity	Support in part	Kāinga Ora seeks amendments which reflect amenity expectations of activities / uses themselves, as opposed to amenity expectations of high density developments.	Amend policy as follows: Ensure residential activities provide highgood quality on-site amenity and are compatible with the adjacent land uses.
85.	Table 17A.1	Activity Table	Oppose in part	Kāinga Ora seeks that residential dwellings above ground floor are retained as permitted to table residential uses within the commercial zones.	Reinstate residential activities as a permitted activity within commercial zones.
86.	17A.11.1	Building Height in the Commercial Zone, Tauriko Commercial Zone and Excelsa Commercial Plan Area	Support	Kāinga Ora generally supports the amendments to the building height standard which incorporate and respond to the ‘MDRS’ and NPS-UD intensification requirements, in particular the proposed building heights outlined in Appendix Q (Building Heights in	Support and retain as notified.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																		
				the High Density Residential Zone and Identified Commercial Zones).																			
87.	17A.11.5	Visitor Accommodation Density	Support	Kāinga Ora generally supports the proposed amendments to the operative version of this rule, by deleting the existing references within the rule to density limits for dwelling units and shared accommodation.	Support and retain as notified.																		
88.	17A.14.18.1	Information requirements	Oppose	Commensurate with the relief sought above in submission, Kāinga Ora seek that residential dwellings above ground floor are a permitted activity, and therefore the information requirements within this rule are unnecessary/void.	Delete Rule 17A.14.18.1 in its entirety.																		
89.	17A.14.18.4	Outdoor Living Area – Residential activities in Commercial Zone	Oppose in part	Kāinga Ora acknowledges that this standard is directly taken from the MDRS, however, the standard could be made more enabling to be commensurate with dwelling sizes. Smaller outdoor living areas are appropriate within the commercial zone, where on site amenity is expected to be reduced.	<p>Delete this standard and replace with the following amendment:</p> <ol style="list-style-type: none"> 1. <u>Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</u> 2. <u>Where private outdoor living space is provided it must be:</u> <ol style="list-style-type: none"> a. <u>For the exclusive use of residents;</u> b. <u>Directly accessible from a habitable room;</u> c. <u>A single contiguous space; and</u> d. <u>Of the minimum area and dimension specified in the table below; and</u> 3. <u>Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</u> <ol style="list-style-type: none"> a. <u>Accessible from the residential units it serves;</u> b. <u>Of the minimum area and dimension specified in the table below; and</u> c. <u>Free of buildings, parking spaces, and servicing and manoeuvring areas</u> <table border="1" data-bbox="1792 1507 2855 1818"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">Private</td> </tr> <tr> <td>iv. <u>Studio unit and 1-bedroom unit</u></td> <td><u>5m²</u></td> <td><u>1.8m</u></td> </tr> <tr> <td>v. <u>2+ bedroom unit</u></td> <td><u>8m²</u></td> <td><u>1.8m</u></td> </tr> <tr> <td colspan="3">Communal</td> </tr> <tr> <td>vi. <u>For every 5 units</u></td> <td><u>10m²</u></td> <td><u>8m</u></td> </tr> </tbody> </table>	Living Space Type	Minimum Area	Minimum Dimension	Private			iv. <u>Studio unit and 1-bedroom unit</u>	<u>5m²</u>	<u>1.8m</u>	v. <u>2+ bedroom unit</u>	<u>8m²</u>	<u>1.8m</u>	Communal			vi. <u>For every 5 units</u>	<u>10m²</u>	<u>8m</u>
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90.	17A.14.18.5	Size of Independent Dwelling Units – Residential activities in Commercial Zone	Support in part	Kāinga Ora supports this standard in part, but seeks smaller floor areas for studio units and for simplicity, a minimum floor area for 1 or more bedrooms.	Amend Rule 17A.14.18.5 as follows: <u>The minimum nett internal floor area of an independent dwelling unit must be:</u> g. 305 m ² for a studio unit; or h. 405 m ² for a one or more bedroom unit.
91.	17A.14.18.6	Outlook Space – Residential activities in Commercial Zone	Support in part	Kāinga Ora acknowledges that this standard is directly taken from the MDRS, however, the standard could be made more enabling to reflect the higher density nature of the Commercial Zone.	Amend this standard as follows: h. <u>The minimum dimensions for a required outlook space are as follows:</u> i. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and ii. <u>All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</u> i. <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u> j. <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u> k. <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u> l. <u>Outlook spaces may be under or over a balcony.</u> m. <u>Outlook spaces required from different rooms within the same building may overlap.</u> n. <u>Outlook spaces must:</u> i. <u>Be clear and unobstructed by buildings; and</u> ii. <u>Not extend over an outlook space or outdoor living space required by another independent dwelling unit.</u>
92.	17A.14.20.1	Movement Networks	Oppose	Kāinga Ora considers the proposed provision repeats / duplicates consideration of potential adverse effects of development which are already required under the 'Section 4B Transport Provisions' of the City Plan and therefore seeks that 17A.14.20.1 be deleted.	Delete 17A.14.20.1 Movement Networks, as notified.
93.	17B	City Centre Zone	Support	Kāinga Ora generally supports the introduction of the newly proposed Chapter 17B (City Centre Zone) in the City Plan, consistent with the National Planning Standards.	Support and retain as notified.
94.	17B-03	Objective - Site Layout and Building Design	Oppose	Kāinga Ora considers that the proposed Objective 17B-03 restates and duplicates the same matters as	Delete Objective 18B-03: Development maintains and enhances the landscape character and amenity values of the City Centre Zone with well-designed public and private buildings, structures and spaces.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				covered by the proposed Objective 17B-O2 and as such can be deleted.	
95.	17B-P3	Policy - Site Layout and Building Design	Oppose in part	Kāinga Ora opposes the references within this provision to reverse sensitivity effects, noting any residential development within existing urban zoned areas would not involve the establishment of a residential activity for the first time, and as such references to reverse sensitivity effects would be inappropriate.	Amend Policy 17B-P3 as follows: <u>Ensure that the layout and design of development in the City Centre contributes to, and creates a pleasant and attractive place for people to live, work and play through:</u> a. <u>Ensuring that building development is designed and located so that an active frontage is provided at ground floor level that supports human interaction between the street and the activity within the building adjacent to the street;</u> b. <u>Designing and locating buildings to minimise adverse climatic effects, including wind effects, which would significantly reduce people's use and enjoyment of the main pedestrian streets and public spaces in the City Centre;</u> c. <u>Ensuring that the maximum level of sunlight is received at noon in mid-winter in public places;</u> d. <u>Applying good design principles to site and building layouts and designs so the relationship with public spaces, streetscape, local topography and other use and development in the vicinity is enhanced;</u> e. <u>Ensuring that activities undertaken in the City Centre avoid, remedy or mitigate adverse effects including visual impact, noise and lighting;</u> f. <u>Ensuring that verandahs are continuous on the main pedestrian streets, except where a private vehicle access point exists;</u> g. <u>Ensuring that sensitive residential activities apply reverse sensitivity measures in their design and construction so the legitimate environmental effects of non-residential activities are mitigated;</u> h. <u>Ensuring development promotes attractive and safe streets and open spaces, including by providing for passive surveillance</u> i. <u>Enabling building heights and densities of urban form to maximise development capacity while supporting a well-functioning urban environment</u>
96.	17B-P6	Policy – Residential Development	Support	Kāinga Ora supports this policy	Support and retain as notified.
97.	17B.5.5	Residential Activities	Support	Kāinga Ora supports this rule	Support and retain as notified.
98.	17B.5.6	Minimum Floor Area	Support in part	Kāinga Ora supports this standard in part, but seeks smaller floor areas for studio units and for simplicity, a minimum floor area for 1 or more bedrooms.	Amend Rule 17B.5.6 as follows: <u>The minimum nett internal floor area of an independent dwelling unit must be:</u> i. 30 <u>30</u> m ² for a studio unit; or j. 40 <u>40</u> m ² for a one or more bedroom unit.
99.	17B.5.7	Outdoor Living Space at Ground Floor	Oppose	Kāinga Ora acknowledges that this standard is directly taken from the MDRS, however, the standard could be made more enabling. Smaller	Delete this standard and combine with the amendments sought in Rule 17B.5.8.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																		
				<p>outdoor living areas are appropriate within the City Centre zone, where on site amenity is expected to be reduced as the zone is closer to public open space amenity. Kāinga Ora seeks that there is no differentiation between residential dwelling units on ground floor.</p>																			
100.	17B.5.8	Outdoor Living Space Above Ground Floor	Oppose in part	<p>Kāinga Ora acknowledges that this standard is directly taken from the MDRS, however, the standard could be made more enabling. Smaller outdoor living areas are appropriate within the City Centre zone, where on site amenity is expected to be reduced as the zone is closer to public open space amenity.</p>	<p>Delete this standard and replace with the following amendment:</p> <ol style="list-style-type: none"> 1. <u>Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</u> 2. <u>Where private outdoor living space is provided it must be:</u> <ol style="list-style-type: none"> a. <u>For the exclusive use of residents;</u> b. <u>Directly accessible from a habitable room;</u> c. <u>A single contiguous space; and</u> d. <u>Of the minimum area and dimension specified in the table below; and</u> 3. <u>Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</u> <ol style="list-style-type: none"> a. <u>Accessible from the residential units it serves;</u> b. <u>Of the minimum area and dimension specified in the table below; and</u> c. <u>Free of buildings, parking spaces, and servicing and manoeuvring areas</u> <table border="1" data-bbox="1792 1209 2861 1516"> <thead> <tr> <th data-bbox="1792 1209 2148 1241"><u>Living Space Type</u></th> <th data-bbox="2154 1209 2504 1241"><u>Minimum Area</u></th> <th data-bbox="2510 1209 2861 1241"><u>Minimum Dimension</u></th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="1792 1245 2861 1266"><u>Private</u></td> </tr> <tr> <td data-bbox="1792 1270 2148 1360">vii. <u>Studio unit and 1-bedroom unit</u></td> <td data-bbox="2154 1270 2504 1360"><u>5m²</u></td> <td data-bbox="2510 1270 2861 1360"><u>1.8m</u></td> </tr> <tr> <td data-bbox="1792 1365 2148 1423">viii. <u>2+ bedroom unit</u></td> <td data-bbox="2154 1365 2504 1423"><u>8m²</u></td> <td data-bbox="2510 1365 2861 1423"><u>1.8m</u></td> </tr> <tr> <td colspan="3" data-bbox="1792 1428 2861 1449"><u>Communal</u></td> </tr> <tr> <td data-bbox="1792 1453 2148 1516">ix. <u>For every 5 units</u></td> <td data-bbox="2154 1453 2504 1516"><u>10m²</u></td> <td data-bbox="2510 1453 2861 1516"><u>8m</u></td> </tr> </tbody> </table>	<u>Living Space Type</u>	<u>Minimum Area</u>	<u>Minimum Dimension</u>	<u>Private</u>			vii. <u>Studio unit and 1-bedroom unit</u>	<u>5m²</u>	<u>1.8m</u>	viii. <u>2+ bedroom unit</u>	<u>8m²</u>	<u>1.8m</u>	<u>Communal</u>			ix. <u>For every 5 units</u>	<u>10m²</u>	<u>8m</u>
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101.	17B.5.9	Outlook Space	Support in part	<p>Kāinga Ora acknowledges that this standard is directly taken from the MDRS, however, the standard could be made more enabling to reflect the higher density nature of the City Centre Zone.</p>	<p>Amend Rule 17B.5.9 as follows:</p> <p><u>An outlook space must be provided for each independent dwelling unit as specified in this standard:</u></p> <ol style="list-style-type: none"> a. <u>An outlook space must be provided from habitable room windows as shown in Figure 17B.3 Outlook Space:</u> <p>Figure 17B.3 Outlook space</p>																		

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					 <p>b. The minimum dimensions for a required outlook space are as follows:</p> <p>i. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and</p> <p>ii. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</p> <p>c. <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u></p> <p>d. <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></p> <p>e. <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></p> <p>f. <u>Outlook spaces may be under or over a balcony.</u></p> <p>g. <u>Outlook spaces required from different rooms within the same building may overlap.</u></p> <p>h. <u>Outlook spaces must:</u></p> <p>i. <u>Be clear and unobstructed by buildings; and</u></p> <p>ii. <u>Not extend over an outlook space or outdoor living space required by another independent dwelling unit.</u></p>
Consequential and supporting changes					
102.	8. 10	10B.2.1 Activities within the High-Voltage Transmission Plan Area	Oppose	Kāinga Ora opposes the proposed amendment of activity status from the current RDA to newly proposed Non-Complying activity status – for “the alteration, construction, erection and/or placement of any building or structure” within Sub-Zone A. Kāinga Ora also consider rule regime should differentiate activity status based on use of buildings (e.g. whether used by a sensitive activity or not) as well as differentiate between construction of new buildings / structures Vs alterations to existing buildings.	Delete the proposed Non-Complying activity status change, revert back to the operative Restricted Discretionary Activity approach, as well as make further consequential amendments to address the issues raised in this submission.