

**15 December 2022**

Planning and Policy Team  
Timaru District Council  
PO Box 522  
Timaru

*Submission sent via email: [pdp@timdc.govt.nz](mailto:pdp@timdc.govt.nz)*

Attn: Megan Geng

**KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON THE NOTIFIED  
PROPOSED TIMARU DISTRICT PLAN UNDER CLAUSE 6 OF SCHEDULE 1 OF THE  
RESOURCE MANAGEMENT ACT 1991**

**This is a submission by Kāinga Ora - Homes and Communities on the Proposed  
Timaru District Plan from the Timaru District Council (“the Council” or “TDC”):**

Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) does not consider it can gain an advantage in trade competition through this submission. In any event, Kāinga Ora is directly affected by an effect of the subject matter of the submission that:

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

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

The Proposed Timaru District Plan in its entirety.

**This document and the Appendices attached is Kāinga Ora’s submission.**

## 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<sup>1</sup> 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. Kāinga Ora is the Government’s delivery entity for housing and urban development. Kāinga Ora therefore works across the entire housing spectrum to build sustainable, inclusive and thriving communities. As a result, Kāinga Ora has two core roles:
  - a) Being a world class public housing landlord; and
  - b) Leading and co-ordinating urban development projects.<sup>2</sup>
3. 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 Canterbury region.
4. Kāinga Ora therefore has an interest in the Proposed Timaru District Plan and how it:
  - a) How it enables development opportunities for all, in order to meet much needed housing demand across the Canterbury Region;
  - b) Gives effect to the National Policy Statement on Urban Development (“**NPS-UD**”);
  - c) Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental and market housing; and

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

<sup>2</sup> Section 13, Kāinga Ora – Homes and Communities Act 2019

- d) Provides for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.
5. In the Timaru District, the public housing portfolio managed by Kāinga Ora comprises 418 dwellings.<sup>3</sup> The Ministry of Social Development’s (“MSD”) housing waitlist register has increased, especially since the financial impacts of the COVID-19 pandemic. As of 30 September 2022, there are 117 applications on the MSD’s waitlist for a house in Timaru.<sup>4</sup>
  6. The demand for public housing in Timaru is changing towards smaller unit sizes, namely one and two-bedroom units. Of the 117 households on the MSD’s waitlist for Timaru, approximately:
    - a) 50 per cent of demand is for a one-bedroom unit;
    - b) 33 per cent of demand is for a two-bedroom unit; and
    - c) 17 per cent of demand is for a three or four bedroom unit.<sup>5</sup>
  7. Over the next five years, Kāinga Ora is planning to undertake a number of housing redevelopment projects within Timaru on its land holdings, to increase public housing assets for those in need. Therefore, Kāinga Ora is interested in the PTDP as to how it impacts development potential on its land holdings.
  8. The Kāinga Ora submission seeks amendments to the Proposed District Plan for the following:
    - a) Kāinga Ora broadly supports the Council’s risk-based approach to natural hazards which will allow people to use their property while ensuring that life or significant assets are not harmed or lost as a result of a natural hazard event. Kāinga Ora’s supports the approach taken in the objective and policy framework to “manage” risk within urban environments, rather than avoiding them.
    - b) Furthermore, Kāinga Ora supports the mapping of these natural hazard areas where these areas are underpinned by robust technical assessments; however, Kāinga Ora opposes the inclusion of flood hazards Overlays within the PTDP.

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<sup>3</sup> [Kāinga Ora Housing Statistics](#) as of September 2022.

<sup>4</sup> [Ministry of Social Development Housing Register](#) as of September 2022

<sup>5</sup> [Ministry of Social Development Housing Register](#) as of September 2022

Flooding hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours. An alternative relief is proposed. Spatial identification of flood hazard areas should be made available through a set of non-statutory flood hazard maps, which would operate as interactive maps on the Council's GIS website – thereby operating as a separate mapping viewer to the statutory maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country.

- c) Kāinga Ora considers that the provisions relating to the National Grid are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid. Kāinga Ora seeks policy changes to enable any applications for new development located close to any infrastructure to focus on adverse effects and be assessed on its own merits.
- d) While Kāinga Ora recognises the need to ensure residential units and other buildings containing sensitive activities provide a pleasant and healthy environment that is not subject to excess noise, Kāinga Ora opposes noise provisions and seeks amendments to more clearly articulate the balance between providing for noise generating activities, whilst appropriately managing effects on the community.
- e) In principle, Kāinga Ora supports and understands the need for Financial Contributions ("FC") as a tool or mechanism to enable Council to take monetary contributions at the time of development to pay for (or mitigate) the additional effects/demands of land use intensification on infrastructure that is not already programmed to be undertaken through Council's Long Term Plan (or are already funded through (for example) rates). The financial contributions provisions have been written as a direct consequence of the Amendment Act.
- f) However, Kāinga Ora seeks that there needs to be a very clear nexus between a FC and the environmental effect the FC is to mitigate in the Proposed Plan. Kāinga Ora generally supports FC being collected to offset or mitigate such effects that are not otherwise already catered for by planned and funded infrastructure upgrades, but only where there is a clear and publicly accessible evidence base

relating to the infrastructure capacity (see submission points further below) and certainty to the likely or approximate costs that will reduce the cause and effect.

- g) Kāinga Ora considers and seeks that the rule framework for FC needs to be clear and concise in such that the assessment of any FC payable is easily understood by all potential plan users. Kāinga Ora opposes the proposed provisions as currently notified and the application of the proposed rules are unclear and lack transparency.
- h) Seek changes to the Residential Zone provisions, in order to enable greater residential in a manner that is financially viable across the urban development spectrum, whilst also achieving the purpose and principles of the Resource Management Act 1991 (“**RMA**”);

9. The changes sought are made to:

- a) Ensure that Kāinga Ora can carry out its statutory obligations;
- b) Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991, relevant national direction and regional alignment;
- c) Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
- d) Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
- e) Provide clarity for all plan users; and
- f) Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora – Homes and Communities Act 2019.

10. 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 TDC:**

That the specific amendments, additions or retentions which are sought as specifically outlined in **Appendix 1**, are accepted and adopted into the Proposed District Plan, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

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

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on the Proposed District Plan 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.

**Kāinga Ora – Homes and Communities**



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**Brendon Liggett**

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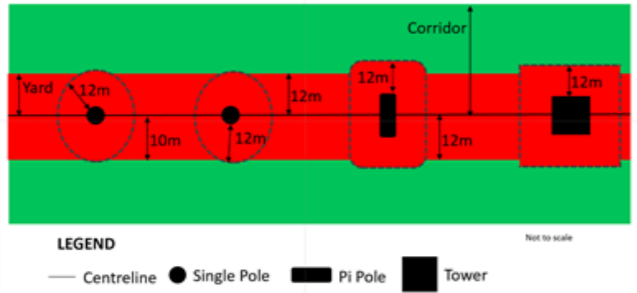
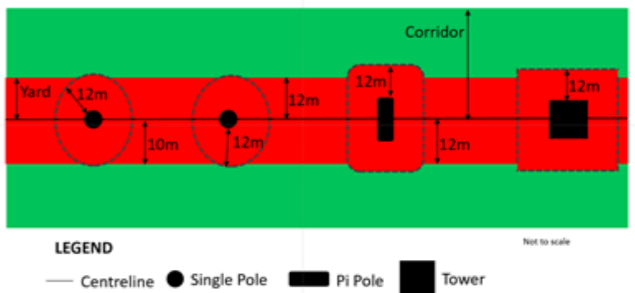
## **Appendix 1: Decisions sought on the Proposed Timaru District Plan**

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

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

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Part 1 – Introduction and General Provisions: Definitions</b>				
Part 1 – Introduction and General Provisions Definitions  “Flood Risk Certificate”	<b>Flood Risk Certificate</b> <i>means a certificate issued by Timaru District Council which specifies:</i> <ol style="list-style-type: none"> <li><i>the flood event risk level for specific land (being either land not subject to flooding in a 0.5% AEP flood event, or land subject to flooding in a 0.5% AEP flood event, or land within a High Hazard area); and</i></li> <li><i>where a. above identifies that the specific land is subject to flooding in a 0.5% AEP flood event, the minimum finished floor level for any new building or structure (or part thereof) on the specific land to provide at least 300mm freeboard above the flood level in a 0.5% AEP flood event; and</i></li> <li><i>if the specific land is within 150m of a stopbank, the minimum finished floor level for any new building or structure (or part thereof) on the specific land to avoid risk from a stopbank failure; and</i></li> <li><i>whether the specific land is located within an overland flow path.</i></li> </ol>	Support	Kāinga Ora support this definition as it provides clarity of the application of Natural Hazard rules.	Retain as notified
Part 1 – Introduction and General Provisions Definitions  “Hazard Overlay”	<b>Hazard Overlay</b> <i>means an area subject to a natural hazard related overlay including:</i> <ol style="list-style-type: none"> <li><i>Earthquake Fault (Infrastructure or Facilities ) Awareness Areas</i></li> <li><i>Earthquake Fault (Subdivision) Awareness Areas</i></li> <li><i>Flood Assessment Area</i></li> <li><i>High Hazard Area</i></li> <li><i>Liquefaction Awareness Area; and</i></li> </ol>	Oppose	<p>Kāinga Ora opposes flood plain hazard information being incorporated in a Hazard Overlay within the PDP, as these hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours.</p> <p>Kāinga Ora opposes the inclusion of flood hazard mapping as part of the PDP. Including Flood Hazard Overlays in the PDP ignores the dynamic nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers. Kāinga Ora accepts that it is appropriate to include rules in relation to flood hazards but seeks that the rules are not linked to statutory maps.</p> <p>The Auckland Unitary Plan (“AUP”) for example adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council’s ‘Geo Maps’ website – a separate mapping viewer to the</p>	Amend all provisions and mapping related to ‘Hazard Overlays’ as follows: <ol style="list-style-type: none"> <li>Remove the proposed hazard overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan.</li> <li>Amend and make consequential changes to give effect to this submission.</li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
			<p>statutory maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 process under the RMA. This separate set of interactive maps are therefore able to be relied upon in a legal sense.</p>	
<p>Part 1 – Introduction and General Provisions Definitions</p> <p>“National Grid Subdivision Corridor”</p>	<p><b>National Grid Subdivision Corridor</b>  <i>means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground electricity transmission line as follows:</i></p> <ol style="list-style-type: none"> <li>14m of a 110kV transmission line on single poles;</li> <li>16m of a 110kV transmission line on pi poles;</li> <li>32m of a 110kV transmission line on towers (including tubular steel towers where these replace steel lattice towers);</li> <li>37m of a 220kV transmission line (including tubular steel towers where these replace steel lattice towers);</li> <li>39 metres of a 350kV transmission line (including tubular steel towers where these replace steel lattice towers).</li> </ol> <p><i>The measurement of setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</i></p> <p><i>Note: the National Grid Subdivision Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.</i></p> <p><i>Diagram 1 – National Grid Yard and National Grid Subdivision Corridor.</i></p> 	<p>Oppose</p>	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) be reviewed.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid Subdivision corridor provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p>Delete definition of ‘National Grid Subdivision Corridor as follows:</p> <p><del><b>National Grid Subdivision Corridor</b>  <i>means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground electricity transmission line as follows:</i></del></p> <ol style="list-style-type: none"> <li><del>14m of a 110kV transmission line on single poles;</del></li> <li><del>16m of a 110kV transmission line on pi poles;</del></li> <li><del>32m of a 110kV transmission line on towers (including tubular steel towers where these replace steel lattice towers);</del></li> <li><del>37m of a 220kV transmission line (including tubular steel towers where these replace steel lattice towers);</del></li> <li><del>39 metres of a 350kV transmission line (including tubular steel towers where these replace steel lattice towers).</del></li> </ol> <p><del><i>The measurement of setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</i></del></p> <p><del><i>Note: the National Grid Subdivision Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.</i></del></p> <p><del><i>Diagram 1 – National Grid Yard and National Grid Subdivision Corridor.</i></del></p> 

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Part 1 – Introduction and General Provisions Definitions  “Stormwater Neutrality”	<b>Stormwater Neutrality</b> <i>means that post development stormwater runoff rates and volumes do not exceed the pre-development stormwater runoff rates and volumes</i>	Oppose	Kāinga Ora has concerns over the definition of ‘Stormwater neutrality’ and its associated provisions in the plan.  Reasoning is discussed further in the submission points relating to stormwater management in the General District wide rules section.	Delete the definition of ‘Stormwater Neutrality as follows:  <del><b>Stormwater Neutrality</b> <i>means that post development stormwater runoff rates and volumes do not exceed the pre-development stormwater runoff rates and volumes</i></del>
Part 1 – Introduction and General Provisions Definitions  “Stormwater Neutrality Device”	<b>Stormwater Neutrality Device</b> <i>A device or natural system which retains (re-use) or detains the stormwater discharge from the site, and slows the release of the stormwater at a rate that is no more than the site’s original discharge.</i>	Oppose	Kāinga Ora has concerns over the stormwater neutrality approach taken in the proposed plan. While the definition is appropriate, Kāinga aOra is seeking amends to a number of provisions which use the definition of ‘Stormwater Neutrality Device’.  Reasoning is discussed further in the submission points relating to stormwater management in the General District wide rules section.	Delete the definition of ‘Stormwater Neutrality Device’ as follows:  <del><b>Stormwater Neutrality Device</b> <i>A device or natural system which retains (re-use) or detains the stormwater discharge from the site, and slows the release of the stormwater at a rate that is no more than the site’s original discharge.</i></del>
Part 1 – Introduction and General Provisions Definitions  “Supported Residential Care Activity”	<b>Supported Residential Care Activity</b> <i>Means land and buildings in which residential accommodation, supervision, assistance, care and/or support are provided by another person or agency for residents.</i>	Support	Kāinga supports this definition as it captures activities which are necessary.	Retain as notified
<b>Part 2 – District Wide Matters: Strategic Direction</b>				
Part 2 – District Wide Matters: Strategic Direction  SD-01	<b>SD-01 – Residential Areas and Activities</b> i. <i>There is sufficient residential <a href="#">development capacity</a> in existing and proposed <a href="#">urban areas</a> to meet demand and household choice, provided through:</i> a. <i>the use of existing zoned greenfield areas;</i> b. <i>a range of densities in existing <a href="#">urban areas</a>; and</i> c. <i>higher residential densities in close proximity to the Timaru and Geraldine town centres, and Highfield Village Mall;</i> d. <i>the new Future Development Areas identified for the General Residential Zone.</i> ii. <i>limited rural lifestyle development opportunities are provided where they concentrate and are attached to existing <a href="#">urban areas</a>, achieve a coordinated</i>	Support	Kāinga Ora supports this objective.	Retain as notified

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>pattern of development and are capable of efficiently connecting to reticulated sewer and <a href="#">water infrastructure</a>; and</p> <p>iii. limited residential opportunities are maintained in existing rural settlements, subject to adequate servicing.</p>			
Part 2 – District Wide Matters: Strategic Direction SD-O3	<p><b>SD-O3 – Climate Change</b>  The <a href="#">effects</a> of climate change are recognised and an integrated management approach is adopted, including through:</p> <p>i. taking climate change into account in <a href="#">natural hazards</a> management;</p> <p>ii. enabling the community to adapt to climate change;</p> <p>iii. encouraging efficiency in urban form and settlement patterns.</p>	Support	Kāinga Ora supports this objective.	Retain as notified
Part 2 – District Wide Matters: Strategic Direction SD-O4	<p><b>SD-O4 – Natural Hazards</b>  <a href="#">Natural hazards</a> risks are addressed so that:</p> <p>i. areas subject to <a href="#">natural hazards</a> and risk are identified;</p> <p>ii. development is avoided in areas where the risks of <a href="#">natural hazards</a> to people, property and <a href="#">infrastructure</a> are assessed as being unacceptable; and</p> <p>iii. for other areas, <a href="#">natural hazards</a> risks are appropriately mitigated.</p>	Support in Part	Kāinga Ora supports this objective in principle, but has some concerns around what would be considered ‘unacceptable’. It is Kāinga Ora’s view that SD-O4 should be amended to more explicitly refer to unacceptable risk being risks to life and human safety.	Amend SD-O4 as follows:  <b>SD-O4 – Natural Hazards</b> Natural hazards risks are addressed so that: <p>i. areas subject to natural hazards and risk are identified;</p> <p>ii. development is avoided in areas where the risks of natural hazards to people, property and infrastructure are assessed as being unacceptable <b>to human health and safety</b>; and</p> <p>iii. for other areas, natural hazards risks are appropriately mitigated.</p>
Part 2 – District Wide Matters: Strategic Direction SD-O6	<p><b>SD-O6 Business Areas and Activities</b>  Business and economic prosperity in the District is enabled in appropriate locations, including by:</p> <p>i. providing sufficient <a href="#">land</a> for a range of business activities to cater for projected growth;</p> <p>ii. providing opportunities for a range of business activities to establish and prosper, provided that <a href="#">commercial activities</a> outside of commercial areas are limited so they do not detract from the role and function of the City Centre and Town Centre zones.</p>	Support	Kāinga Ora supports this objective as it provides for business land supply, consistent with Policy 2 of the NPSUD.	Retain as notified
Part 2 – District Wide Matters: Strategic Direction SD-O7	<p><b>SD-O7 Centres</b>  The District’s city and town centres:</p> <p>i. are maintained and enhanced as vibrant, attractive community focal points, providing a high level of amenity and opportunities for social interaction;</p> <p>ii. are the primary focus for retail, <a href="#">office</a> and other <a href="#">commercial activity</a>;</p> <p>iii. provide for the highest density of business, residential and <a href="#">visitor accommodation</a>, and for intensification opportunities.</p>	Support	Kāinga Ora supports this objective as it provides appropriate high level direction for how centres are to be managed in the district.	Retain as notified
Part 2 – District Wide Matters: Strategic Direction	<p><b>SD-O8 Infrastructure</b>  Across the District:</p> <p>i. improved accessibility and multimodal connectivity is provided through a safe and efficient transportation network that is able to adapt to technological changes;</p>	Support	Kāinga Ora supports this objective as it provides for transport choice and flexibility, as well as seeking coordination and integration of new infrastructure.	Retain as notified

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
SD-08	<ul style="list-style-type: none"> <li>ii. the provision of new network <a href="#">infrastructure</a> is integrated and co-ordinated with the nature, timing and sequencing of new development;</li> <li>iii. <a href="#">drinking water</a> supplies are protected from the adverse <a href="#">effects</a> of <a href="#">subdivision</a>, use and development;</li> <li>iv. the benefits of <a href="#">regionally significant infrastructure</a> and <a href="#">lifeline utilities</a> are recognised and their safe, efficient and effective establishment, operation, maintenance, renewal and <a href="#">upgrading</a> and development is enabled while managing adverse <a href="#">effects</a> appropriately.</li> </ul>			
Part 2 – District Wide Matters: Strategic Direction  UFD-O1	<b>UFD – O1 Settlement Patterns</b> A consolidated and integrated settlement pattern that: <ul style="list-style-type: none"> <li>i. efficiently accommodates future growth and capacity for commercial, industrial, community and <a href="#">residential activities</a>, primarily within the <a href="#">urban areas</a> of the Timaru township, and the existing townships of Temuka, Geraldine, and Pleasant Point;</li> <li>ii. is integrated with the efficient use of <a href="#">infrastructure</a>;</li> <li>iii. reduces adverse <a href="#">effects</a> on the <a href="#">environment</a>, including energy consumption, carbon emissions and <a href="#">water</a> use;</li> <li>iv. protects <a href="#">drinking water</a> supplies from the adverse <a href="#">effects</a> of <a href="#">subdivision</a>, use and development;</li> <li>v. is well-designed, of a good quality, recognises existing character and amenity, and is attractive and functional to residents, business and visitors;</li> <li>vi. avoids areas with important natural, cultural and character values;</li> <li>vii. minimises the loss of <a href="#">versatile soils</a>;</li> <li>viii. enables <a href="#">papakāika</a>, to occur on ancestral lands;</li> <li>ix. avoids locating new growth in areas where the impacts from <a href="#">natural hazards</a> are unacceptable or which would require additional hazard mitigation; and</li> <li>x. controls the location of activities, primarily by zoning, to minimise conflicts between incompatible activities and avoid these where there may be significant adverse <a href="#">effects</a>.</li> </ul>	Support in Part	<p>Kāinga Ora supports this objective in principle, but seeks that clause (iii) is amended to reflect terminology used the RMA.</p> <p>More broadly, Kāinga Ora is concerned that lower level provisions to not adequately give effect UFD-O1. This concern more specifically relates to the Future Development Areas in the proposed Plan.</p>	Amend UFD-O1 as follows and ensure that lower level provisions (specifically those relating to Future Development Areas) give effect to UFD-O1.  <b>UFD – O1 Settlement Patterns</b> A consolidated and integrated settlement pattern that: <ul style="list-style-type: none"> <li>i. efficiently accommodates future growth and capacity for commercial, industrial, community and residential activities, primarily within the urban areas of the Timaru township, and the existing townships of Temuka, Geraldine, and Pleasant Point;</li> <li>ii. is integrated with the efficient use of <a href="#">infrastructure</a>;</li> <li>iii. <del>reduces-minimises</del> adverse effects on the environment, including energy consumption, carbon emissions and water use;</li> <li>iv. protects drinking water supplies from the adverse effects of subdivision, use and development;</li> <li>v. is well-designed, of a good quality, recognises existing character and amenity, and is attractive and functional to residents, business and visitors;</li> <li>vi. avoids areas with important natural, cultural and character values;</li> <li>vii. minimises the loss of versatile soils;</li> <li>viii. enables papakāika, to occur on ancestral lands;</li> <li>ix. avoids locating new growth in areas where the impacts from natural hazards are unacceptable or which would require additional hazard mitigation; and</li> <li>x. controls the location of activities, primarily by zoning, to minimise conflicts between incompatible activities and avoid these where there may be significant adverse effects.</li> </ul>
<b>PART 2 – District Wide Matters: Energy, Infrastructure and Transport – EI – Energy and Infrastructure</b>				
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – EI – Energy	<b>EI-O1 Regionally Significant Infrastructure</b> Effective, resilient, efficient and safe <a href="#">Regionally Significant Infrastructure</a> and <a href="#">Lifeline Utilities</a> that: <ol style="list-style-type: none"> <li>1. provides essential and secure services, including in emergencies; and</li> <li>2. facilitates local, regional, national or international connectivity; and</li> <li>3. contributes to the economy and supports a high standard of living; and</li> <li>4. is aligned and integrates with the timing and location of <a href="#">urban development</a>;</li> </ol> and	Support	Kāinga Ora supports the objective as proposed	Retain as notified



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
and Infrastructure – Objectives  EI-O1	5. enables people and communities to provide for their health, safety and wellbeing.			
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – EI – Energy and Infrastructure – Objectives  EI-O2	<b>EI-O2 Adverse Effects of Regionally Significant Infrastructure</b> The adverse <i>effects</i> of <i>Regionally Significant Infrastructure</i> and <i>Lifeline Utilities</i> : 1. are avoided in <i>sensitive environments</i> unless there is a functional or <i>operational need</i> for the <i>infrastructure</i> to be in that location, in which case they must be remedied or mitigated; and 2. are avoided, remedied or mitigated to achieve the relevant objectives for the underlying zone in other areas.	Support	Kāinga Ora supports the objective as proposed	Retain as notified
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – EI – Energy and Infrastructure – Objectives  EI-O3	<b>EI-O3 Adverse effects of other infrastructure</b> The adverse <i>effects</i> of other <i>infrastructure</i> : 1. are avoided on the identified characteristics and values of the <i>sensitive environments</i> the <i>infrastructure</i> is located within; and 2. are avoided, remedied or mitigated to achieve the relevant objectives for the underlying zone in other areas.	Support	Kāinga Ora supports the objective as proposed.	Retain as notified
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – EI – Energy and Infrastructure – Objectives  EI-O4	<b>EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities</b> The efficient operation, maintenance, repair, upgrading or development of Regionally Significant Infrastructure and lifeline utilities are not constrained or compromised by the adverse effects of subdivision, use and development, including reverse sensitivity effects.	Oppose in Part	While Kāinga Ora recognises the importance of Regionally Significant Infrastructure and Lifeline Utilities, the objective as drafted could result in land which is zoned for residential development being un-useable.  Additionally, Kāinga Ora considers that the ‘upgrading or development’ should be deleted from the policy as it would be difficult to manage adverse effects on a potential future state.	Amend EI-O4 as follows:  <b>EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities</b> The efficient operation, maintenance, repair, <del>upgrading or development</del> of Regionally Significant Infrastructure and lifeline utilities are not constrained or compromised by <del>the adverse effects of subdivision, use and development,</del> <del>including</del> reverse sensitivity effects.
PART 2 – District Wide Matters: Energy, Infrastructure	<b>EI-P1 Recognising the benefits of Regionally Significant Infrastructure and Lifeline Utilities</b> Recognise the benefits of <i>Regionally Significant Infrastructure</i> and <i>Lifeline Utilities</i> by: 1. enabling their operation, <i>maintenance, repair, upgrade, development</i> ; and 2. enabling their removal during an emergency; and	Support	Kāinga Ora supports the policy as proposed.	Retain as notified

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
and Transport – EI – Energy and Infrastructure – Policies  EI-P1	<ol style="list-style-type: none"> <li>3. recognising their <a href="#">functional needs</a> or <a href="#">operational needs</a>; and</li> <li>4. encouraging the coordination of their planning and delivery with land use, <a href="#">subdivision</a>, development and urban growth so that future land use and <a href="#">infrastructure</a> and <a href="#">Lifeline Utilities</a> are integrated, efficient and aligned; and</li> <li>5. enabling the investigation and development of new <a href="#">small-scale renewable electricity generation</a> activities to support a reduction in greenhouse gas emissions and diversifying the type and/or location of electricity generation; and</li> <li>6. allowing <a href="#">large scale renewable generation</a> and non-renewable generation activities where the adverse <a href="#">effects</a> can be minimised or are able to be remediated; and</li> <li>7. supporting <a href="#">Regionally Significant Infrastructure</a> in adopting new technologies that:               <ol style="list-style-type: none"> <li>a. improve access to, and efficient use of, networks and services;</li> <li>b. allow for the re-use of redundant services and <a href="#">structures</a>;</li> <li>c. increase resilience, safety or reliability of networks and services;</li> <li>d. result in environmental benefits and enhancements; or</li> <li>e. promote environmentally sustainable outcomes including <a href="#">green infrastructure</a> and the increased utilisation of renewable resources.</li> </ol> </li> </ol>			
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – EI – Energy and Infrastructure – Policies  EI-P2	<p><b>EI-P2 Managing Adverse Effects of Regionally Significant Infrastructure and other infrastructure</b></p> <ol style="list-style-type: none"> <li>1. Provide for <a href="#">Regionally Significant Infrastructure</a> and other <a href="#">infrastructure</a> where any adverse <a href="#">effects</a> are appropriately managed by:               <ol style="list-style-type: none"> <li>a. seeking to avoid adverse <a href="#">effects</a> on the identified values and qualities of Outstanding Natural Landscapes and Outstanding Natural Features, Visual Amenity Landscapes, the Coastal <a href="#">Environment</a>, <a href="#">Significant Natural Areas</a>, High Naturalness <a href="#">Waterbodies</a> Areas, <a href="#">Sites</a> of Significance to Māori, <a href="#">historic heritage</a>, cultural, and archaeological areas, <a href="#">riparian margins</a> and notable trees; and</li> <li>b. controlling the <a href="#">height</a>, bulk and location of <a href="#">Regionally Significant Infrastructure</a> and other <a href="#">infrastructure</a>, consistent with the role, function, character and identified qualities of the underlying zone; and</li> <li>c. requiring compliance with recognised standards or guidelines relating to <a href="#">noise</a>, vibration, radiofrequency fields and electric and magnetic fields; and</li> <li>d. requiring the undergrounding of <a href="#">network utilities</a> in new areas of <a href="#">urban development</a>; and</li> <li>e. minimising adverse visual <a href="#">effects</a> on the environment through landscaping and/ or the use of recessive colours and finishes; and</li> <li>f. allow new <a href="#">water infrastructure</a>, including open drains, ponds and <a href="#">structures</a> for the reticulation and storage of <a href="#">water</a> for agricultural and horticultural activities in <a href="#">sensitive environments</a> where the adverse <a href="#">effects</a> can be minimised; and</li> </ol> </li> </ol>	Oppose in Part	<p>Kāinga Ora considers that EI-P2 should be expanded to include reference to adverse effects on health and wellbeing.</p> <p>Furthermore, Kāinga Ora is concerned with clause (c), as what is considered acceptable to infrastructure providers in terms of the effect they create, are often greater than the standards relating to effects that are acceptable for other users to experience.</p>	<p>Amend EI-P2 as follows:</p> <p><b>EI-P2 Managing Adverse Effects of Regionally Significant Infrastructure and other infrastructure</b></p> <ol style="list-style-type: none"> <li>2. Provide for Regionally Significant Infrastructure and other infrastructure where any adverse effects are appropriately managed by:               <ol style="list-style-type: none"> <li>a. seeking to avoid adverse effects on the identified values and qualities of Outstanding Natural Landscapes and Outstanding Natural Features, Visual Amenity Landscapes, the Coastal Environment, Significant Natural Areas, High Naturalness Waterbodies Areas, Sites of Significance to Māori, historic heritage, cultural, and archaeological areas, riparian margins and notable trees; and</li> <li>b. controlling the height, bulk and location of Regionally Significant Infrastructure and other infrastructure, consistent with the role, function, character and identified qualities of the underlying zone; and</li> <li>c. requiring compliance with recognised standards or guidelines relating to <a href="#">acceptable</a> noise, vibration, radiofrequency fields and electric and magnetic fields <a href="#">for noise sensitive activities</a>; and</li> <li>d. <a href="#">minimising adverse effects on human health, wellbeing and amenity</a>; and</li> <li>e. requiring the undergrounding of network utilities in new areas of urban development; and</li> </ol> </li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>g. requiring other <a href="#">infrastructure</a> to adopt sensitive design to integrate within the <a href="#">site</a>, existing built form and/or landform and to maintain the character and qualities of the surrounding area;</p> <p>while:</p> <p>2. recognising the functional or <a href="#">operational need</a> of <a href="#">Regionally Significant Infrastructure</a> and other <a href="#">infrastructure</a> activities, and having regard to:</p> <p>a. the extent to which adverse <a href="#">effects</a> have been addressed through <a href="#">site</a>, route or method selection; and</p> <p>b. the need to quickly <a href="#">repair</a> and restore disrupted services; and</p> <p>c. the impact of not operating, repairing, maintaining, <a href="#">upgrading</a>, removing or developing the <a href="#">regionally significant infrastructure</a> or other <a href="#">infrastructure</a>; and</p> <p>d. the time, duration or frequency of adverse <a href="#">effects</a>; and</p> <p>e. their location, including:</p> <p>i. the complexity and connectedness of the networks and services;</p> <p>ii. the potential for co-location and shared use of <a href="#">infrastructure</a> corridors; and</p> <p>f. for renewable energy generation, the need to locate where the natural resources occur.</p>			<p>f. minimising adverse visual effects on the environment through landscaping and/or the use of recessive colours and finishes; and</p> <p>g. allow new water infrastructure, including open drains, ponds and structures for the reticulation and storage of water for agricultural and horticultural activities in sensitive environments where the adverse effects can be minimised; and</p> <p>h. requiring other infrastructure to adopt sensitive design to integrate within the site, existing built form and/or landform and to maintain the character and qualities of the surrounding area;</p> <p>while:</p> <p>3. recognising the functional or operational need of Regionally Significant Infrastructure and other infrastructure activities, and having regard to:</p> <p>a. the extent to which adverse effects have been addressed through site, route or method selection; and</p> <p>b. the need to quickly repair and restore disrupted services; and</p> <p>c. the impact of not operating, repairing, maintaining, upgrading, removing or developing the regionally significant infrastructure or other infrastructure; and</p> <p>d. the time, duration or frequency of adverse effects; and</p> <p>e. their location, including:</p> <p>i. the complexity and connectedness of the networks and services;</p> <p>ii. the potential for co-location and shared use of infrastructure corridors; and</p> <p>f. for renewable energy generation, the need to locate where the natural resources occur.</p>
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – EI – Energy and Infrastructure – Policies  EI-P3	<b>EI-P3 Adverse effects on Regionally Significant Infrastructure</b> <ol style="list-style-type: none"> <li>Ensure new incompatible activities are appropriately located or designed so they do not compromise or constrain the safe, effective and efficient operation, <a href="#">maintenance</a>, <a href="#">repair</a>, development or <a href="#">upgrading</a> of any <a href="#">Regionally Significant Infrastructure</a> and <a href="#">lifeline utilities</a>; and</li> <li>Recognise and provide for the safe and efficient operation, <a href="#">maintenance</a>, <a href="#">upgrading</a>, removal and development of the <a href="#">National Grid</a> by: <ol style="list-style-type: none"> <li>avoiding the establishment or expansion of activities sensitive to <a href="#">transmission lines</a> in the <a href="#">National Grid Yard</a> and avoiding <a href="#">subdivision</a>, use and development that may compromise the operation, <a href="#">maintenance</a>, <a href="#">repair</a>, <a href="#">upgrading</a>, renewal, or development of the <a href="#">National Grid</a>; and</li> <li>providing security of supply and/or maintaining the integrity of <a href="#">National Grid</a> assets; and</li> </ol> </li> </ol>	Support in Part	<p>While Kāinga Ora recognises the importance of Regionally Significant Infrastructure and Lifeline Utilities, the Policy as drafted could result in land which is zoned for residential development being unable to be developed as intended.</p> <p>It is Kāinga Ora’s view that the policy should be amended to focus on the management of effects.</p>	Amend EI-P3 as follows:  <b>EI-P3 Adverse effects on Regionally Significant Infrastructure</b> <ol style="list-style-type: none"> <li><del>Ensure a</del>New incompatible activities are appropriately located or designed so <b>that reverse sensitivity effects are managed so they do not compromise or constrain the safe, effective and efficient</b> operation, maintenance, repair, development or upgrading of any Regionally Significant Infrastructure and lifeline utilities; and</li> <li>Recognise and provide for the safe and efficient operation, maintenance, upgrading, removal and development of the National Grid by: <ol style="list-style-type: none"> <li>avoiding the establishment or expansion of activities sensitive to transmission lines in the National Grid Yard and avoiding subdivision, use and development <b>which will result in reverse sensitivity effects</b> that <b>may will</b> compromise the operation,</li> </ol> </li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<ul style="list-style-type: none"> <li>c. maintaining ongoing access to <a href="#">conductors</a> and support <a href="#">structures</a> for <a href="#">maintenance</a> and <a href="#">upgrading</a> works; and</li> <li>d. minimising exposure to health and safety risks from the <a href="#">National Grid</a>; and</li> <li>e. managing activities, as far as reasonably practicable, to avoid the potential for <a href="#">reverse sensitivity effects</a> on the <a href="#">National Grid</a>.</li> </ul>			<ul style="list-style-type: none"> <li>a. maintenance, repair, upgrading, renewal, or development of the <a href="#">National Grid</a>; and</li> <li>b. providing security of supply and/or maintaining the integrity of <a href="#">National Grid</a> assets; and</li> <li>c. maintaining ongoing access to <a href="#">conductors</a> and support <a href="#">structures</a> for <a href="#">maintenance</a> and <a href="#">upgrading</a> works; and</li> <li>d. minimising exposure to health and safety risks from the <a href="#">National Grid</a>; and managing activities, as far as reasonably practicable, to avoid the potential for <a href="#">reverse sensitivity effects</a> on the <a href="#">National Grid</a>.</li> </ul>
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – EI – Energy and Infrastructure – Rules Section D  EI-R27	<p><b>EI-R27</b>  <b>All Zones</b>  <b>Buildings or structures within the National Grid Yard</b>  <b>Activity Status: Permitted</b></p> <p><b>Where:</b>  <b>PER-1</b>  In the <a href="#">National Grid Yard</a>:</p> <ol style="list-style-type: none"> <li>1. any alteration or addition to an existing <a href="#">building</a> or <a href="#">structure</a> for a <a href="#">sensitive activity</a> does not involve an increase in the <a href="#">building height for network utility structures</a> or footprint; or</li> <li>2. it is a <a href="#">network utility</a> undertaken by a <a href="#">network utility operator</a> (other than for the reticulation and storage of <a href="#">water</a> in canals, dams or reservoirs including for irrigation purposes); or</li> <li>3. it is a non-habitable <a href="#">building</a> or <a href="#">structure</a> for <a href="#">primary production</a> in the <a href="#">Rural Zones</a>, including yards for milking/dairy sheds and <a href="#">artificial crop protection structures</a> (but does not include any <a href="#">building</a> for <a href="#">intensive primary production</a>, commercial greenhouses or milking/dairy sheds); or</li> <li>4. it is a yard for milking/dairy sheds; or</li> <li>5. it is an artificial crop protection and support <a href="#">structure</a>; or</li> <li>6. it is not for the storage and/or handling of <a href="#">hazardous substances</a> with explosive or flammable intrinsic properties; and</li> </ol> <p><b>PER-2</b>  In the <a href="#">National Grid Yard</a>, the <a href="#">building</a> or <a href="#">structure</a> is located at least 12m from the outer visible edge of any <a href="#">National Grid tower</a> or <a href="#">pole</a> and associated stay wire, unless it does not permanently physically obstruct existing vehicular access to a <a href="#">National Grid support structure</a> and it is one of the following:</p> <ol style="list-style-type: none"> <li>1. a <a href="#">network utility</a> undertaken by a <a href="#">network utility operator</a> (other than for the reticulation and storage of <a href="#">water</a> in canals, dams or reservoirs including for irrigation purposes); or</li> <li>2. a <a href="#">fence</a> no greater than 2.5m high and that is no closer than 5m to the nearest <a href="#">National Grid pole</a>; or no closer than 6m to the nearest <a href="#">National Grid tower</a>; or</li> <li>3. an <a href="#">artificial crop protection structure</a> or <a href="#">crop support structure</a> not exceeding 2.5 metres in <a href="#">height</a> and located at least 8 metres from a <a href="#">National Grid transmission line pole</a> that is removable or temporary to allow a clear</li> </ol>	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) be reviewed.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p>	Delete EI-R27:  <b>EI-R27</b> <b>All Zones</b> <b>Buildings or structures within the National Grid Yard</b> <b>Activity Status: Permitted</b> <p><b>Where:</b>  <b>PER-1</b>  In the <a href="#">National Grid Yard</a>:</p> <ol style="list-style-type: none"> <li>1. any alteration or addition to an existing building or structure for a sensitive activity <del>does not involve an increase in the building height for network utility structures or footprint</del>; or</li> <li>2. it is a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); or</li> <li>3. it is a non-habitable building or structure for primary production in the Rural Zones, including yards for milking/dairy sheds and artificial crop protection structures (but does not include any building for intensive primary production, commercial greenhouses or milking/dairy sheds); or</li> <li>4. it is a yard for milking/dairy sheds; or</li> <li>5. it is an artificial crop protection and support structure; or</li> <li>6. it is not for the storage and/or handling of hazardous substances with explosive or flammable intrinsic properties; and</li> </ol> <p><b>PER-2</b>  In the <a href="#">National Grid Yard</a>, the building or structure is located at least 12m from the outer visible edge of any National Grid tower or pole and associated stay wire, unless it does not permanently physically obstruct existing vehicular access to a National Grid support structure and it is one of the following:</p> <ol style="list-style-type: none"> <li>1. a network utility undertaken by a network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes); or</li> <li>2. a fence no greater than 2.5m high and that is no closer than 5m to the nearest National Grid pole; or no closer than 6m to the nearest National Grid tower; or</li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>working space of 12 metres from the <a href="#">pole</a> for <a href="#">maintenance</a> and allows all weather access to the <a href="#">pole</a> and a sufficient area for <a href="#">maintenance</a> equipment, including a crane; or</p> <p>4. a <a href="#">building</a> or <a href="#">structure</a> where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34:2001; and</p> <p><b>PER-3</b> The <a href="#">building</a> or <a href="#">structure</a> meets the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP24:2001).</p> <p><b>Activity status when compliance not achieved: Non-complying</b></p>			<p>3. an artificial crop protection structure or crop support structure not exceeding 2.5 metres in height and located at least 8 metres from a National Grid transmission line pole that is removable or temporary to allow a clear working space of 12 metres from the pole for maintenance and allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</p> <p>4. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34:2001; and</p> <p><b>PER-3</b> The building or structure meets the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP24:2001).</p> <p><b>Activity status when compliance not achieved: Non-complying</b></p>
<p>PART 2 – District Wide Matters: Energy, Infrastructure and Transport – EI – Energy and Infrastructure – Rules Section D</p> <p>EI-R29</p>	<p><b>EI-R29</b> <b>All Zones</b> <b>Subdivision of land within the National Grid Subdivision Corridor</b> <b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b> <b>RDIS-1</b> All resulting <a href="#">allotments</a> can accommodate a <a href="#">building</a> platform for the likely principal <a href="#">building(s)</a> and any <a href="#">building(s)</a> for <a href="#">sensitive activities</a> outside the <a href="#">National Grid Yard</a> (other than where the <a href="#">allotments</a> are for <a href="#">roads</a>, <a href="#">access ways</a> and <a href="#">network utilities</a>).</p> <p><b>RDIS-2</b> Existing <a href="#">vehicle access way</a> to <a href="#">National Grid</a> assets is maintained.</p> <p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the <a href="#">subdivision</a> allows for the ongoing efficient operation, <a href="#">maintenance</a> and <a href="#">upgrading</a> of the <a href="#">National Grid</a>, including the ability for continued reasonable access for inspections, <a href="#">maintenance</a> and <a href="#">upgrading</a>; and</li> <li>2. the location of any future <a href="#">building</a> platform as it relates to the <a href="#">National Grid Yard</a>; and</li> <li>3. the extent to which the <a href="#">subdivision</a> design allows for any future <a href="#">sensitive activity</a> to be setback from the <a href="#">National Grid</a>; and</li> <li>4. the nature and location of any vegetation to be planted in the vicinity of the <a href="#">National Grid</a>; and</li> <li>5. the ability of future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and</li> <li>6. the risk of electrical hazards affecting public or individual safety, and the risk of property damage; and</li> <li>7. the outcome of any consultation with the owner and operator of the <a href="#">National Grid</a>.</li> </ol>	<p>Oppose</p>	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) be reviewed.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p>Delete EI-R29:</p> <p><del><b>EI-R29</b> <b>All Zones</b> <b>Subdivision of land within the National Grid Subdivision Corridor</b> <b>Activity status: Restricted Discretionary</b></del></p> <p><del><b>Where:</b> <b>RDIS-1</b> All resulting <a href="#">allotments</a> can accommodate a <a href="#">building</a> platform for the likely principal <a href="#">building(s)</a> and any <a href="#">building(s)</a> for <a href="#">sensitive activities</a> outside the <a href="#">National Grid Yard</a> (other than where the <a href="#">allotments</a> are for <a href="#">roads</a>, <a href="#">access ways</a> and <a href="#">network utilities</a>).</del></p> <p><del><b>RDIS-2</b> Existing <a href="#">vehicle access way</a> to <a href="#">National Grid</a> assets is maintained.</del></p> <p><del><b>Matters over which discretion is restricted:</b></del></p> <ol style="list-style-type: none"> <li>1. <del>the extent to which the <a href="#">subdivision</a> allows for the ongoing efficient operation, <a href="#">maintenance</a> and <a href="#">upgrading</a> of the <a href="#">National Grid</a>, including the ability for continued reasonable access for inspections, <a href="#">maintenance</a> and <a href="#">upgrading</a>; and</del></li> <li>2. <del>the location of any future <a href="#">building</a> platform as it relates to the <a href="#">National Grid Yard</a>; and</del></li> <li>3. <del>the extent to which the <a href="#">subdivision</a> design allows for any future <a href="#">sensitive activity</a> to be setback from the <a href="#">National Grid</a>; and</del></li> <li>4. <del>the nature and location of any vegetation to be planted in the vicinity of the <a href="#">National Grid</a>; and</del></li> <li>5. <del>the ability of future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and</del></li> <li>6. <del>the risk of electrical hazards affecting public or individual safety, and the risk of property damage; and</del></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<b>Activity status when compliance not achieved: Non-complying</b>			<del>7.—the outcome of any consultation with the owner and operator of the National Grid.</del>  <del>Activity status when compliance not achieved: Non-complying</del>
<b>PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management</b>				
<i>PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Whole Chapter</i>	<i>All provisions</i>	Oppose	<p>Kāinga Ora has concerns around the proposed plans approach to stormwater management. While in some cases, onsite attenuation may be appropriate, the proposed provisions discourage intensification in accordance with plan zoning.</p> <p>The s32 does not provide sufficient justification or reasoning to support this onsite management approach across the whole district.</p> <p>Additionally the relationship between these stormwater provisions and the Financial Contributions Chapter and Appendix 7 is unclear.</p>	<p>Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice. Any new provisions should:</p> <ol style="list-style-type: none"> <li>seek a simpler regime for managing stormwater onsite.</li> <li>Provide alternative options to storage tanks as stormwater management options.</li> <li>Provide more clarity around the relationship of on-site stormwater management and the payment of financial contributions.</li> </ol>
<i>PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Objectives – SW-01</i>	<b>SW-01 – Stormwater Management</b> <i><a href="#">Subdivision</a>, use and development within areas serviced by <a href="#">the Council’s reticulated stormwater network</a> do not increase peak demand on <a href="#">stormwater</a> management systems or reduce <a href="#">water</a> quality in the <a href="#">reticulated stormwater network</a>.</i>	Oppose	<p>Kāinga Ora has concerns around the proposed plans approach to stormwater management. While in some cases, onsite attenuation may be appropriate, the proposed provisions discourage intensification in accordance with plan zoning.</p> <p>The s32 does not provide sufficient justification or reasoning to support this onsite management approach across the whole district.</p> <p>Additionally the relationship between these stormwater provisions and the Financial Contributions Chapter and Appendix 7 is unclear.</p>	<p>Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice.</p> <p>Additionally more clarity is needed around the relationship of on-site stormwater management and the payment of financial contributions.</p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Policies – SW-P1	<b>SW-P1 Stormwater Quantity Neutrality</b> Require <a href="#">subdivision</a> , use and development to achieve <a href="#">stormwater neutrality</a> or improvements in areas where there is a Council <a href="#">reticulated stormwater network</a> , so that the <a href="#">reticulated stormwater network</a> does not function beyond its capacity and cause or exacerbate flooding.	Oppose	Kāinga Ora has concerns around the proposed plans approach to stormwater management. While in some cases, onsite attenuation may be appropriate, the proposed provisions discourage intensification in accordance with plan zoning. The s32 does not provide sufficient justification or reasoning to support this onsite management approach across the whole district.  Additionally the relationship between these stormwater provisions and the Financial Contributions Chapter and Appendix 7 is unclear.	Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice.  Additionally more clarity is needed around the relationship of on-site stormwater management and the payment of financial contributions.
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Rules Section A – SW-R1	<b>SW-R1 All developments, other than a road, that result in an increase in <a href="#">impervious surfaces</a> of greater than 30m<sup>2</sup> and less than 500m<sup>2</sup>, and where less than 70% of the site is <a href="#">impervious surface</a></b> <b>Where there is an <a href="#">available reticulated stormwater network</a> in any of the: <a href="#">Residential Zones</a></b> <b>Activity status: Permitted</b>  <b>Where:</b> <b>PER-1</b> All <a href="#">stormwater</a> is captured and directed to <a href="#">the Council's reticulated stormwater network</a> ; and  <b>PER-2</b> Written permission has been obtained from the owner of the <a href="#">reticulated stormwater network</a> in accordance with <a href="#">SW-S3</a> that allows entry of the <a href="#">stormwater</a> into the <a href="#">reticulated stormwater network</a> ; or  <b>PER-3</b> A rainwater storage system is provided that complies with <a href="#">SW-S1</a> ; and  <b>PER-4</b> The development achieves <a href="#">stormwater neutrality</a> in accordance with <a href="#">SW-S2</a> , less the retention volume achieved under PER-3, when the <a href="#">stormwater</a> is discharged to the <a href="#">reticulated stormwater network</a> .  <b>Note:</b> 1. Guidance on <a href="#">stormwater</a> management requirements can be found in the Timaru District Council Infrastructure Design Standards.  <b>Activity status when compliance not achieved: Restricted Discretionary</b>	Oppose	Kāinga Ora has concerns around the proposed plans approach to stormwater management. While in some cases, onsite attenuation may be appropriate, the proposed provisions discourage intensification in accordance with plan zoning. The s32 does not provide sufficient justification or reasoning to support this onsite management approach across the whole district.  Additionally the relationship between these stormwater provisions and the Financial Contributions Chapter and Appendix 7 is unclear.	Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice. Any new provisions should: a. seek a simpler regime for managing stormwater onsite. b. Provide alternative options to storage tanks as stormwater management options. c. Provide more clarity around the relationship of on-site stormwater management and the payment of financial contributions

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the extent to which the <a href="#">stormwater neutrality device</a> under PER-4 achieves <a href="#">stormwater neutrality</a>; and</li> <li>the extent of any potential flood risk from additional <a href="#">stormwater</a> exceeding the capacity of <a href="#">the Council's reticulated stormwater network</a>; and</li> <li>the adverse <a href="#">effects</a> of <a href="#">stormwater</a> on a neighbouring property or <a href="#">road</a>; and</li> <li>any relevant <a href="#">site</a> or operational constraints; and</li> <li>whether adequate compliance can be achieved by other means such as infiltration trenches, swales, ponds, drywells, permeable pavements or other collection and filtration devices as set out in the Timaru District Council Infrastructure Design Standards; and</li> <li>the extent to which the <a href="#">stormwater neutrality device</a> or other system proposed achieves a secondary function of treating <a href="#">stormwater</a> quality prior to the <a href="#">water</a> entering the wider <a href="#">reticulated stormwater network</a> through the use of roadside swales, filter strips and rain gardens; constructed <a href="#">wetland</a> treatment area or other in-situ treatment device.</li> </ol>			
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Rules Section A – SW-R2	<p><b>SW-R2 All developments, other than a <a href="#">road</a>, that result in an increase in <a href="#">impervious surfaces</a> of 500m<sup>2</sup> or greater, or where 70% or more of the <a href="#">site</a> is <a href="#">impervious surface</a> Where there is an <a href="#">available reticulated stormwater network</a> in any of the: <a href="#">Residential Zones</a></b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b>  All <a href="#">stormwater</a> is captured and directed to <a href="#">the Council's reticulated stormwater network</a> and does not flow onto neighbouring properties; and</p> <p><b>PER-2</b>  Written permission has been obtained from the owner of the <a href="#">reticulated stormwater network</a> in accordance with <a href="#">SW-S3</a> that allows entry of the <a href="#">stormwater</a> into the <a href="#">reticulated stormwater network</a>.</p> <p><b>Note:</b></p> <ol style="list-style-type: none"> <li>Guidance on <a href="#">stormwater</a> management requirements can be found in the Timaru District Council Infrastructure Design Standards.</li> </ol> <p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the extent to which the design, location, capacity, type and construction of a <a href="#">stormwater neutrality device</a> or other system proposed is sized, to ensure <a href="#">stormwater neutrality</a> is achieved; and</li> <li>the extent of any potential flood risk from additional <a href="#">stormwater</a> exceeding the capacity of <a href="#">the Council's reticulated stormwater network</a>; and</li> <li>the adverse <a href="#">effects</a> of <a href="#">stormwater</a> on a neighbouring property or <a href="#">road</a>; and</li> </ol>	Oppose	<p>Kāinga Ora has concerns around the proposed plans approach to stormwater management. While in some cases, onsite attenuation may be appropriate, the proposed provisions discourage intensification in accordance with plan zoning.</p> <p>The s32 does not provide sufficient justification or reasoning to support this onsite management approach across the whole district.</p> <p>Additionally the relationship between these stormwater provisions and the Financial Contributions Chapter and Appendix 7 is unclear.</p>	<p>Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice. Any new provisions should:</p> <ol style="list-style-type: none"> <li>seek a simpler regime for managing stormwater onsite.</li> <li>Provide alternative options to storage tanks as stormwater management options.</li> <li>Provide more clarity around the relationship of on-site stormwater management and the payment of financial contributions</li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>4. the consequences of a lack of <a href="#">maintenance</a> of the <a href="#">stormwater neutrality device</a> or other system proposed; and</p> <p>5. any relevant <a href="#">site</a> or operational constraints; and</p> <p>6. the extent to which the <a href="#">stormwater neutrality device</a> or system achieves a secondary function of treating <a href="#">stormwater</a> quality prior to the <a href="#">water</a> entering the wider <a href="#">reticulated stormwater network</a> through the use of roadside swales, filter strips and rain gardens; constructed <a href="#">wetland</a> treatment area or other in-situ treatment device.</p>			
<p>PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Rules Section A – SW-R3</p>	<p><b>SW-R3 Non-residential activities that include <a href="#">impervious surfaces</a> of 500m<sup>2</sup> or greater for carparking, excluding <a href="#">stormwater</a> discharges that are authorised by a resource consent from the Canterbury Regional Council pursuant to the relevant Regional Plan Where there is an <a href="#">available reticulated stormwater network</a> in any of the: <a href="#">Residential Zones</a></b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b>  <b>All <a href="#">stormwater</a> is captured and directed to <a href="#">the Council's reticulated stormwater network</a> and does not flow onto neighbouring properties; and</b></p> <p><b>PER 2</b>  <b>Written permission has been obtained from the owner of the <a href="#">reticulated stormwater network</a> in accordance with <a href="#">SW-S4</a> that allows entry of the <a href="#">stormwater</a> into the <a href="#">reticulated stormwater network</a>.</b></p> <p><b>Note:</b></p> <p><b>1. Guidance on <a href="#">stormwater</a> management requirements can be found in the Timaru District Council Infrastructure Design Standards.</b></p> <p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the design, location, capacity, type and construction of a <a href="#">stormwater neutrality device</a> or other system proposed is sized, to ensure <a href="#">stormwater neutrality</a> is achieved; and</li> <li>2. the extent of any potential flood risk from additional <a href="#">stormwater</a> exceeding the capacity of <a href="#">the Council's reticulated stormwater network</a>; and</li> <li>3. the adverse <a href="#">effects</a> of <a href="#">stormwater</a> on a neighbouring property or <a href="#">road</a>; and</li> <li>4. the consequences of a lack of <a href="#">maintenance</a> of the <a href="#">stormwater neutrality device</a> or other system proposed; and</li> <li>5. any relevant <a href="#">site</a> or operational constraints; and</li> <li>6. the extent to which the <a href="#">stormwater neutrality device</a> or system achieves a secondary function of treating <a href="#">stormwater</a> quality prior to the <a href="#">water</a> entering the wider <a href="#">reticulated stormwater network</a> through the use of roadside swales, filter strips and rain gardens; constructed <a href="#">wetland</a> treatment area or other in-situ treatment device.</li> </ol> <p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p>	<p>Oppose</p>	<p>Kāinga Ora has concerns around the proposed plans approach to stormwater management. While in some cases, onsite attenuation may be appropriate, the proposed provisions discourage intensification in accordance with plan zoning.</p> <p>The s32 does not provide sufficient justification or reasoning to support this onsite management approach across the whole district.</p> <p>Additionally the relationship between these stormwater provisions and the Financial Contributions Chapter and Appendix 7 is unclear.</p>	<p>Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice. Any new provisions should:</p> <ol style="list-style-type: none"> <li>a. seek a simpler regime for managing stormwater onsite.</li> <li>b. Provide alternative options to storage tanks as stormwater management options</li> <li>c. Provide more clarity around the relationship of on-site stormwater management and the payment of financial contributions</li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the adverse <a href="#">effects</a> of <a href="#">stormwater</a> on a neighbouring property, waterway or <a href="#">road</a>; and</li> <li>the <a href="#">effects</a> of any additional <a href="#">contaminants</a> entering <a href="#">the Council's reticulated stormwater network</a>; and</li> <li>any relevant <a href="#">site</a> or operational constraints.</li> </ol>			
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Rules Section A – SW-R7	<p><b>SW-R7 The installation of any copper, galvanised metal, unpainted zincalume or any other unpainted metal, used in roof material, gutters, downpipes or external cladding of buildings or structures</b></p> <p><b>All Zones</b>  <b>where there is an <a href="#">available reticulated stormwater network</a></b></p> <p><b>Activity status: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the <a href="#">effects</a> of any <a href="#">contaminants</a> on <a href="#">the Council's reticulated stormwater network</a>; and</li> <li>the ability to off-set <a href="#">stormwater</a> treatment requirements within the catchment that can mitigate the <a href="#">effects</a> of what is being proposed; and</li> <li>the extent to which the proposed mitigation is the <a href="#">best practicable option</a>; and</li> <li>any relevant <a href="#">site</a> or operational constraints.</li> </ol> <p><b>Activity status when compliance not achieved: Not applicable</b></p>	Oppose	It is Kāinga Ora's position that materials used will be appropriately managed through the building consent process.	Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice.
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Standards – SW-S1	<p><b>SW-S1 Rainwater Storage Systems</b></p> <p><b>Residential Zones</b></p> <ol style="list-style-type: none"> <li>Rainwater storage systems must be provided and sized in accordance with the following specifications:             <ol style="list-style-type: none"> <li>10 – 49m<sup>2</sup> of additional <a href="#">impervious surface</a>: 250 litre storage.</li> <li>50 – 99m<sup>2</sup> of additional <a href="#">impervious surface</a>: 500 litre storage.</li> <li>100 – 199m<sup>2</sup> of additional <a href="#">impervious surface</a>: 1,000 litre storage.</li> <li>200 – 499m<sup>2</sup> of additional <a href="#">impervious surface</a>: 2,500 litre storage.</li> </ol> </li> </ol>	Oppose	Kāinga Ora has concerns around the proposed plans approach to stormwater management. Kāinga Ora consider that this standard is overly restrictive and does not provide flexibility and site design options to be a consideration as part of site development.	Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice. Any new provisions should: <ol style="list-style-type: none"> <li>seek a simpler regime for managing stormwater onsite.</li> <li>Provide alternative options to storage tanks as stormwater management options</li> </ol>
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Standards –	<p><b>SW-S2 Stormwater neutrality devices or systems</b></p> <ol style="list-style-type: none"> <li>A <a href="#">stormwater neutrality device</a> or system must be:             <ol style="list-style-type: none"> <li>sized, to ensure <a href="#">stormwater neutrality</a> is achieved for the area of impervious surface that is increased; and</li> <li>fully operational prior to the use of the impervious area; and</li> <li>located and designed to provide access for <a href="#">maintenance</a>.</li> </ol> </li> </ol> <p><b>Note:</b></p> <ol style="list-style-type: none"> <li>a <a href="#">stormwater neutrality device</a> or system may include rain tanks, infiltration trenches, swales, ponds, drywells, permeable pavements or other collection and</li> </ol>	Oppose	Kāinga Ora has concerns around the proposed plans approach to stormwater management.	Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice. Any new provisions should: <ol style="list-style-type: none"> <li>seek a simpler regime for managing stormwater onsite.</li> <li>Provide alternative options to storage tanks as stormwater management options</li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought											
SW-S2	<i>filtration devices. A means of compliance can be found in the Timaru District Council Infrastructure Design Standards.</i>														
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – SW – Stormwater Management – Standards – SW-S3(1)	<p><b>SW-S3 Stormwater quantity permission requirements</b>  <b>(1) General Residential zone;</b>  <b>Medium Density Residential Zone;</b></p> <p><i>The Council will grant permission to connect to the Council’s reticulated stormwater network if the development meets the requirements set out in Table 4 below and in accordance with SW-S2.</i></p> <p><b>Table 4 – Stormwater Quantity Requirements for increased impervious surface in residential zones and areas</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Activity</th> <th colspan="2">Requirements for increased impervious surface</th> </tr> <tr> <th>Stormwater neutrality</th> <th>Event Duration</th> </tr> </thead> <tbody> <tr> <td>Development results in:  a. an increase in impervious surface between 30m<sup>2</sup> and 500m<sup>2</sup>; and  b. less than 70% of the site is covered by impervious surface</td> <td>1 in 10-year</td> <td>1-hour event</td> </tr> <tr> <td>Development result in:  a. an increase in impervious surface of 500m<sup>2</sup> or greater; or  b. 70% or more of the site is covered by impervious surface</td> <td>1 in 10-year</td> <td>24-hour event</td> </tr> </tbody> </table>	Activity	Requirements for increased impervious surface		Stormwater neutrality	Event Duration	Development results in: a. an increase in impervious surface between 30m <sup>2</sup> and 500m <sup>2</sup> ; and b. less than 70% of the site is covered by impervious surface	1 in 10-year	1-hour event	Development result in: a. an increase in impervious surface of 500m <sup>2</sup> or greater; or b. 70% or more of the site is covered by impervious surface	1 in 10-year	24-hour event	Oppose	Kāinga Ora has concerns around the proposed plans approach to stormwater management.	Kāinga Ora seek that the Council provide further information and evidence around the effectiveness and efficiency of the proposed provisions, and whether this approach is fair and reasonable. Until this background and supporting information is provided, Kāinga Ora consider that all stormwater provisions are deleted and new provisions redrafted, based on complete and accessible technical advice. Any new provisions should: <ol style="list-style-type: none"> <li>seek a simpler regime for managing stormwater onsite.</li> <li>Provide alternative options to storage tanks as stormwater management options</li> </ol>
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<b>PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN - Transport</b>															
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Objectives – TRAN-O1	<p><b>TRAN-O1 Safe, efficient, integrated and sustainable land transport infrastructure</b> <i>Land transport infrastructure that is well-connected, integrated and accessible, and which:</i></p> <ol style="list-style-type: none"> <li><i>is safe, efficient and sustainable for all transport modes;</i></li> <li><i>meets and is responsive to current and future needs, including projected population growth;</i></li> <li><i>aligns and integrates with the timing and location of urban development;</i></li> <li><i>promotes multi-modal transport options, including the use of active transport and public transport, and reduces dependency on private motor vehicles;</i></li> <li><i>supports consolidated, well designed and sustainable growth in and around existing urban areas;</i></li> </ol>	Support	Kāinga Ora supports the objective as proposed	Retain as notified											

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>6. encourages sustainable economic development; and</p> <p>7. provides parking opportunities in an efficient, functional and sustainable manner and to avoid adverse <u>effects</u> on the <u>environment</u>.</p>			
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Objectives – TRAN-O2	<p><b>TRAN-O2 Transport related effects</b></p> <p>Adverse <u>effects</u> on the <u>environment</u> occurring from the use, construction, maintenance and development of <u>land transport infrastructure</u> are avoided, remedied or mitigated to achieve the character and qualities of the underlying zone or overlay.</p>	Support	Kāinga Ora supports the objective as proposed	Retain as notified
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Objectives – TRAN-O3	<p><b>TRAN-O3 Adverse effects on land transport infrastructure</b></p> <p><u>land transport infrastructure</u> is not compromised by incompatible activities that may result in conflict or <u>reverse sensitivity effects</u>.</p>	Support in Part	While reverse sensitivity needs to be taken into consideration, land which has been zoned for a specific use, should be able to be used in line with the zoning. Kāinga Ora seeks that the policy is amended to give clearer direction.	<p>Amend TRAN-O3 as follows:</p> <p><b>TRAN-O3 Adverse effects on land transport infrastructure</b></p> <p><i>land transport infrastructure is not compromised by incompatible activities that <del>may will</del> result in <u>adverse conflict</u> or reverse sensitivity effects.</i></p>
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Policies – TRAN-P1	<p><b>TRAN-P1 Active Transport</b></p> <p>Encourage <u>active transport</u> modes such as cycling and walking by:</p> <ol style="list-style-type: none"> <li>1. ensuring safe pedestrian access to <u>building</u> entrances;</li> <li>2. requiring permeable <u>road</u> layouts;</li> <li>3. requiring footpaths and other <u>active transport infrastructure</u>;</li> <li>4. requiring consolidated settlement patterns;</li> <li>5. requiring secure, sheltered cycle parking that is located in a convenient and safe position and which ensures pedestrian safety; and</li> <li>6. encouraging the provision of end-of-journey facilities for staff such as bicycle parking, showers, lockers and dedicated changing spaces.</li> </ol>	Support	Kāinga Ora supports the policy as proposed	Retain as notified
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Policies – TRAN-P2	<p><b>TRAN-P2 Public Transport</b></p> <p>Support an efficient integrated <u>public transport</u> system through Council advocacy and by requiring:</p> <ol style="list-style-type: none"> <li>1. new residential neighbourhoods to be designed to ensure convenient and safe walking distances to <u>public transport</u> connections;</li> <li>2. a roading design that facilitates the provision of an efficient and convenient public transport system into, out of, and around the development; and</li> <li>3. <u>urban development</u> that is consolidated in and adjoining the District’s existing towns and <u>urban areas</u>.</li> </ol>	Support	Kāinga Ora supports the policy as proposed.	Retain as notified



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Policies – TRAN-P5	<b>TRAN-P5 Road Transport Infrastructure</b> Require the District’s <a href="#">roads</a> to be classified and built according to their anticipated function and maintained to enable <a href="#">land transport infrastructure</a> to operate effectively.	Support in Part	Kāinga Ora supports the policy in principle, but seeks that safety is added.	amend TRAN-P5 as follows:  <b>TRAN-P5 Road Transport Infrastructure</b> Require the District’s roads to be classified and built according to their anticipated function and maintained to enable land transport infrastructure to operate <a href="#">safely and</a> effectively.
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Policies – TRAN-P6	<b>TRAN-P6 Effects on land transport infrastructure</b> Require <a href="#">subdivision</a> , use and development to be designed in a way that supports the safe and efficient operation and development of <a href="#">land transport infrastructure</a> , including by locating activities on the most appropriate <a href="#">road</a> in the District’s <a href="#">road</a> classification.	Support	Kāinga Ora supports the policy as proposed.	Retain as notified
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Policies – TRAN-P7	<b>TRAN-P7 High Traffic generating activities</b> Only allow high traffic generating activities where these activities: 1. support the safe, efficient and effective use of <a href="#">land transport infrastructure</a> , as demonstrated through an integrated transport assessment; and 2. encourage accessibility by a range of transport modes, including public transport and <a href="#">active transport</a> use.	Support	Kāinga Ora supports the policy as proposed.	Retain as notified
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Policies – TRAN-P8	<b>TRAN-P8 Parking, Loading and Manoeuvring</b> Require land use activities to provide: 1. efficient, effective and safe servicing and vehicle manoeuvring facilities on-site, including for emergency service vehicles; 2. <a href="#">accessible parking spaces</a> on-site for non-residential activities with a large floor area; 3. safe access for pedestrians and cyclists through parking areas, that are designed to reduce opportunities for crime through the demonstrated implementation of CPTED; and 4. <a href="#">landscaping</a> in provided parking areas that visually softens the dominant <a href="#">effect</a> of hard surfaces and positively contributes to <a href="#">amenity values</a> .	Support in Part	Kāinga Ora supports the policy generally, however seeks that: - the reference the vehicle manoeuvring is deleted as not all sites will be designed to accommodate vehicle loading. - Landscaping is only provided for large parking areas.	Amend TRAN-P8 as follows:  <b>TRAN-P8 Parking, Loading and Manoeuvring</b> Require land use activities to provide: 1. efficient, effective and safe servicing <del>and vehicle manoeuvring facilities on-site</del> , including for emergency service vehicles; 2. <a href="#">accessible parking spaces</a> on-site for non-residential activities with a large floor area; 3. safe access for pedestrians and cyclists through parking areas, that are designed to reduce opportunities for crime through the demonstrated implementation of CPTED; and 4. landscaping is provided <a href="#">in large</a> parking areas that visually softens the dominant effect of hard surfaces and positively contributes to amenity values.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Rules – TRAN-R3	<p><b>TRAN-R3 New vehicle access way</b>  <b>All Zones</b>  <b>Activity status: Permitted</b></p> <p><b>Where:</b>  <b>PER-1</b>  <a href="#">TRAN-S9</a>, <a href="#">TRAN-S10</a> and <a href="#">TRAN-S18</a> are complied with.</p> <p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the matters of discretion for any infringed standard.</li> </ol>	Support in Part	While TRAN-R3 is supported as proposed, Kāinga Ora seeks amendments and clarity on TRAN-S10.	Retain TRAN-R3 as proposed, noting submission on TRAN-S10																
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Rules – TRAN-R8	<p><b>TRAN-R8 New private ways</b>  <b>All Zones</b>  <b>Activity status: Permitted</b></p> <p><b>Where:</b>  <b>PER-1</b>  <a href="#">TRAN-S10</a>, <a href="#">TRAN-S11</a>, <a href="#">TRAN-S12</a>, <a href="#">TRAN-S13</a>, <a href="#">TRAN-S14</a>, <a href="#">TRAN-S15</a>, <a href="#">TRAN-S16</a>, <a href="#">TRAN-S17</a> and <a href="#">TRAN-S18</a> are complied with.</p> <p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the matters of discretion for any infringed standard.</li> </ol>	Support in Part	While TRAN-R8 is supported as proposed, Kāinga Ora seeks amendments and clarity on TRAN-S10.	Retain TRAN-R8 as proposed, noting submission on TRAN-S10																
PART 2 – District Wide Matters: Energy, Infrastructure and Transport – TRAN – Transport – Standards – TRAN-S10	<p><b>TRAN-S10 Vehicle access way requirements</b>  <b>All Zones</b></p> <ol style="list-style-type: none"> <li><a href="#">Vehicle access way</a> must meet the requirements outlined in Table 15 – <a href="#">Vehicle access way</a> requirements, measured in accordance with Figure 14 in <a href="#">TRAN-S13</a>.</li> <li>Where a <a href="#">vehicle access way</a> is provided in Rural lifestyle zone, Settlement zone, Māori Purpose or General rural zone, then the <a href="#">vehicle access way</a> must be formed, sealed and drained for at least the first 20m from the <a href="#">road boundary</a>. <a href="#">Vehicle access way</a> in other zones must be formed, sealed and drained for their entire length.</li> <li>Where any <a href="#">site</a> fronting a Primary <a href="#">Road</a> (National Route, Regional Arterial, District Arterial or Principal Road) also has <a href="#">frontage</a> to a Secondary <a href="#">Road</a> (Collector or Local <a href="#">Road</a> or a <a href="#">Service Lane</a>), all <a href="#">vehicle access way</a> to the <a href="#">site</a> (providing for either ingress or egress) must be provided to the Secondary <a href="#">Road</a>.</li> <li>When a <a href="#">vehicle access way</a> is provided in the <a href="#">Residential Zones</a>, where two-way access (5.5m formed width or greater) is not provided, a passing bay is required at the boundary, and thereafter at a minimum interval of every 50m. A passing bay should have a minimum width of 5.5m and length 7m with 45-degree tapers.</li> </ol>	Oppose in Part	<p>TRAN-S10, Table 15 establishes minimum and maximum formation width for accessways. Kāinga Ora is concerned that the formation requirements for more than 3-9 residential units is overlay prescriptive and may inhibit further residential intensification..</p> <p>Kāinga Ora questions the note which states that ‘vehicle access ways where 10 or more parking spaces are provided, should be vested as a road’ as there does not appear to be an equivalent rule for road vesting.</p>	<p>Clarify if access ways which serve more than 10 parking spaces must be vested as a road, or if more than 10 parking spaces results in the requirement for a Restricted Discretionary Activity consent. For clarity, minimum widths should be noted in the table for more than 10 carparks</p> <p>Amend Table 15 as follows:</p> <p><b>Table 15 – Vehicle access way requirements</b></p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Development Served</th> <th>Min vehicle access way width</th> <th>Min vehicle access way formed width</th> <th>Max length</th> <th>Max gradient **</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Residential Zones</td> <td>1 to 2 parking spaces</td> <td>3.5m**</td> <td>2.7m</td> <td>No limit</td> <td rowspan="2">1:5 (20%)</td> </tr> <tr> <td>3 to 9 parking spaces</td> <td>5m</td> <td>43.5m</td> <td>No limit</td> </tr> </tbody> </table>	Zone	Development Served	Min vehicle access way width	Min vehicle access way formed width	Max length	Max gradient **	Residential Zones	1 to 2 parking spaces	3.5m**	2.7m	No limit	1:5 (20%)	3 to 9 parking spaces	5m	43.5m	No limit
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Part 2 – District-Wide Matters: Hazards and Risks – NH – Natural Hazards – Objectives – NH-O1	<p><b>NH-O1 Areas subject to natural hazards</b>  Risk to human life and significant risk to property, from <a href="#">natural hazards</a> is:</p> <ol style="list-style-type: none"> <li>avoided in <a href="#">high hazard areas</a>; and</li> <li>avoided or mitigated elsewhere to an acceptable level.</li> </ol>	Support	Kāinga Ora considers that the proposed objective is appropriate.	Retain as notified																																		
Part 2 – District-Wide Matters: Hazards and Risks – NH – Natural Hazards – Policies – NH-P1	<p><b>NH-P1 Identification of natural hazards and approach to management within Natural Hazard Areas</b>  Identify and map areas subject to <a href="#">natural hazards</a>, taking into consideration the <a href="#">effects</a> of climate change, and apply through rules a risk-based approach to the management of <a href="#">subdivision</a>, use and development based on the following:</p> <ol style="list-style-type: none"> <li>the type of <a href="#">natural hazard</a> that applies; and</li> <li>the level and severity of risk to people and property from the <a href="#">natural hazard</a>; and</li> <li>the sensitivity of activities to loss of life or damage to property from a <a href="#">natural hazard</a>; and</li> <li>the ability for communities to recover after a <a href="#">natural hazard</a> event.</li> </ol>	Support in Part	Kāinga Ora supports the identification of natural hazards, however due to the dynamic nature of natural hazards, Kāinga Ora seeks that these areas are mapped on GIS layers which sit outside of the Statutory Maps.	Amend all provisions and mapping related to the Flood Assessment Area and High Hazard Overlays as follows: <ol style="list-style-type: none"> <li>Remove the proposed hazard overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan.</li> <li>Amend and make consequential changes to give effect to this submission.</li> </ol>																																		

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Part 2 – District-Wide Matters: Hazards and Risks – NH – Natural Hazards – Policies – NH-P4	<p><b>NH-P4 Subdivision, use and development in Flood Assessment Areas, excluding high hazard areas and overland flow paths</b></p> <p>Enable <u>subdivision, use and development (excluding Regionally Significant Infrastructure)</u> in areas subject to inundation by a 0.5% <u>AEP</u> flood event provided that:</p> <ol style="list-style-type: none"> <li>1. it is not likely to suffer significant damage in a flood event; and</li> <li>2. it will not significantly affect the functioning of the flood plain; and</li> <li>3. it will not generate the need for new or upgraded public <u>natural hazard mitigation works</u> to mitigate or avoid the <u>natural hazard</u>; and</li> <li>4. a minimum floor level above the 0.5% <u>AEP</u> design flood level can be achieved; and</li> <li>5. major hazard facilities will not be inundated; and</li> <li>6. significant adverse <u>effects</u> on people and property are avoided; and</li> <li>7. increased risk on other <u>sites</u> is avoided as a priority and where this is not practicable, will be appropriately mitigated.</li> </ol>	Support in Part	Kāinga Ora supports the identification of natural hazards, however due to the dynamic nature of natural hazards, Kāinga Ora seeks that these areas are mapped on GIS layers which sit outside of the Statutory Maps.	Amend all provisions and mapping related to the Flood Assessment Area and High Hazard Overlays as follows: <ol style="list-style-type: none"> <li>1. Remove the proposed hazard overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan.</li> <li>2. Amend and make consequential changes to give effect to this submission.</li> </ol>
Part 2 – District-Wide Matters: Hazards and Risks – NH – Natural Hazards – Policies – NH-P8	<p><b>NH-P8 Overland Flow Paths</b></p> <p>Require <u>subdivision, use and development in Overland Flow Paths</u> to:</p> <ol style="list-style-type: none"> <li>1. maintain the function of the <u>Overland Flow Path</u>; and</li> <li>2. minimise any increased or new risk from flooding on surrounding properties.</li> </ol>	Oppose	While Kāinga Ora sees some value in managing development in overland flow paths, it is not clear in the planning framework, how these areas are identified.	Delete reference to Overland Flow Paths, or insert sufficient text and/ or provisions so it is clear about how overland flow paths are identified, and how this information is available to plan users.
Part 2 – District-Wide Matters: Hazards and Risks – NH – Natural Hazards – Rules – NH-R4(1)	<p><b>NH-R4 Natural hazard sensitive activities or structures and additions to such activities or structures with a ground floor area of 30m<sup>2</sup> or more</b></p> <p><b>(1) Flood Assessment Area Overlay</b></p> <p>Note: if the new building, structure or extension on the ground floor is less than 30m<sup>2</sup>, see NH-R7.</p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> the building is built to the minimum finished floor level specified in an existing consent notice that is less than five years old; or</p> <p><b>PER-2</b> A Flood Risk Certificate for the activity has been issued in accordance with NH-S1; and</p> <p><b>PER-3</b> The Flood Risk Certificate issued under PER-2 states that the activity is not located on land that is within an overland flow path; and</p> <p><b>PER-4</b> The Flood Risk certificate issued under PER-2 states that the activity is not located on land that is identified as a High Hazard area; and</p>	Support in Part	Kāinga Ora supports the intent of NH-R4, however due to the dynamic nature of natural hazards, Kāinga Ora seeks that the ‘Flood Assessment Area Overlay’ is deleted from the planning maps and included as a non-statutory GIS layer.	Amend all provisions and mapping related to ‘Flood Assessment Area Overlay’ as follows: <ol style="list-style-type: none"> <li>1. Remove the proposed hazard overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan.</li> <li>2. Amend and make consequential changes to give effect to this submission.</li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p><b>PER-5</b>  The Flood Risk Certificate issued under PER-2 states either:</p> <ol style="list-style-type: none"> <li>1. the activity is located on land that is not subject to flooding in a 0.5% AEP rainfall event; or</li> <li>2. the activity is located on land that is subject to flooding in a 0.5% AEP rainfall event and complies with the minimum finished floor level requirement for the site.</li> </ol> <p><b>Activity status where compliance not achieved with PER-3: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any potential adverse <a href="#">effects</a> of diverting or blocking <a href="#">overland flow path(s)</a>, including upstream and downstream flood risks; and</li> <li>2. any increased flood risk for people, property, or public spaces; and</li> <li>3. the effectiveness and potential adverse <a href="#">effects</a> of any proposed mitigation measures; and</li> <li>4. any <a href="#">operational need</a> or <a href="#">functional need</a> for the activity to be established in this location; and</li> <li>5. the extent to which it will require new or upgraded public <a href="#">natural hazard mitigation works</a>; and</li> <li>6. the extent of any additional reliance on emergency services; and</li> <li>7. any positive <a href="#">effects</a> of the proposal.</li> </ol> <p><b>Activity status where compliance not achieved with PER-5: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the nature, design and intended use of the proposed <a href="#">building</a> or <a href="#">structure</a>; and</li> <li>2. any increased flood risk for people, property, or public spaces; and</li> <li>3. proposals to mitigate any risk created by non-compliance with the minimum floor levels, including risk to the health and safety of occupants; and</li> <li>4. the potential for the activity to exacerbate <a href="#">natural hazard</a> risk, including to any other <a href="#">sites</a>; and</li> <li>5. any increased reliance on emergency services.</li> </ol> <p><b>Activity status where compliance not achieved with PER-1, PER-2 or PER-4: Non-complying</b></p>			
Part 2 – District-Wide Matters: Hazards and Risks – NH – Natural Hazards – Rules – NH-R7	<p><b>NH-R7 <a href="#">Natural Hazard Sensitive Activities</a> and additions, new buildings, and <a href="#">structures</a> with a ground floor area of less than 30m<sup>2</sup> (excluding <a href="#">Regionally Significant Infrastructure</a>)</b>  <a href="#">Flood Assessment Area Overlay</a>  <a href="#">High Hazard Overlay</a>  <b>Activity status: Permitted</b></p> <p><b>Where</b>  <b>PER-1</b></p>	Support in Part	Kāinga Ora supports the intent of NH-R7, however due to the dynamic nature of natural hazards, Kāinga Ora seeks that the 'Flood Assessment Area Overlay' is deleted from the planning maps and included as a non-statutory GIS layer.	Amend all provisions and mapping related to 'Flood Assessment Area Overlay' as follows: <ol style="list-style-type: none"> <li>1. Remove the proposed hazard overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan.</li> <li>2. Amend and make consequential changes to give effect to this submission.</li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>The <a href="#">building</a> or <a href="#">structure</a> or addition is below ground; or</p> <p><b>PER-2</b> The new <a href="#">building</a> or <a href="#">structure</a> or addition has a ground floor area of less than 10m<sup>2</sup>; or</p> <p><b>PER-3</b> The new <a href="#">building</a> or <a href="#">structure</a> or addition is located within a <a href="#">road</a> corridor; or</p> <p><b>PER-4</b> A <a href="#">Flood Risk Certificate</a> for the <a href="#">site</a> has been issued in accordance with <a href="#">NH-S1</a> and the certificate states that the activity is not located on <a href="#">land</a> that is within an <a href="#">overland flow path</a>.</p> <p><b>Activity status where compliance is achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any potential adverse <a href="#">effects</a> of diverting or blocking <a href="#">overland flow path(s)</a>, including upstream and downstream flood risks; and</li> <li>2. any increased flood risk for people, property, or public spaces; and</li> <li>3. the effectiveness and potential adverse <a href="#">effects</a> of any proposed mitigation measures; and</li> <li>4. any <a href="#">operational need</a> or <a href="#">functional need</a> for the activity to be established in this location; and</li> <li>5. any increased reliance on emergency services; and</li> <li>6. any positive <a href="#">effects</a> of the proposal.</li> </ol>			
Part 2 – District-Wide Matters: Hazards and Risks – NH – Natural Hazards – Rules – NH-R8(1) and (4)	<p><b>NH-R8 Subdivision</b> <b>(1) Flood Assessment Overlay</b> <b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b> <b>RDIS-1</b> A <a href="#">Flood Risk Certificate</a> for the subdivision is issued in accordance with <a href="#">NH-S1</a>; and</p> <p><b>RDIS-2</b> The site is not subject to high hazard flooding as stated in a <a href="#">Flood Risk Certificate</a> issued under <a href="#">RDIS-1</a>.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>(1) the design and layout of the subdivision, including effects on public spaces and development sites, and on <a href="#">overland flow path(s)</a>; and</li> <li>(2) the provision for any <a href="#">overland flow paths</a> to remain or the provision of <a href="#">secondary flow paths</a>; and</li> <li>(3) any potential effects of diverting or blocking <a href="#">overland flow path(s)</a> on future development within the subdivision; and</li> <li>(4) any increased flood risk for people, property, or public spaces; and</li> </ol>	Support in Part	Kāinga Ora supports the intent of NH-R8, however due to the dynamic nature of natural hazards, Kāinga Ora seeks that the ‘Flood Assessment Area Overlay’ is deleted from the planning maps and included as a non-statutory GIS layer.	Amend all provisions and mapping related to ‘Flood Assessment Area Overlay’ as follows: <ol style="list-style-type: none"> <li>3. Remove the proposed hazard overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan.</li> <li>4. Amend and make consequential changes to give effect to this submission.</li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>(5) the effectiveness and potential adverse effects of any proposed mitigation measures; and</p> <p>(6) the extent to which it will require new or upgraded public natural hazard mitigation works; and</p> <p>(7) any increase in reliance on emergency services.</p> <p><b>Activity status where compliance not achieved: Non-complying</b></p> <p>...</p> <p><b>(4) High Hazard Area Overlay</b>  <b>Activity Status: Non-Complying</b>  <b>Activity status where compliance not achieved: Not applicable</b></p>			
Part 2 – District-Wide Matters: Hazards and Risks – NH – Natural Hazards – Standards – NH-S1	<p><b>NH-S1 Flood Risk Certificate</b>  <b>Flood Assessment Areas Overlay</b></p> <ol style="list-style-type: none"> <li>1. A <a href="#">Flood Risk Certificate</a> is issued by Council (that is valid for 3 years from the date of issue) which specifies: <ol style="list-style-type: none"> <li>a. the flood event risk level for specific <a href="#">land</a>, being: <ol style="list-style-type: none"> <li>i. <a href="#">land</a> not subject to flooding in a 0.5% <a href="#">AEP</a> flood event, or</li> <li>ii. <a href="#">land</a> subject to flooding in a 0.5% <a href="#">AEP</a> flood event, or</li> <li>iii. <a href="#">land</a> within a <a href="#">High Hazard area</a>;</li> <li>iv. or for sea water inundation, <a href="#">land</a> subject to flooding in a 1% <a href="#">AEP</a> storm surge event, coupled with sea level rise based on an Representative Concentration Pathway 8.5 climate change scenario; and</li> </ol> </li> <li>b. where 1(a)(ii) above identifies that the specific <a href="#">land</a> is subject to flooding in a 0.5% <a href="#">AEP</a> rainfall event, the minimum finished floor level for any new <a href="#">building</a> or <a href="#">structure</a> (or part thereof) on the specific <a href="#">land</a> to provide at least 250mm freeboard above the flood level in a 0.5% <a href="#">AEP</a> flood event; and</li> <li>c. whether the specific <a href="#">land</a> is located within an <a href="#">overland flow path</a>.</li> </ol> </li> <li>2. The <a href="#">AEP</a> flood event risk level, minimum floor levels, stopbank risk and <a href="#">overland flow path</a> locations are to be determined by reference to: <ol style="list-style-type: none"> <li>a. The most up to date models, maps and data held by Timaru District Council and Canterbury Regional Council; and</li> <li>b. Any information held by, or provided to, Timaru District Council or Canterbury Regional Council that relates to flood risk for the specific <a href="#">land</a>.</li> </ol> </li> </ol> <p><i>Note: A minimum finished floor level will not be provided for <a href="#">sites</a> located within a <a href="#">High Hazard Area</a>.</i></p> <p><b>Matters of discretion are restricted to: Not Applicable</b></p>	Support in Part	Kāinga Ora supports the intent of NH-S1, however due to the dynamic nature of natural hazards, Kāinga Ora seeks that the 'Flood Assessment Area Overlay' is deleted from the planning maps and included as a non-statutory GIS layer.	Amend all provisions and mapping related to 'Flood Assessment Area Overlay' as follows: <ol style="list-style-type: none"> <li>1. Remove the proposed hazard overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan.</li> <li>2. Amend and make consequential changes to give effect to this submission.</li> </ol>

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Part 2 – District-Wide Matters: Hazards and Risks – NH – Natural Hazards – Standards – NH-S1	<p><b>NH-S1 Volume of earthworks</b>  <b>(1) Flood Assessment Area Overlay</b></p> <p><b>The earthworks do not exceed:</b></p> <ul style="list-style-type: none"> <li>• <b>2,000m<sup>2</sup> in area in any calendar year in a Rural zone; and</b></li> <li>• <b>250m<sup>2</sup> in area in any calendar year in any other zone.</b></li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any adverse effects on the functioning of the flood plain; and</li> <li>2. any increased flood risk for people, property, or public spaces; and</li> <li>3. the extent to which it could result in surface water ponding in the event of flooding.</li> </ol> <p><b>(2) High Hazard Area Overlay</b>  <b>High Hazard Area identified in a Flood Risk Certificate issued in accordance with NH-S1</b></p> <p>The <a href="#">earthworks</a> do not exceed 250m<sup>2</sup> in area in any calendar year.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any adverse effects on the functioning of the flood plain; and</li> <li>2. any increased flood risk for people, property, or public spaces; and</li> <li>3. the extent to which it could result in surface water ponding in the event of flooding.</li> </ol>	Support in Part	Kāinga Ora supports the intent of NH-S2, however due to the dynamic nature of natural hazards, Kāinga Ora seeks that the ‘Flood Assessment Area Overlay’ is deleted from the planning maps and included as a non-statutory GIS layer.	Amend all provisions and mapping related to ‘Flood Assessment Area Overlay’ as follows: <ol style="list-style-type: none"> <li>1. Remove the proposed hazard overlay(s) from the District Plan, and instead hold this information in non-statutory GIS maps which sit outside the proposed plan.</li> <li>2. Amend and make consequential changes to give effect to this submission.</li> </ol>
<b>Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision</b>				
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Objectives – SUB-O4	<p><b>SUB-O1 General subdivision design</b>  <b>New subdivisions will:</b></p> <ol style="list-style-type: none"> <li>1. accord with the purpose, character and qualities of the zone; and</li> <li>2. respond positively to the physical characteristics of the <a href="#">site</a> and its context; and</li> <li>3. maintain and enhances <a href="#">amenity values</a> and the quality of the <a href="#">environment</a>;</li> <li>4. be accessible, connected and integrated with surrounding neighbourhoods; and</li> <li>5. protect significant natural and cultural values; and</li> <li>6. respond appropriately to hazards, risks and <a href="#">site</a> constraints; and</li> <li>7. have <a href="#">infrastructure</a> and facilities appropriate for the intended use; and</li> <li>8. have minimal adverse <a href="#">effects</a> on regional significant <a href="#">infrastructure</a> or <a href="#">intensive primary production</a>; and</li> <li>9. provide for the health, wellbeing and safety of people;</li> <li>10. not intentionally prevent, hinder or limit the development of adjoining or adjacent <a href="#">land</a>.</li> </ol>	Support in Part	Kāinga Ora supports the objective generally, but seeks that clause (1) refers to ‘planned’ character. Kāinga Ora also seek that Clause (3) is deleted as this should be managed through clause (1).	Amend SUB-O1 as follows: <p><b>SUB-O1 General subdivision design</b>  <b>New subdivisions will:</b></p> <ol style="list-style-type: none"> <li>1. accord with the purpose, planned character and qualities of the zone; and</li> <li>2. respond positively to the physical characteristics of the site and its context; and</li> <li><del>3. maintain and enhances amenity values and the quality of the environment;</del></li> <li>4. be accessible, connected and integrated with surrounding neighbourhoods; and</li> <li>5. protect significant natural and cultural values; and</li> <li>6. respond appropriately to hazards, risks and site constraints; and</li> <li>7. have infrastructure and facilities appropriate for the intended use; and</li> <li>8. have minimal adverse effects on regional significant infrastructure or intensive primary production; and</li> <li>9. provide for the health, wellbeing and safety of people;</li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				10. not intentionally prevent, hinder or limit the development of adjoining or adjacent land.
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Policies – SUB-P1	<b>SUB-P1 Subdivision</b> Require <a href="#">subdivision</a> design to accord with the purpose, character and qualities of the applicable zone.	Support in Part	Kāinga Ora supports the Policy generally, but seeks that clause (1) refers to ‘planned’ character.	Amend SUB-P1 as follows:  <b>SUB-P1 Subdivision</b> Require subdivision design to accord with the purpose, <b>planned</b> character and qualities of the applicable zone.
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Policies – SUB-P1 SUB-P4	<b>SUB-P4 Quality of the environment and amenity</b> Require <a href="#">subdivision</a> to maintain and enhance <a href="#">amenity values</a> and the quality of the environment by ensuring <a href="#">subdivision</a> design: <ol style="list-style-type: none"> <li>1. responds positively to natural and physical features such as underlying landscape, topography and established trees and vegetation that provide amenity, contribute to local character and sense of place; and</li> <li>2. aligns streets to focus on significant views or landmarks; and</li> <li>3. provide street trees and <a href="#">landscaping</a>; and</li> <li>4. avoids, remedies or mitigates adverse <a href="#">effects</a> on the <a href="#">water</a> quality, soil resources and important ecosystems.</li> </ol>	Support	Kāinga Ora supports the policy as proposed.	Retain as notified
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Policies – SUB-P5	<b>SUB-P5 Reverse Sensitivity</b> Only allow <a href="#">subdivision</a> that does not result in <a href="#">reverse sensitivity effects</a> that would compromise the operation of <a href="#">regionally significant infrastructure</a> /facilities and legally established <a href="#">intensive primary production</a> .	Oppose in Part	Kāinga Ora have some concerns around how this policy could be applied, where the zone anticipates residential subdivision, however sites are adjacent to, or nearby regionally significant infrastructure. It is Kāinga Ora’s view that this policy as drafted could be applied bluntly and result in residential zoned land not being development as intended by the Plan.	Amend SUB-P5 as follows: <b>SUB-P5 Reverse Sensitivity</b> <del>Only allow Manage subdivision that does not to ensure that adverse reverse sensitivity effects that would compromise the operation of on</del> <a href="#">regionally significant infrastructure</a> /facilities and legally established <a href="#">intensive primary production</a> are minimised.
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Policies – SUB-P6	<b>SUB-P6 Infrastructure</b> Ensure <a href="#">subdivision</a> is serviced sustainably with <a href="#">infrastructure</a> by requiring: <ol style="list-style-type: none"> <li>1. <a href="#">infrastructure</a> to be installed at the time of <a href="#">subdivision</a>, except for on-site <a href="#">infrastructure</a> that cannot be constructed until the <a href="#">buildings</a> are designed; and</li> <li>2. certainty that <a href="#">infrastructure</a> networks have sufficient capacity to accommodate the additional development, or requiring any necessary <a href="#">upgrades</a> to be completed at the time of <a href="#">subdivision</a>; and</li> <li>3. <a href="#">allotments</a> to connect to <a href="#">the Council’s</a> reticulated systems where available; and</li> <li>4. incorporation of <a href="#">water sensitive design</a> measures and on-site stormwater infrastructure; and</li> <li>5. new <a href="#">infrastructure</a> to comply with the <a href="#">Energy and Infrastructure Chapter</a>; and</li> <li>6. <a href="#">infrastructure</a> to be provided efficiently and integrated with existing or planned <a href="#">infrastructure</a>;</li> </ol>	Oppose in Part	Kāinga Ora considers that the clause (2) in particular is inconsistent with the provisions in the Energy, Infrastructure and Transport Chapter where they relate to Stormwater management. The Energy, Infrastructure and Transport Chapter implies that there is no capacity for increases in stormwater discharges to the Councils reticulated system, nor does the Council have firm plans on increasing its systems capacity. Furthermore, the s32 reports related to stormwater infrastructure contain limited information and evidence	While Kāinga Ora support the policy intent in principle, the information needed to implement the policy does not appear to be readily available. Kāinga Ora is also concerned that the policy (specifically clauses 2) is inconsistent with the stormwater chapter provisions.  The policy also needs to be amended so the intent is clear as clauses (1) and (4) are in conflict with each other.  SUB-P6 needs to be amended to ensure consistency with other chapter’s provisions.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<ol style="list-style-type: none"> <li>7. the consideration of multi-nodal transport links (including <a href="#">active transport</a> links) and connected transport networks that allow ease of movement to, from and within the area;</li> <li>8. sufficient legal and physical access to each <a href="#">allotment</a>; and</li> <li>9. requiring <a href="#">allotments</a> to have access to a <a href="#">water</a> supply suitable for firefighting.</li> </ol>		around the current or future capacity of the Council's stormwater infrastructure.	
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Policies – SUB- P9	<b>SUB-P9 Residential Subdivision</b> Require residential <a href="#">subdivision</a> to accord with the purpose, character and qualities of the zone, and maintain and enhance <a href="#">amenity values</a> , by ensuring: <ol style="list-style-type: none"> <li>1. the <a href="#">subdivision</a> design contributes to local character and sense of place; and</li> <li>2. natural features and <a href="#">waterbodies</a> are incorporated into the design; and</li> <li>3. <a href="#">earthworks</a> and <a href="#">land disturbance</a> is minimised by designing <a href="#">building</a> platforms that integrate into the natural landform; and</li> <li>4. open space and street planting are incorporated into the design of larger scale subdivisions; and</li> <li>5. streets are aligned with, and open spaces are designed to focus on, significant views or landmarks; and</li> <li>6. the <a href="#">subdivision</a> design maximises sunlight access, outlook and amenity including opportunities for future <a href="#">buildings</a> to maximise solar gain, reduce energy and <a href="#">water</a> consumption, and use renewable energy; and</li> <li>7. conflict between <a href="#">residential activities</a> and adjoining <a href="#">land</a> uses are minimised.</li> </ol>	Support	Kāinga Ora supports the policy as proposed.	Retain as notified
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Policies – SUB- P10	<b>SUB-P10 Safe, Connected and accessible neighbourhoods</b> Require residential <a href="#">subdivision</a> to ensure safe, connected and accessible neighbourhoods by: <ol style="list-style-type: none"> <li>1. minimising the proliferation of <a href="#">vehicle crossings</a> that could affect the safety of the transport network; and</li> <li>2. limiting cul-de-sacs unless there are legal, physical or topographical constraints that inhibit connections to other <a href="#">roads</a>; and</li> <li>3. providing a <a href="#">road</a> and access design that creates a safe and accessible <a href="#">environment</a> for pedestrians, cyclists, children, elderly and the disabled; and</li> <li>4. providing spaces that encourage social interaction and neighbourhood cohesion; and</li> <li>5. providing a variety of travel modes and connections to <a href="#">roads</a>, <a href="#">public transport</a>, nearby shops, schools, employment open spaces and other activities; and</li> <li>6. providing the passive surveillance of street, parks, walkways and public areas and by ensuring the principles of Crime Prevention Through Environmental Design are incorporated into the design.</li> </ol>	Support	Kāinga Ora supports the policy as proposed.	Retain as notified
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision –	<b>SUB-P11 Residential Intensification</b> Provide for consolidation of <a href="#">residential zones</a> outside of the Gleniti Low Density Residential Specific Control Areas and PREC1 - Old North General Residential Precinct by: <ol style="list-style-type: none"> <li>1. enabling a variety of <a href="#">residential units</a> within the constraints of the <a href="#">allotment</a> size anticipated by the zone;</li> </ol>	Oppose	Kāinga Ora consider that this policy should be deleted from the subdivision chapter, and sit in the residential zone Chapter. Kāinga Ora also seek that this policy in amended in a manner	Delete SUB-P11 and insert an amended policy in the Residential Zone chapter.  <b>SUB-P11 Residential Intensification</b> Provide for consolidation of residential zones outside of the Gleniti Low Density Residential Specific Control Areas and PREC1 – Old North General Residential Precinct by:

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Policies – SUB-P11	<ol style="list-style-type: none"> <li>2. not specifying a minimum <a href="#">allotment</a> size in the Medium Density Zone for joint <a href="#">subdivision</a> and land use applications to ensure flexibility and comprehensive consideration of applications; and</li> <li>3. providing for two household units per <a href="#">site</a> in the General residential zone and three per <a href="#">site</a> in the Medium Density Zone; and</li> <li>4. allowing non-compliance with minimum lot design standards for <a href="#">allotments</a> created around existing <a href="#">residential units</a>; and</li> <li>5. avoiding the creation of more than one large <a href="#">allotment</a> in the Medium density residential zone unless intensification is prevented by natural or physical <a href="#">site</a> constraints.</li> </ol>		consistent with the relief sought in the Residential Zone Chapter	<ol style="list-style-type: none"> <li>1. <del>enabling a variety of residential units within the constraints of the allotment size anticipated by the zone;</del></li> <li>2. <del>not specifying a minimum allotment size in the Medium Density Zone for joint subdivision and land use applications to ensure flexibility and comprehensive consideration of applications; and</del></li> <li>3. <del>providing for two household units per site in the General residential zone and three per site in the Medium Density Zone; and</del></li> <li>4. <del>allowing non-compliance with minimum lot design standards for allotments created around existing residential units; and</del></li> <li>5. <del>avoiding the creation of more than one large allotment in the Medium density residential zone unless intensification is prevented by natural or physical site constraints.</del></li> </ol>
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Policies – SUB-P12	<p><b>SUB-P12 Non-compliant lot size</b>  Avoid <a href="#">subdivision</a> in the General <a href="#">Residential Zones</a> that does not comply with the minimum lot design and parameters unless:</p> <ol style="list-style-type: none"> <li>1. the <a href="#">subdivision</a> design maintains residential character and amenity of the area; and</li> <li>2. it can be demonstrated that it is consistent with the character and qualities of development envisaged by General Residential Zone; and</li> <li>3. it does not individually or cumulatively affect the ability of the properties in the zone, specific control area or precinct to be developed or serviced now or in the future to the density anticipated in the zone, specific control area or precinct.</li> </ol>	Support in Part	<p>While Kāinga Ora recognises that the General Residential Zone seeks to provide for lower density development, the use of the term ‘avoid’ seems overly restrictive.</p> <p>Kāinga Ora is also seeking amendment to minimum lot sizes which may impact the terminology used in SUB-P12.</p>	<p>Amend SUB-P12 as follows:</p> <p><b>SUB-P12 Non-compliant lot size</b>  <del>Avoid</del><i>Provide for</i> <a href="#">subdivision</a> in the General Residential Zones that does not comply with the minimum lot design and parameters <u>where unless</u>:  ... </p>
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Rules – SUB-R3	<p><b>SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2</b>  <b>All Zones</b>  <b>Activity status: Restricted Discretionary</b></p> <p><b>Where</b>  <b>RDIS-1</b>  SUB-S2 – SUB-S7 are complied with; and</p> <p><b>RDIS-2</b>  SUB-S1 is complied with</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The location, size and design of allotments, building platforms, roads, accessways, right of ways, <a href="#">vehicle crossings</a>, open space, reserves, landscaping and connections to the surrounding area; and</li> <li>2. the ability to accommodate permitted and/or intended <a href="#">land</a> uses; and</li> <li>3. the compatibility with the purpose, character and qualities of the zone; and</li> <li>4. the response to the <a href="#">site</a>’s and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and</li> <li>5. the provision, location, design, specification, construction, connection and timing of <a href="#">infrastructure</a>, transport links, <a href="#">water sensitive design</a> measures and firefighting <a href="#">water</a> supply; and</li> <li>6. the extent to which <a href="#">infrastructure</a> has capacity to service the <a href="#">subdivision</a>; and</li> </ol>	Support in Part	<p>The drafting of the rule is unclear. As drafted, the rule reads that subdivision in accordance with SUB-S2-SUB-S7 is Restricted Discretionary, however if SUB-S2-SUB-S7 are not complied with, the activity is still Restricted Discretionary. If the intent is that only non-compliance with SUB-S1 is non-complying then RDIS-1 can be deleted. If this is not the case, the rule will need to be redrafted so the Councils intent is clear.</p>	<p>Amend SUB-R3 as follows:</p> <p><b>SUB-R3 Subdivision not listed in SUB-R1 and SUB-R2</b>  <b>All Zones</b>  <b>Activity status: Restricted Discretionary</b></p> <p><b>Where</b>  <del>RDIS-1</del>  <del>SUB-S2 – SUB-S7 are complied with; and</del></p> <p><b>RDIS-2</b>  SUB-S1 is complied with</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. ...</li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>7. legal and physical access arrangements; and</p> <p>8. the requirement for any consent notices, covenants, easements, esplanades or public access; and</p> <p>9. measures to avoid, remedy or mitigate adverse <i>effects</i>:</p> <ol style="list-style-type: none"> <li>of any <i>natural hazards</i> or other risks; and</li> <li>on any <i>sensitive environments, waterbodies</i>, ecosystems or notable trees; and</li> <li>on <i>infrastructure</i>; and</li> <li>on existing or permitted adjoining or adjacent <i>land</i> uses; and</li> </ol> <p>10. the ability of any existing activity on the <i>site</i> to comply with the District Plan and/or existing resource consent; and</p> <p>11. the suitability of any future development that would be enabled as a result of the <i>subdivision</i>; and</p> <p>12. whether it is appropriate that the <i>subdivision</i> prevents, hinders or limits the development of adjoining or adjacent <i>land</i>,</p> <p>13. measures to manage adverse <i>effects</i>.</p>			
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Standards – SUB-S1	<p><b>SUB-S1 Allotment sizes and dimensions</b></p> <p><b>1. General Residential Zone</b></p> <ol style="list-style-type: none"> <li><i>Allotments</i> must have a minimum <i>net site area</i> of 450m<sup>2</sup> in area; and</li> <li><i>allotments</i> must have a minimum dimension that can accommodate a circle with a 15m diameter, clear of any vehicle access, surface <i>water</i> body or boundary setback; and</li> <li>within the Gleniti Low Density Residential Specific Control Area, <i>allotments</i> must have a minimum <i>net site area</i> of 700m<sup>2</sup> in area; and</li> <li>within PREC1 - Old North General Residential Precinct, <i>allotments</i> must have a minimum <i>net site area</i> of 1,500m<sup>2</sup> in area.</li> </ol> <p>Except that:</p> <ol style="list-style-type: none"> <li>clauses 1 and 2 above do not apply to <i>allotments</i> created around an existing <i>residential unit</i>, in which case there is no minimum <i>net site area</i> or dimensions requirement.</li> </ol> <p><b>2. Medium Density Residential Zone</b></p> <ol style="list-style-type: none"> <li><i>Allotments</i> must have a minimum <i>net site area</i> of 300m<sup>2</sup> in area; and</li> <li>no more than one <i>allotment</i> that is more than 500 m<sup>2</sup> in <i>net site area</i>; and</li> <li><i>allotments</i> must have a dimensions that can accommodate a circle with a minimum 13m diameter, clear of any vehicle access, surface <i>water</i> body or boundary setback.</li> </ol> <p>Except that</p> <ol style="list-style-type: none"> <li>no minimum <i>net site area</i> or dimension applies to <i>allotments</i> created: <ol style="list-style-type: none"> <li>around existing <i>residential unit</i>; or</li> <li>a proposed <i>residential unit</i> is part of a combined land use and <i>subdivision</i> consent application.</li> </ol> </li> </ol>	Oppose in Part	<p>Kāinga Ora consider that a minimum shape factor in the Medium Density Residential Zone is more appropriate than a minimum allotment size.</p> <p>Kāinga Ora support clauses (1)(5) and (2)(4).</p> <p>Kāinga Ora seek that a new clause is added to (1) General Residential Zone.</p>	Amend SUB-S1 as follows:  <p><b>SUB-S1 Allotment sizes and dimensions</b></p> <p><b>1. General Residential Zone</b></p> <ol style="list-style-type: none"> <li><i>Allotments</i> must have a minimum <i>net site area</i> of 450m<sup>2</sup> in area; and</li> <li><i>allotments</i> must have a minimum dimension that can accommodate a circle with a 15m diameter, clear of any vehicle access, surface <i>water</i> body or boundary setback; and</li> <li>within the Gleniti Low Density Residential Specific Control Area, <i>allotments</i> must have a minimum <i>net site area</i> of 700m<sup>2</sup> in area; and</li> <li>within PREC1 - Old North General Residential Precinct, <i>allotments</i> must have a minimum <i>net site area</i> of 1,500m<sup>2</sup> in area.</li> </ol> <p>Except that:</p> <ol style="list-style-type: none"> <li>clauses 1 and 2 above do not apply to: <ol style="list-style-type: none"> <li><i>allotments</i> created around an existing residential unit, in which case there is no minimum <i>net site area</i> or dimensions requirement.</li> <li><i>a proposed residential unit is part of a combined land use and subdivision consent application.</i></li> </ol> </li> </ol> <p><b>2. Medium Density Residential Zone</b></p> <ol style="list-style-type: none"> <li><i>Allotments</i> must have a <i>shape factor</i> <del>minimum net site area</del> of <del>300m<sup>2</sup> in area</del> 8m x 15m; and</li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>2. no more than one allotment that is more than 500 m<sup>2</sup> in net site area; and</p> <p>3. allotments must have a dimensions that can accommodate a circle with a minimum 13m diameter, clear of any vehicle access, surface water body or boundary setback.</p> <p>Except that</p> <p>4. no minimum net site area or dimension applies to allotments created:</p> <p>a. around existing residential unit; or</p> <p>b. a proposed residential unit is part of a combined land use and subdivision consent application.</p>
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Rules – SUB- R(NEW-A)	N/A – no current rule proposed	N/A	SUB-R(NEW-A) Kāinga Ora seek a new permitted activity rule for subdivision in accordance with an existing land use consent.	Insert a new rule SUB-R(NEW-A) as follows:  <u><b>SUB-R(NEW-A)</b></u> <u><b>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent</b></u> <u><b>All Zones</b></u> <u><b>Activity status: Restricted Discretionary</b></u> <u><b>Where:</b></u> <u><b>RDIS-1</b></u> <u>Any subdivision relating to an approved land use consent must comply with that resource consent.</u>  <u><b>Matters for discretion:</b></u> <p>1. <u>the effect of the design and layout of the proposed sites created in relation to the approved land use consent.</u></p> <u><b>Notification:</b></u> <u>Any application arising from SUB-R(NEW-A) shall not be subject to public or limited notification and shall be processed on a non-notified basis.</u>
Part 2 – District-Wide Matters: Subdivision – SUB – Subdivision – Rules – SUB- R(NEW-B)	N/A – no current rule proposed	N/A	SUB-R(NEW-B) Kāinga Ora seek a new permitted activity rule for vacant lot subdivision where it can be demonstrated that the proposed lots are able to accommodate a residential unit that is of the size, scale and location that is anticipated for the zone.	Insert a new rule SUB-R(NEW-B) as follows:  <u><b>SUB-R(NEW-B)</b></u> <u><b>Subdivision around an approved development</b></u> <u><b>General Residential Zone</b></u> <u><b>Medium Density Residential Zone</b></u> <u><b>Activity status: Controlled</b></u> <u><b>Where:</b></u> <u><b>CON-1</b></u> <u>Vacant lot subdivision where it can be demonstrated that the proposed lots are able to accommodate a residential unit that is of the size, scale and location that is anticipated for the zone.</u>  <u><b>Matters of control are restricted to:</b></u>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<ol style="list-style-type: none"> <li>1. <u>The location, size and design of allotments, building platforms, roads, accessways, right of ways, vehicle crossings, open space, reserves, landscaping and connections to the surrounding area; and</u></li> <li>2. <u>the ability to accommodate permitted and/or intended land uses; and</u></li> <li>3. <u>the compatibility with the purpose, character and qualities of the zone; and</u></li> <li>4. <u>the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and</u></li> <li>5. <u>the provision, location, design, specification, construction, connection and timing of infrastructure, transport links, water sensitive design measures and firefighting water supply; and</u></li> <li>6. <u>the extent to which infrastructure has capacity to service the subdivision; and</u></li> <li>7. <u>legal and physical access arrangements; and</u></li> <li>8. <u>the requirement for any consent notices, covenants, easements, esplanades or public access; and</u></li> <li>9. <u>measures to avoid, remedy or mitigate adverse effects:</u> <ol style="list-style-type: none"> <li>a. <u>of any natural hazards or other risks; and</u></li> <li>b. <u>on any sensitive environments, waterbodies, ecosystems or notable trees; and</u></li> <li>c. <u>on infrastructure; and</u></li> <li>d. <u>on existing or permitted adjoining or adjacent land uses; and</u></li> </ol> </li> <li>10. <u>the ability of any existing activity on the site to comply with the District Plan and/or existing resource consent; and</u></li> <li>11. <u>the suitability of any future development that would be enabled as a result of the subdivision; and</u></li> <li>12. <u>whether it is appropriate that the subdivision prevents, hinders or limits the development of adjoining or adjacent land,</u></li> <li>13. <u>measures to manage adverse effects.</u></li> </ol> <p><b>Notification:</b>  <u>Any application arising from SUB-R(NEW-B) shall not be subject to public or limited notification and shall be processed on a non-notified basis.</u></p>
<b>Part 2 – District-Wide Matters: General District Wide Matters – EW – Earthworks</b>				
Part 2 – District-Wide Matters: General District Wide Matters – EW – Earthworks –	<b>EW-S3 Setbacks</b> <b>All Zones</b> <u>Earthworks</u> involving filling and/or excavation must not exceed 0.5m in depth or <u>height</u> within 1.5m of any <u>site</u> boundary.  <b>Matters of discretion are restricted to:</b>  1. <u>sedimentation and land instability effects; and</u>	Oppose	Kāinga Ora considers that the rule will place unnecessary consent requirements for relatively minor earthworks (e.g. foundations).	Delete EW-S3:  <del><b>EW-S3 Setbacks</b></del> <del><b>All Zones</b></del> <del>Earthworks involving filling and/or excavation must not exceed 0.5m in depth or height within 1.5m of any site boundary.</del>  <del><b>Matters of discretion are restricted to:</b></del>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Standards – EW-S3	2. <i>the impact on outlook and privacy.</i>			<del>1. sedimentation and land instability effects; and 2. the impact on outlook and privacy.</del>
<b>Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions</b>				
Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions – All Provisions/ Whole Chapter	Whole Chapter, all provisions	Oppose	In principle, Kāinga Ora supports and understands the need for Financial Contributions (FC) as a tool or mechanism to enable Council to take monetary contributions at the time of development to pay for (or mitigate) the additional effects/ demand of a development and that are not already programmed to be undertaken through Council’s Long-Term Plan (and are therefore already funded through rates). However, Kāinga Ora has a number of concerns as identified in the front section of this submission about the lack of clarity and certainty as to the costs of FC to developers. In Kāinga Ora’s view, there needs to be greater transparency about costs and how these will be calculated and proportioned, and greater clarity in how FC will be implemented.	Delete all provisions contained in the <i>Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions, including Appendix 7.</i>
Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions – Objectives – FC-O1	<b>FC-O1 Funding</b> <i>Timaru District’s <a href="#">infrastructure</a>, open space and recreation facilities are funded to meet the demands generated by <a href="#">subdivision</a>, land use and development and does not compromise the quality of service provided to existing users.</i>	Oppose	Kainga Ora supports the use of FC’s principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act.	Delete FC-O1 as notified and amended to ensure the purpose for which FC are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act.  <b>FC-O1 Funding</b> <del><i>Timaru District’s infrastructure, open space and recreation facilities are funded to meet the demands generated by subdivision, land use and development and does not compromise the quality of service provided to existing users.</i></del>
Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions –	<b>FC-O2 Adverse Environmental Effects</b> <i>Development contributes fairly and equitably towards the costs of offsetting or compensating adverse <a href="#">effects</a> on the <a href="#">environment</a> that are not practicable to avoid, remedy or mitigate.</i>	Oppose	Kainga Ora supports the use of FC’s principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act.	Delete FC-O2 as notified and amended to ensure the purpose for which FC are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act.  <b>FC-O2 Adverse Environmental Effects</b> <del><i>Development contributes fairly and equitably towards the costs of offsetting or compensating adverse effects on the environment that are not practicable to avoid, remedy or mitigate.</i></del>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Objectives – FC-O2				
Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions – Policies – FC-P1	<p><b>FC-P1 Taking of financial Contributions</b>  <i>Financial contributions shall be in the form of cash or <a href="#">land</a> or a combination of these and will be applied in a fair and equitable manner that:</i></p> <ol style="list-style-type: none"> <li>1. <i>is financially transparent;</i></li> <li>2. <i>is complementary to <a href="#">the Council's</a> other financial management policies;</i></li> <li>3. <i>takes into account any costs incurred in taking, holding and allocating the financial contributions;</i></li> <li>4. <i>is spent within a timely manner or in accordance with an <a href="#">infrastructure</a> development strategy;</i></li> <li>5. <i>is spent in the locality it was collected, unless it is needed to provide a broader community or district wide service.</i></li> </ol>	Oppose	Kainga Ora supports the use of FC's principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act.	<p>Delete FC-P1 as notified and amended to ensure the purpose for which FC are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act.</p> <p><b>FC-P1 Taking of financial Contributions</b>  <del>Financial contributions shall be in the form of cash or land or a combination of these and will be applied in a fair and equitable manner that:</del></p> <ol style="list-style-type: none"> <li><del>1. is financially transparent;</del></li> <li><del>2. is complementary to the Council's other financial management policies;</del></li> <li><del>3. takes into account any costs incurred in taking, holding and allocating the financial contributions;</del></li> <li><del>4. is spent within a timely manner or in accordance with an infrastructure development strategy;</del></li> <li><del>5. is spent in the locality it was collected, unless it is needed to provide a broader community or district wide service.</del></li> </ol>
Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions – Policies – FC-P2	<p><b>FC-P2 Financial contributions for infrastructure and facilities</b>  <i>Financial contributions will be used to meet the additional needs for public <a href="#">infrastructure</a> and facilities that arise from the activity and shall include financial contributions taken for:</i></p> <ol style="list-style-type: none"> <li>1. <i>roading;</i></li> <li>2. <i>streetscape improvements;</i></li> <li>3. <i>shared pathways, cycleways and walkways;</i></li> <li>4. <i>vehicle parking;</i></li> <li>5. <i>EV charging spaces;</i></li> <li>6. <i><a href="#">service lanes</a>;</i></li> <li>7. <i><a href="#">water</a> supply;</i></li> <li>8. <i><a href="#">wastewater</a>, including trade waste;</i></li> <li>9. <i><a href="#">stormwater</a>;</i></li> <li>10. <i>parks, reserves and open spaces;</i></li> <li>11. <i>recreation facilities;</i></li> <li>12. <i><a href="#">community facilities</a>;</i></li> <li>13. <i>planting of <a href="#">indigenous vegetation</a>.</i></li> </ol>	Oppose	<p>Kainga Ora supports the use of FC's principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act.</p> <p>Kāinga Ora also note there are potential inconsistencies with the stormwater neutrality provisions.</p>	<p>Delete FC-P2 as notified and amended to ensure the purpose for which FC are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act.</p> <p><b>FC-P2 Financial contributions for infrastructure and facilities</b>  <del>Financial contributions will be used to meet the additional needs for public infrastructure and facilities that arise from the activity and shall include financial contributions taken for:</del></p> <ol style="list-style-type: none"> <li><del>1. roading;</del></li> <li><del>2. streetscape improvements;</del></li> <li><del>3. shared pathways, cycleways and walkways;</del></li> <li><del>4. vehicle parking;</del></li> <li><del>5. EV charging spaces;</del></li> <li><del>6. service lanes;</del></li> <li><del>7. water supply;</del></li> <li><del>8. wastewater, including trade waste;</del></li> <li><del>9. stormwater;</del></li> <li><del>10. parks, reserves and open spaces;</del></li> <li><del>11. recreation facilities;</del></li> <li><del>12. community facilities;</del></li> <li><del>13. planting of indigenous vegetation.</del></li> </ol>
Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial	<p><b>FC-P3 Land Contributions</b>  <i>Where <a href="#">land</a> is provided by way of a financial contribution it shall be suitable for the intended use and the community to be served.</i></p>	Oppose	Kainga Ora supports the use of FC's principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act.	<p>Delete FC-P3 as notified and amended to ensure the purpose for which FC are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act.</p> <p><b>FC-P3 Land Contributions</b>  <del>Where land is provided by way of a financial contribution it shall be suitable for the intended use and the community to be served.</del></p>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Contributions – Policies – FC-P3				
Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions – Rules – FC-R1	<p><b>FC-R1 An additional residential unit or visitor accommodation activity not in a development area</b>  <b>All zones not in a Development Area</b>  <b>Activity status: Permitted</b></p> <p><b>Where:</b>  <b>PER-1</b>  A financial contribution has been paid for open space and recreation purposes in accordance with <a href="#">APP7 - Financial Contribution</a>.  <b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The amount of the financial contribution having regard to the following matters: <ol style="list-style-type: none"> <li>a. The purpose of the contribution and any matter in <a href="#">APP7 - Financial Contribution</a>.</li> <li>b. The extent to which the proposed development is a <a href="#">replacement</a> or modification of existing development on the <a href="#">site</a>, which was of a greater or similar intensity and scale.</li> <li>c. The extent to which the proposal will lead to the enhancement of the natural and physical <a href="#">environment</a> by: <ol style="list-style-type: none"> <li>i. protecting or enhancing amenities, habitats, ecosystems, landscape features, archaeological <a href="#">sites</a>, cultural values or heritage features.</li> <li>ii. mitigating, reducing or avoiding land use activity or <a href="#">subdivision</a> impacts on sensitive parts of the natural or physical <a href="#">environment</a>.</li> <li>iii. giving public access to esplanade areas, areas of <a href="#">indigenous vegetation</a> or habitats, heritage features or natural landscape features.</li> <li>iv. creating open spaces, <a href="#">landscaping</a>, recreation areas or facilities or amenity areas additional to those required by the District Plan.</li> </ol> </li> <li>d. The extent to which the developer is creating or retaining a natural or physical resource to be used for any of the purposes in (c) beyond that required to meet District Plan or other statutory requirements.</li> <li>e. The extent with which previous provision has been made for open space and recreation area purposes on an earlier development of the same <a href="#">land</a>.</li> <li>f. The extent to which the proposal will create a demand on open space and recreation areas.</li> </ol> </li> </ol>	Oppose	Kainga Ora supports the use of FC's principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act.	Delete FC-R1 as notified and amended to ensure the purpose for which FC are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p><del>f.—The extent to which the proposal will create a demand on open space and recreation areas.</del></p>
Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions – Rules – FC-R2	<p><b>FC-R2 New or additions to commercial buildings with an increase in floor area over 50m<sup>2</sup> or a new residential unit</b>  <b>All zones in a Development Area</b>  <b>Activity status: Controlled</b></p> <p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>1. The amount of the financial contribution having regard to the following matters: <ol style="list-style-type: none"> <li>a. The purpose of the contribution and any matter in <a href="#">APP7 - Financial Contribution</a>.</li> <li>b. The benefit that may accrue to other properties or the public as a result of the financial contribution.</li> <li>c. The extent to which the proposed development is a <a href="#">replacement</a> or modification of existing development on the <a href="#">site</a>, which was of a greater or similar intensity and scale.</li> <li>d. The extent to which the proposal will lead to the enhancement of the natural and physical <a href="#">environment</a> by: <ol style="list-style-type: none"> <li>i. protecting or enhancing amenities, habitats, ecosystems, landscape features, archaeological <a href="#">sites</a>, cultural values or heritage features.</li> <li>ii. mitigating, reducing or avoiding land use activity or <a href="#">subdivision</a> impacts on sensitive parts of the natural or physical <a href="#">environment</a>.</li> <li>iii. giving public access to esplanade areas, areas of <a href="#">indigenous vegetation</a> or habitats, heritage features or natural landscape features.</li> <li>iv. creating open spaces, <a href="#">landscaping</a>, recreation areas or facilities or amenity areas additional to those required by the District Plan.</li> </ol> </li> <li>e. The extent to which the developer is creating or retaining a natural or physical resource to be used for any of the purposes in (1.d) beyond that required to meet District Plan or other statutory requirements.</li> <li>f. The extent with which previous provision has been made for open space and recreation area purposes on an earlier development of the same <a href="#">land</a>.</li> <li>g. The extent to which the proposal will create a demand on open space and recreation areas and whether the amount of the contribution should be reduced accordingly.</li> </ol> </li> </ol> <p><b>Activity status when compliance not achieved: Not applicable</b></p>	Oppose	Kainga Ora supports the use of FC’s principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act.	Delete FC-R2 as notified and amended to ensure the purpose for which FC are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act. <p><del><b>FC-R2 New or additions to commercial buildings with an increase in floor area over 50m<sup>2</sup> or a new residential unit</b></del>  <del><b>All zones in a Development Area</b></del>  <del><b>Activity status: Controlled</b></del></p> <p><del>-</del></p> <p><del><b>Matters of Control</b></del></p> <ol style="list-style-type: none"> <li><del>1.—The amount of the financial contribution having regard to the following matters:</del> <ol style="list-style-type: none"> <li><del>a.—The purpose of the contribution and any matter in APP7—Financial Contribution.</del></li> <li><del>b.—The benefit that may accrue to other properties or the public as a result of the financial contribution.</del></li> <li><del>c.—The extent to which the proposed development is a replacement or modification of existing development on the site, which was of a greater or similar intensity and scale.</del></li> <li><del>d.—The extent to which the proposal will lead to the enhancement of the natural and physical environment by:</del> <ol style="list-style-type: none"> <li><del>i.—protecting or enhancing amenities, habitats, ecosystems, landscape features, archaeological sites, cultural values or heritage features.</del></li> <li><del>ii.—mitigating, reducing or avoiding land use activity or subdivision impacts on sensitive parts of the natural or physical environment.</del></li> <li><del>iii.—giving public access to esplanade areas, areas of indigenous vegetation or habitats, heritage features or natural landscape features.</del></li> <li><del>iv.—creating open spaces, landscaping, recreation areas or facilities or amenity areas additional to those required by the District Plan.</del></li> </ol> </li> <li><del>e.—The extent to which the developer is creating or retaining a natural or physical resource to be used for any of the purposes in (1.d) beyond that required to meet District Plan or other statutory requirements.</del></li> <li><del>f.—The extent with which previous provision has been made for open space and recreation area purposes on an earlier development of the same land.</del></li> <li><del>g.—The extent to which the proposal will create a demand on open space and recreation areas and whether the amount of the contribution should be reduced accordingly.</del></li> </ol> </li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<del>Activity status when compliance not achieved: Not applicable</del>
Part 2 – District-Wide Matters: General District Wide Matters – FC – Financial Contributions – Rules – FC-R3	<p><b>FC-R3 Subdivision</b>  <b>All zones</b>  <b>Activity status: Controlled</b></p> <p><b>Matters of Control:</b></p> <ol style="list-style-type: none"> <li>1. The amount of the financial contribution having regard to the following matters: <ol style="list-style-type: none"> <li>a. The purpose of the contribution and any matter in <a href="#">APP7 - Financial Contribution</a>;</li> <li>b. The benefit that may accrue to other properties or the public as a result of the financial contribution;</li> <li>c. The extent to which the proposed development is a <a href="#">replacement</a> or modification of existing development on the <a href="#">site</a>, which was of a greater or similar intensity and scale;</li> <li>d. The extent to which the proposal will lead to the enhancement of the natural and physical <a href="#">environment</a> by: <ol style="list-style-type: none"> <li>i. protecting or enhancing amenities, habitats, ecosystems, landscape features, archaeological <a href="#">sites</a>, cultural values or heritage features;</li> <li>ii. mitigating, reducing or avoiding land use activity or <a href="#">subdivision</a> impacts on sensitive parts of the natural or physical <a href="#">environment</a>;</li> <li>iii. giving public access to esplanade areas, areas of <a href="#">indigenous vegetation</a> or habitats, heritage features or natural landscape features;</li> <li>iv. creating open spaces, <a href="#">landscaping</a>, recreation areas or facilities or amenity areas additional to those required by the District Plan;</li> </ol> </li> <li>e. The extent to which the developer is creating or retaining a natural or physical resource to be used for any of the purposes in (1.d) beyond that required to meet District Plan or other statutory requirements;</li> <li>f. The extent with which previous provision has been made for open space and recreation area purposes on an earlier development of the same <a href="#">land</a>;</li> <li>g. The extent to which the proposal will create a demand on open space and recreation areas and whether the amount of the contribution should be reduced accordingly.</li> </ol> </li> </ol> <p><b>Activity status when compliance not achieved: Not applicable</b></p>	Oppose	Kainga Ora supports the use of FC's principle, the notified FC provisions do not adequately and clearly specify the purpose for which FC are required, as required by s77E of the Amendment Act.	Delete FC-R3 as notified and amended to ensure the purpose for which FC are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act. <p><del><b>FC-R3 Subdivision</b></del>  <del><b>All zones</b></del>  <del><b>Activity status: Controlled</b></del>  -  <del><b>Matters of Control:</b></del></p> <del> <ol style="list-style-type: none"> <li>1. The amount of the financial contribution having regard to the following matters: <ol style="list-style-type: none"> <li>a. The purpose of the contribution and any matter in <a href="#">APP7 - Financial Contribution</a>;</li> <li>b. The benefit that may accrue to other properties or the public as a result of the financial contribution;</li> <li>c. The extent to which the proposed development is a replacement or modification of existing development on the <a href="#">site</a>, which was of a greater or similar intensity and scale;</li> <li>d. The extent to which the proposal will lead to the enhancement of the natural and physical environment by: <ol style="list-style-type: none"> <li>i. protecting or enhancing amenities, habitats, ecosystems, landscape features, archaeological sites, cultural values or heritage features;</li> <li>ii. mitigating, reducing or avoiding land use activity or subdivision impacts on sensitive parts of the natural or physical environment;</li> <li>iii. giving public access to esplanade areas, areas of indigenous vegetation or habitats, heritage features or natural landscape features;</li> <li>iv. creating open spaces, landscaping, recreation areas or facilities or amenity areas additional to those required by the District Plan;</li> </ol> </li> <li>e. The extent to which the developer is creating or retaining a natural or physical resource to be used for any of the purposes in (1.d) beyond that required to meet District Plan or other statutory requirements;</li> <li>f. The extent with which previous provision has been made for open space and recreation area purposes on an earlier development of the same land;</li> <li>g. The extent to which the proposal will create a demand on open space and recreation areas and whether the amount of the contribution should be reduced accordingly.</li> </ol> </li> </ol> </del> <p><del>Activity status when compliance not achieved: Not applicable</del></p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Part 2 – District-Wide Matters: General District Wide Matters –NOISE – Noise</b>				
Part 2 – District-Wide Matters: General District Wide Matters – NOISE – Noise – Policies – NOISE-P5	<p><b>NOISE-P5 Reverse Sensitivity</b>  Require <i>noise sensitive activities</i> located in higher <i>noise environments</i> to be located and designed so as to minimise adverse <i>effects</i> on the <i>amenity values</i> and health and safety of occupants and minimise sleep disturbance from <i>noise</i>, while taking into account:</p> <ol style="list-style-type: none"> <li>the type of <i>noise</i> generating activity; and</li> <li>other <i>noise</i> sources in the area; and</li> <li>the nature and occupancy of the <i>noise sensitive activity</i>; and</li> <li>mitigation measures, including acoustic insulation, screening and topography.</li> </ol> <p>For the purpose of this Policy, higher <i>noise environments</i> include:</p> <ol style="list-style-type: none"> <li><i>Commercial and Mixed Use Zones</i>; and</li> <li><i>Residential zones</i> in close proximity to any General industrial zone and areas within the Port <i>Noise</i> Outer Control Boundary and within that part of the Medium Density Residential Zone and City Centre Zone located within the Port <i>Noise</i> Inner Control Boundary; and</li> <li>locations in close proximity to a <i>State Highway</i> or the <i>railway line</i>.</li> </ol>	Support	Kāinga Ora supports this policy as it focuses on managing adverse effects.	Retain as notified
Part 2 – District-Wide Matters: General District Wide Matters – NOISE – Noise – Policies – NOISE-P7	<p><b>NOISE-P7 Noise sensitive activities within noise control boundaries</b>  Within the Airport Noise Control Boundary Overlay, Port <i>Noise</i> Inner Control Boundary Overlay (excluding areas within the City Centre Zone and Medium Density Residential Zone) and the Raceway Noise Control Boundary Overlay, avoid:</p> <ol style="list-style-type: none"> <li><i>subdivision</i>, unless it will not facilitate the establishment of additional <i>noise sensitive activities</i>; and</li> <li><i>noise sensitive activities</i>, unless <i>noise</i> mitigation measures are implemented that avoid sleep disturbance and minimise other adverse <i>effects</i> on the <i>amenity values</i> of occupants.</li> </ol>	Oppose	<p>Kāinga Ora opposes this policy as it is an ‘avoid’ policy which sends a very strong policy signal that specific activities are not to occur within the noise sensitive overlays. The drafting of the policy is also confusing given the various exclusions/ exceptions.</p> <p>It is Kāinga Ora’s position that the policy should be redrafted to focus on managing the effects of noise.</p>	<p>Amend NOISE-P7 as follows:</p> <p><b><i>NOISE-P7 Noise sensitive activities within noise control boundaries</i></b>  <del><i>Within the Airport Noise Control Boundary Overlay, Port Noise Inner Control Boundary Overlay (excluding areas within the City Centre Zone and Medium Density Residential Zone) and the Raceway Noise Control Boundary Overlay, avoid Manage subdivision and the establishment of noise sensitive activities to minimise adverse effects on the amenity values of occupants.:</i></del></p> <ol style="list-style-type: none"> <li><del><i>subdivision, unless it will not facilitate the establishment of additional noise sensitive activities; and</i></del></li> <li><del><i>noise sensitive activities, unless noise mitigation measures are implemented that avoid sleep disturbance and minimise other adverse effects on the amenity values of occupants.</i></del></li> </ol>
Part 2 – District-Wide Matters: General District Wide Matters – NOISE – Noise – Rules – Noise-R9	<p><b>NOISE-R9 Any new building for use by a noise sensitive activity and alternations to existing buildings for use by a noise sensitive activity (not listed in NOISE-R12)</b></p> <p><del><i>Any site within 40m of a State Highway with a posted speed limit of 50 km/hr or less</i></del>  <del><i>Any site within 80m of a State Highway with a posted speed limit greater than 50 km/hr</i></del>  <del><i>Any site within 40m of the railway line</i></del>  Neighbourhood Centre Zone  Local Centre Zone  Large Format Retail Zone  Mixed Use Zone  Town Centre Zone  City Centre Zone</p>	Oppose	While Kāinga Ora recognise that noise generating activities can have adverse effects on amenity, it is considered that the rule as drafted is broad and may unnecessarily restrict activities where effects can be appropriately managed.	<p>Delete distances for railway lines and state highways in NOISE-R9 and replace with a provision that only applies where there will be adverse effects on Noise sensitive Activities as follows:</p> <p><del><b><i>NOISE-R9 Any new building for use by a noise sensitive activity and alternations to existing buildings for use by a noise sensitive activity (not listed in NOISE R12)</i></b></del></p> <p><del><b><i>Any site within 40m of a State Highway with a posted speed limit of 50 km/hr or less</i></b></del>  <del><b><i>Any site within 80m of a State Highway with a posted speed limit greater than 50 km/hr</i></b></del>  <del><b><i>Any site within 40m of the railway line</i></b></del>  Neighbourhood Centre Zone</p>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p><b>General Residential zone within 20m of the boundary with an Industrial zone</b>  <b>Medium Residential zone within 20m of the boundary with an Industrial zone</b>  <b>Outer Control boundary of the Port <a href="#">Noise</a> Control Overlay</b></p> <p><b>Activity Status: Permitted</b></p> <p><b>Where:</b>  <b>PER-1</b>  The <a href="#">building</a> is acoustically insulated and ventilated in accordance with:</p> <ol style="list-style-type: none"> <li>1. <a href="#">NOISE-S3</a> and <a href="#">NOISE-S4</a>; and</li> <li>2. the acoustic insulation must be assessed in accordance with ISO 717-1:2020 Acoustics — Rating of sound insulation in <a href="#">buildings</a> and of <a href="#">building</a> elements — Part 1: Airborne sound insulation; or</li> </ol> <p><b>PER-2</b>  An acoustic design certificate signed by a suitably qualified acoustic engineer demonstrates either:</p> <ol style="list-style-type: none"> <li>a. the level of <a href="#">noise</a> incident on the most exposed part of the exterior of any habitable room can be shown under a reasonable maximum use scenario to not exceed the following <a href="#">noise</a> limits at all points 1.5m above <a href="#">ground level</a>, and any part of the floor levels above ground: <ol style="list-style-type: none"> <li>i. less than 55 dB <math>L_{Aeq(1h)}</math> for rail <a href="#">noise</a>; or</li> <li>ii. Less than 57 dB <math>L_{Aeq(1h)}</math> for <a href="#">road noise</a>; or</li> <li>iii. Less than 57 dB <math>L_{Aeq}(1 hr)</math> for port <a href="#">noise</a>; or</li> </ol> </li> <li>b. the <a href="#">building</a> is at least 20 metres from all <a href="#">roads</a> subject to the standard and/or the <a href="#">railway line</a> and there is a solid <a href="#">building</a>, <a href="#">fence</a>, wall or landform that completely blocks the line-of-sight from all parts of all windows and doors to all parts of any <a href="#">road</a> surface subject to the standard, or all points above 3.8 metres for railway track.</li> </ol> <p>Note: This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</p>			<p><b>Local Centre Zone</b>  <b>Large Format Retail Zone</b>  <b>Mixed Use Zone</b>  <b>Town Centre Zone</b>  <b>City Centre Zone</b>  <b>General Residential zone within 20m of the boundary with an Industrial zone</b>  <b>Medium Residential zone within 20m of the boundary with an Industrial zone</b>  <b>Outer Control boundary of the Port Noise Control Overlay</b></p> <p><b>Activity Status: Permitted</b></p> <p><b>Where:</b>  <b>PER-1</b>  The building is acoustically insulated and ventilated in accordance with:</p> <ol style="list-style-type: none"> <li>3. <a href="#">NOISE-S3</a> and <a href="#">NOISE-S4</a>; and</li> <li>4. the acoustic insulation must be assessed in accordance with ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation; or</li> </ol> <p><b>PER-2</b>  An acoustic design certificate signed by a suitably qualified acoustic engineer demonstrates either:</p> <ol style="list-style-type: none"> <li>c. the level of noise incident on the most exposed part of the exterior of any habitable room can be shown under a reasonable maximum use scenario to not exceed the following noise limits at all points 1.5m above ground level, and any part of the floor levels above ground: <ol style="list-style-type: none"> <li>i. less than 55 dB <math>L_{Aeq(1h)}</math> for rail noise; or</li> <li>ii. Less than 57 dB <math>L_{Aeq(1h)}</math> for road noise; or</li> <li>iii. Less than 57 dB <math>L_{Aeq}(1 hr)</math> for port noise; or</li> </ol> </li> <li>d. the building is at least 20 metres from all roads subject to the standard and/or the railway line and there is a solid building, fence, wall or landform that completely blocks the line-of-sight from all parts of all windows and doors to all parts of any road surface subject to the standard, or all points above 3.8 metres for railway track.</li> </ol> <p>Note: This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</p>
Part 2 – District-Wide Matters: General District Wide Matters – NOISE – Noise	<b>S3 – Acoustic Installation</b> <b>(1) Within 40m of a State Highway with a posted speed limit of 50 km/hr or less</b> <b>Within 80m of a State Highway with a posted speed limit greater than 50 km/hr</b> <b>Within 40m of a railway line</b> <b>Large Format Retail Zone</b> <b>Town Centre Zone</b> <b>City Centre Zone</b>	Oppose in Part	While Kāinga Ora recognise that noise generating activities can have adverse effects on amenity, it is considered that the rule as drafted is broad and may unnecessarily restrict activities where effects can be appropriately managed.	Delete distances for railway lines and state highways in NOISE-S3 and replace with a provision that only applies where there will be adverse effects on Noise sensitive Activities as follows:  <b>S3 – Acoustic Installation</b> <b>(1) <del>Within 40m of a State Highway with a posted speed limit of 50 km/hr or less</del></b>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<p>– Standards – Noise-S3</p>	<p>1. Any <a href="#">habitable room</a> in a new <a href="#">building</a> used for a <a href="#">noise sensitive activity</a>, or an alteration to an existing <a href="#">building</a> that changes its use to a <a href="#">noise sensitive activity</a>, must be designed, constructed and maintained to achieve a minimum external to internal <a href="#">noise</a> reduction for <a href="#">habitable rooms</a> of not less than 35 dB <math>D_{tr,2m,nT,w} + C_{tr}</math>.</p> <p>2. Compliance with this standard must be achieved by ensuring <a href="#">habitable rooms</a> are designed and constructed in a manner that accords with:</p> <ol style="list-style-type: none"> <li><a href="#">Table 25 – Minimum construction requirements for external building elements of habitable rooms to achieve an advanced level of acoustic insulation</a>; or</li> <li>an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed will achieve compliance with this standard.</li> </ol> <p>Note: This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li><a href="#">effects</a> on the ability of existing or permitted activities to operate or establish without undue constraint; and</li> <li>any legal instrument proposed; and</li> <li>mitigation of <a href="#">noise</a> achieved through other means; and</li> <li>the amenity of present and future residents of the <a href="#">site</a>.</li> </ol> <p><b>(2) General Residential zone within 20m of the boundary with an Industrial zone Medium Residential Zone within 20m of the boundary with an Industrial zone Neighbourhood Centre Zone Local Centre Zone Mixed Use Zone All zones within the Outer Control boundary of the Port <a href="#">Noise Control Overlay</a></b></p> <p>1. Any <a href="#">habitable room</a> in a new <a href="#">building</a> used for a <a href="#">noise sensitive activity</a>, or an alteration to an existing <a href="#">building</a> that changes its use to a <a href="#">noise sensitive activity</a>, must be designed, constructed and maintained to achieve a minimum external to internal <a href="#">noise</a> reduction for <a href="#">habitable rooms</a> of not less than 30 dB <math>D_{tr,2m,nT,w} + C_{tr}</math>.</p> <p>2. Compliance with this standard must be achieved by ensuring <a href="#">habitable rooms</a> are designed and constructed in a manner that accords with:</p> <ol style="list-style-type: none"> <li><a href="#">Table 26 – Minimum construction requirements for external building elements of habitable rooms to achieve a moderate level of acoustic insulation</a>; or</li> <li>an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed will achieve compliance with this standard.</li> </ol>			<p><del>Within 80m of a State Highway with a posted speed limit greater than 50 km/hr</del>  <del>Within 40m of a railway line</del>  <b>Large Format Retail Zone</b>  <b>Town Centre Zone</b>  <b>City Centre Zone</b></p> <p>1. Any habitable room in a new building used for a noise sensitive activity, or an alteration to an existing building that changes its use to a noise sensitive activity, must be designed, constructed and maintained to achieve a minimum external to internal noise reduction for habitable rooms of not less than 35 dB <math>D_{tr,2m,nT,w} + C_{tr}</math>.</p> <p>2. Compliance with this standard must be achieved by ensuring habitable rooms are designed and constructed in a manner that accords with:</p> <ol style="list-style-type: none"> <li>Table 25 – Minimum construction requirements for external building elements of habitable rooms to achieve an advanced level of acoustic insulation; or</li> <li>an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed will achieve compliance with this standard.</li> </ol> <p>Note: This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>effects on the ability of existing or permitted activities to operate or establish without undue constraint; and</li> <li>any legal instrument proposed; and</li> <li>mitigation of noise achieved through other means; and</li> <li>the amenity of present and future residents of the site.</li> </ol> <p><b>(2) General Residential zone within 20m of the boundary with an Industrial zone Medium Residential Zone within 20m of the boundary with an Industrial zone Neighbourhood Centre Zone Local Centre Zone Mixed Use Zone All zones within the Outer Control boundary of the Port Noise Control Overlay</b></p> <p>1. Any habitable room in a new building used for a noise sensitive activity, or an alteration to an existing building that changes its use to a noise sensitive activity, must be designed, constructed and maintained to achieve a minimum external to internal noise reduction for habitable rooms of not less than 30 dB <math>D_{tr,2m,nT,w} + C_{tr}</math>.</p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>Note: This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <a href="#">effects</a> on the ability of existing or permitted activities to operate or establish without undue constraint; and</li> <li>2. any legal instrument proposed; and</li> <li>3. mitigation of <a href="#">noise</a> achieved through other means; and</li> <li>4. the amenity of present and future residents of the <a href="#">site</a>.</li> </ol>			<ol style="list-style-type: none"> <li>2. Compliance with this standard must be achieved by ensuring habitable rooms are designed and constructed in a manner that accords with: <ol style="list-style-type: none"> <li>a. Table 26 – Minimum construction requirements for external building elements of habitable rooms to achieve a moderate level of acoustic insulation; or</li> <li>b. an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design proposed will achieve compliance with this standard.</li> </ol> </li> </ol> <p>Note: This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. effects on the ability of existing or permitted activities to operate or establish without undue constraint; and</li> <li>2. any legal instrument proposed; and</li> <li>3. mitigation of noise achieved through other means; and</li> <li>4. the amenity of present and future residents of the site.</li> </ol>
<b>Part 2 – District-Wide Matters: General District Wide Matters –RELO – Relocated Buildings and Shipping Containers</b>				
Part 2 – District-Wide Matters: General District Wide Matters –RELO – Relocated Buildings and Shipping Containers – Rules – RELO-R(NEW)	N/A – no current rule proposed	N/A	It is Kāinga Ora’s view that residential buildings designed to be relocated (i.e. constructed to standard off-site for the purpose of being moved to a site for use) should be a permitted activity, provided build form standards are met.	<p>Insert new rule as follows:</p> <p><b><u>RELO-R(NEW) Placement of a relocated building</u></b>  <b><u>All Residential Zones</u></b>  <b><u>Activity Status: Permitted</u></b></p> <p><b><u>Where:</u></b>  <b><u>PER-1</u></b>  <u>The permitted activity standards Height, Height in relation to boundary, Road setback and coverage for the Relevant Zone (GRZ or MRZ where relevant) are met.</u></p>
<b>PART 3 – Area-Specific Matters: Zones – Residential Zones:</b>				
<b>General Residential Zone</b>				
Objectives GRZ-01	<b>Objective GRZ-01: The purpose of the General Residential Zone</b> The General Residential Zone primarily provides for residential activities, a mix of housing types, along with other complimentary activities that support the wellbeing of residents.	Support in part	Support the intent of the Objective, to predominantly enable residential activities within the Zone, whilst also enabling other activities to establish where appropriate. However minor amendments are suggested to reinforce the primary purpose of the Zone, being a residential environment.	<p>Seek amendments to the Objective as follows:</p> <p>The General Residential Zone primarily provides for residential activities, <u>via</u> a mix of housing types, <del>whilst enabling along with</del> other complimentary activities <u>to establish within the Zone where appropriate</u>, that support the wellbeing of residents.</p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Objectives GRZ-02	<p><b>Objective GRZ-02: Character and qualities of the General Residential Zone</b>  <i>The character and qualities of the General Residential Zone comprise:</i></p> <ol style="list-style-type: none"> <li>1. a low to moderate building site coverage; and</li> <li>2. a built form of single and two-storey attached or detached buildings; and</li> <li>3. ample space around buildings; and</li> <li>4. provision for on-site outdoor living areas; and</li> <li>5. sites that incorporate plantings; and</li> <li>6. a good level of sunlight access; and</li> <li>7. a good level of privacy between properties.</li> </ol>	Oppose in part	Oppose parts of the objective, which seek to retain a lower density residential character of the planned built form. Some matters, for example space around buildings, can be assessed on a case by case scenario and the provision of outdoor space on residential sites, may limit the achievable residential yield in some cases, where houses are severely needed. In addition, Kāinga Ora seeks to enable sites with greater density across General and Medium Density Zones, by enabling multiple units on sites, in order to address a shortage in housing supply. Amendments sought.	Seek amendments to the Objective as follows:  <i>The character and qualities of the General Residential Zone comprise:</i> <ol style="list-style-type: none"> <li>1. a low to moderate building site coverage; and</li> <li>2. a built form of single and two-storeys attached or detached buildings; and</li> <li>3. <del>a mix of housing typologies;</del></li> <li>4. <del>a sufficient level of landscaping and outdoor living space around buildings-ample space around buildings; and</del></li> <li>5. <del>provision for on-site outdoor living areas; and</del></li> <li>6. sites that incorporate plantings; and</li> <li>7. a good level of sunlight access; and</li> <li>7. a good level of privacy between properties.</li> </ol>
Policies GRZ-P1	<p><b>Policy GRZ-P1: Residential Activities</b>  <i>Enable residential activities and a wide range of residential unit types and sizes where:</i></p> <ol style="list-style-type: none"> <li>1. they are compatible with the character and qualities of the General Residential Zone; and</li> <li>2. outdoor living areas: <ol style="list-style-type: none"> <li>a. are directly assessable from the residential unit and have access to sunlight; and</li> <li>b. provide ample opportunity for outdoor living, tree and garden planting; and</li> </ol> </li> <li>3. residential units and accessory buildings are located to: <ol style="list-style-type: none"> <li>a. take advantage of sunlight; and</li> <li>b. ensure the shading and privacy of adjoining sites is not unreasonably compromised; and</li> </ol> </li> <li>4. ample open space is provided around buildings that maintains the character and qualities of the zone.</li> </ol>	Support in part	Support the policy where it seeks to enable a wide range of residential unit types within the Zone. However, changes are sought to enable better practicality through development to achieve greater residential density opportunity, while also providing for important values for sites and neighbours, such as landscaping and sunlight access, to protect the amenity of the Zone.	Seek amendments to the Policy as follows:  <i>Enable residential activities and a wide range of residential unit types and sizes where:</i> <ol style="list-style-type: none"> <li>1. they are compatible with the character and qualities of the General Residential Zone; and</li> <li>2. outdoor living areas: <ol style="list-style-type: none"> <li>a. are directly assessable from the residential unit and have access to sunlight; and</li> <li>b. <del>provide ample opportunity for outdoor living, tree and garden planting; and</del></li> </ol> </li> <li>3. residential units and accessory buildings are located to: <ol style="list-style-type: none"> <li>a. take advantage of sunlight; and</li> <li>b. ensure the shading and privacy of adjoining sites is not unreasonably compromised; and</li> </ol> </li> <li>4. ample <del>open space landscaping and planting</del> is provided around buildings <del>to provide residential and streetscape amenity, and privacy to neighbouring dwellings that maintains the character and qualities of the zone.</del></li> </ol>
Policies GRZ-P2	<p><b>Policy GRZ-P2: Appropriate non-residential activities</b>  <i>Enable home business, small-scale non-residential activities where:</i></p> <ol style="list-style-type: none"> <li>1. they are compatible with the character and qualities of the surrounding area; and</li> <li>2. any home-based business is ancillary to a residential activity; and</li> <li>3. they do not result in adverse effects on the amenity values of adjoining sites arising from the movement of people and vehicles associated with the activity that cannot be mitigated; and</li> <li>4. the hours of operation are compatible with residential amenity.</li> </ol>	Support	Support the policy as notified.	Retain as notified.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Policies GRZ-P3	<p><b>Policy GRZ-P3: Retirement Villages</b>  Recognise the benefits of, and provide for retirement villages, where:</p> <ol style="list-style-type: none"> <li>the scale, form and design of the village maintains the character, qualities and amenity values of the surrounding area; and</li> <li>on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the village; and</li> <li>suitable and safe internal access is provided for emergency services.</li> </ol>	Support in part	Support the policy and recognise the importance of such facilities within the District. However, retirement villages are large-scale activities and require careful consideration so they don't detract from the intended planned built form of the Zone. Kāinga Ora seek amendments to ensure retirement villages are appropriately designed and development to reflect the primary purpose of the Zone is for residential activities and enjoyment.	<p>Seek amendments to the Policy as follows:</p> <p>Recognise <del>the benefits of,</del> and provide for retirement villages, where:</p> <ol style="list-style-type: none"> <li>the scale, form and design of the village maintains the <u>planned</u> character, qualities and amenity values of the surrounding area; and</li> <li>on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the village; and</li> <li>suitable and safe internal access is provided for emergency services; <u>and</u></li> <li><u>the facilities are designed and developed to protect the amenity, privacy and general enjoyment of neighbouring residential activities.</u></li> </ol>
Policies GRZ-P4	<p><b>Policy GRZ-P4: Other non-residential activities and buildings</b>  Only allow other non-residential activities and buildings where:</p> <ol style="list-style-type: none"> <li>they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and</li> <li>any adverse effects on the residential amenity values are avoided or minimised; and</li> <li>they maintain the anticipated character, qualities and purpose of the General Residential Zone.</li> </ol>	Support	Support the policy, recognising the importance and benefit small-scale non-residential activities can play in the residential zone, while ensuring they avoid, remedy and mitigate adverse effects on surrounding residential activities.	Retain as notified.
Policies GRZ-P5	<p><b>Policy GRZ-P5: Incompatible activities</b>  Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General Residential Zone, unless:</p> <ol style="list-style-type: none"> <li>the activity is such a small scale that it will not have any adverse effects on residential amenity; or</li> <li>the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or</li> <li>GRZ-P4 is complied with.</li> </ol>	Support in part	Kāinga Ora support the intent of the policy as notified. However, it seeks amendments to enable greater flexibility in the assessment of non-residential activities in the Zone, where they are likely to have more notable effects on both the purpose of the Zone, and on new or existing residential activities.	<p>Seek amendments to the Policy as follows:</p> <p>Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General Residential Zone, <del>unless:</del></p> <ol style="list-style-type: none"> <li><del>the activity is such a small scale that it will not have any adverse effects on residential amenity; or</del></li> <li><del>the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or</del></li> <li><del>GRZ-P4 is complied with.</del></li> </ol>
Rule GRZ-R1	<p><b>Rule GRZ-R1: Residential activity (not including buildings and not otherwise listed in this chapter)</b>  Activity status: Permitted  Where:  PER-1  GRZ-S8, GRZ-S9 and GRZ-S10 are complied with.</p>	Support	Support the rule as notified.	Retain as notified.
Rule GRZ-R2	<p><b>Rule GRZ-R2: Residential unit</b>  Activity status: Permitted  Where:  PER-1  There are no more than two residential units per site; and</p> <p>PER-2  All the Standards of this chapter are complied with.</p>	Support in part	Kāinga Ora support the rule as notified and the permitted provision of up to two dwellings per site in the General Residential Zone.	Retain as notified.



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Rule GRZ-R6	<p><b>Rule GRZ-R6: Supported residential care</b>  Activity status: Permitted  Where:  PER-1  The supported residential care activity is within an existing residential unit; and</p> <p>PER-2  The maximum occupancy does not exceed six residents.</p>	Oppose in part	<p>Kāinga Ora support the provision of providing for supported residential care within the General Residential Zone as a permitted activity. However, these are sensitive activities and best practice for these facilities is to remain as anonymous as possible, due to the nature of emergency accommodation they typically provide. These facilities need to remain discrete in order to protect their residents they cater to. Therefore, Kāinga Ora seek to increase the maximum occupancy from six to ten persons, to enable these facilities to house more people in desperate need if required and not have to proceed to a resource consent application in order to obtain approval.</p>	<p>Seek amendments to the rule as follows:</p> <p><b>Supported residential care</b>  Activity status: Permitted  Where:  PER-1  The supported residential care activity is within an existing residential unit; and</p> <p>PER-2  The maximum occupancy does not exceed <del>six</del> <b>ten</b> residents <u>other than staff members who don't typically reside onsite.</u></p>
Rule GRZ-R9	<p><b>Rule GRZ-R9: Buildings and structures (excluding fences)</b>  Activity status: Permitted  Where:  PER-1  The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2  All the Standards of this chapter are complied with.</p>	Support in part	<p>Support the rule, with a minor amendment for clarity.</p>	<p>Seek amendments to the rule as follows:</p> <p><b>Buildings and structures (excluding fences) other than</b>  Activity status: Permitted  Where:  PER-1  The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2  All the <u>applicable</u> Standards of this chapter are complied with.</p>
Rule GRZ-R10	<p><b>Rule GRZ-R10: Fences</b>  Activity status: Permitted  Where:  PER-1  Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> <li>no higher than 1m above ground level; or</li> <li>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</li> </ol> <p>PER-2  Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p>	Support in part	<p>Support the rule with amendments to provide for fences at 1.2m in height and with no permeability along public reserves, walkways or cycleways as a permitted activity. This is to maintain a reasonably level privacy to neighbouring residential units, while also allowing for adequate passive surveillance of public spaces.</p>	<p>Seek amendments to the rule as follows:</p> <p><b>Fences</b>  Activity status: Permitted  Where:  PER-1  Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> <li>no higher than <u>1.2m</u> above ground level; or</li> <li>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</li> </ol> <p>PER-2  Any fence within 2m of a site's boundary, other than road boundary, or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Rule GRZ-R11	<p><b>Rule GRZ-R11: Retirement villages</b>  <i>Activity status: Controlled</i>  Where:  PER-1  GRZ-S1, GRZ-S2, GRZ-S4, 25584, GRZ-S5 and GRZ-S9 are complied with.</p> <p><i>Matters of control are limited to:</i></p> <ol style="list-style-type: none"> <li>1. the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and</li> <li>2. any adverse effects on the character, qualities and amenity values of the surrounding area; and</li> <li>3. on-site amenity for residents; and</li> <li>4. the ability of infrastructure to service the development.</li> </ol> <p><b>Activity status where compliance not achieved: Discretionary</b></p>	Oppose in part	<p>Kāinga Ora recognise the importance of such facilities being established across the District, where appropriate. However, a Restricted Discretionary Activity Status is sought for all new retirement villages seeking to establish in the General Residential Zones, so that the activities is treated the same as any new residential development. Changes are also sought to the matters of discretion to enable an assessment of effects on neighbouring properties to be adequately undertaken. This would provide the Council the ability to assess resource consent applications more comprehensively and determine whether effects on neighbouring properties and compatibility with the Zone are acceptable or not. Amendments sought.</p>	<p>Seek amendments to the rule as follows:</p> <p><b>Retirement villages</b>  <i>Activity status: <del>Controlled</del> Restricted Discretionary</i>  Where:  PER-1  GRZ-S1, GRZ-S2, GRZ-S4, <del>25584</del> <i>[insert correct reference to the Zone Standard or other applicable relief]</i>, GRZ-S5, <del>GRZ-S8</del> and GRZ-S9 are complied with.</p> <p><i>Matters of <del>control</del> discretion are limited to:</i></p> <ol style="list-style-type: none"> <li>1. the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and</li> <li>2. any adverse effects on the <u>planned</u> character, qualities and amenity values of the <u>surrounding area Zone</u>; and</li> <li>3. on-site amenity for residents; and</li> <li>4. the ability of infrastructure to service the development; <u>and</u></li> <li>5. <u>adverse effects on surrounding residential activities.</u></li> </ol> <p><b>Activity status where compliance not achieved: Discretionary</b></p>
General Residential Zone rules – Multi-residential unit development	N/A – no current rule proposed	N/A	<p>Kāinga Ora seek the addition of rule, for a multi-unit residential development containing (three or more residential units in this instance) consenting pathway in the General Residential Zone, as a Restricted Discretionary Activity. The addition of this rule will enable greater residential density and development to be accommodated across Timaru where appropriate, to meet much needed housing demand. Matters of discretion are proposed to ensure effects on the surrounding area are appropriately considered, or otherwise avoid, remedy or mitigate adverse effects.</p>	<p>Seek the addition of the following rule into the General Residential Zone:</p> <p><b><u>GRZ-RXX – Residential developments containing three or more residential units</u></b>  <i>Activity status: Restricted Discretionary</i></p> <p><i>Matters of discretion are limited to:</i></p> <ol style="list-style-type: none"> <li>1. <u>the effects on any infringements of the General Residential Zone Standards;</u></li> <li>2. <u>the effects on neighbouring properties;</u></li> <li>3. <u>building bulk and scale;</u></li> <li>4. <u>appropriate privacy and amenity for on-site occupants;</u></li> <li>5. <u>proximity of the site to communal or public outdoor space to mitigate a possible lack of private outdoor living space;</u></li> <li>6. <u>accessibility to any commercial or mixed use zone or everyday commercial activities;</u></li> <li>7. <u>The ability for the site to accommodate incidental activities anticipated within the General Residential Zone such as parking (if it is to be provided), manoeuvring, waste collection and landscaping; and</u></li> <li>8. <u>Any mitigation measures.</u></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<i>General Residential Zone Rules – Infringement of the zone standards</i>	N/A – no current rule proposed	N/A	<p>Kāinga Ora seek the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans and Kāinga Ora think it's unjustified to enable a Discretionary Activity consenting pathway for a residential development, for example, in a residential zone.</p> <p>Kāinga Ora does support the matters of discretion listed against each Zone Standard as currently notified (other than noted below) and these may form the basis of an assessment, where that Standard is infringed.</p>	<p>Seek the addition of the following rule into the General Residential Zone:</p> <p><b><u>GRZ-RXX – The infringement of any applicable Zone Standard to an activity</u></b>  <u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <ol style="list-style-type: none"> <li><u>the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></li> </ol>
<i>Standard GRZ-S1</i>	<p><b>Standard GRZ-S1: Height of buildings and structures</b></p> <p><i>The maximum height of buildings and structures must not exceed 9m measured from ground level to the highest part.</i></p> <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li><i>dominance in relation to the street and adjoining residential sites; and</i></li> <li><i>overlooking and loss of privacy in relation to adjoining residential sites; and</i></li> <li><i>solar access to adjoining residential sites; and</i></li> <li><i>mitigation measures.</i></li> </ol>	Support	Support the height limit of 9m within the General Residential Zone.	Retain as notified.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Standard GRZ-S2	<p><b>Standard GRZ-S2: Height in relation to boundary</b></p> <p><i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li>1. any impact on privacy and the ability to use and enjoy outdoor living space; and</li> <li>2. any impact on solar access; and</li> <li>3. any adverse effects resulting from the bulk and dominance of built form; and</li> <li>4. any benefits, such as the use of architectural features or steps in the building façade; and</li> <li>5. mitigation measures.</li> </ol>	Support	Support the inclusion of the height in relation to boundary standard as notified. However, seek a minor amendment to the Standard so that buildings sharing a common wall at the boundary of a site are exempt from the Standard. Amendments sought.	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard GRZ-S2: Height in relation to boundary</b></p> <p><i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></p> <p>...</p>
Standard GRZ-S3	<p><b>Standard GRZ-S3: Road setback</b></p> <p><i>Buildings other than:</i></p> <ol style="list-style-type: none"> <li>1. a garage; or</li> <li>2. a carport;</li> </ol> <p><i>for a single car parking space must be set back a minimum of 2m from any road boundary.</i></p> <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li>1. landscaping; and</li> <li>2. openness, dominance and attractiveness when viewed from the street; and</li> <li>3. mitigation measures.</li> </ol>	Support in part	Support the standard, but seek additions to include side and rear yard setbacks to enable better outcomes for neighbouring sites.	<p>Seek amendments and additions to the Standard as follows:</p> <p><b>Road and Yard setbacks</b></p> <p><u>1. Road boundary setback:</u></p> <p><i>Buildings other than:</i></p> <ol style="list-style-type: none"> <li><del>1-</del> <u>a) a garage; or</u></li> <li><del>2-</del> <u>b) a carport;</u></li> </ol> <p><i>for a single car parking space, must be set back a minimum of 2m from any road boundary.</i></p> <p><u>2. Side and rear yard setback:</u></p> <p><i>Buildings must be setback a minimum of 1m from all side and rear yard boundaries, unless neighbouring dwellings share a common wall at the boundary.</i></p> <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li>1. landscaping; and</li> <li>2. openness, dominance and attractiveness when viewed from the street; and</li> <li><del>3-</del> <u>3. dominance, privacy and overlooking towards neighbours; and</u></li> <li><del>4-</del> <u>4. mitigation measures.</u></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Standard GRZ-S5	<p><b>Standard GRZ-S5: Building coverage</b></p> <ol style="list-style-type: none"> <li>The building coverage of the net area of any site must not exceed 40%; and</li> <li>For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>compatibility with the character of the area; and</li> <li>ability to detain stormwater on-site; and</li> <li>visual dominance on adjacent properties; and</li> <li>the scale of buildings; and</li> <li>open space and landscaping; and</li> <li>mitigation measures.</li> </ol>	Support in part	Support the inclusion of a building coverage standard for the zone. However, seek that the permitted threshold be increased to 50% of the net site area, to enable greater opportunity for increasing residential density in the Zone. Amendments sought.	<p>Seek amendments to the Standard as follows:</p> <p><b>Building coverage</b></p> <ol style="list-style-type: none"> <li>The building coverage of the net area of any site must not exceed <del>40</del> <b>50</b>%; and</li> <li>For retirement villages, the percentage coverage must be calculated over the net site area of the entire complex or group of buildings.</li> </ol> <p>...</p>
Standard GRZ-S6	<p><b>Standard GRZ-S6: Gross floor area</b></p> <p>The maximum gross floor area of any single building must be 550m<sup>2</sup>.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>compatibility with the character of the area; and</li> <li>scale, intensity and character of land use; and</li> <li>scale and bulk of buildings; and</li> <li>visual dominance on adjacent properties; and</li> <li>building setbacks; and</li> <li>building design; and</li> <li>landscaping.</li> </ol>	Oppose	Oppose the inclusion of a standard for gross floor area of buildings within the Zone, as it is unclear as to what the purpose of this specific Standard is, than what other Standards for the General Residential Zone seek to manage. Deletion of Standard GRZ-S6 sought.	<p>Seek deletion.</p> <p><del>Gross floor area</del></p> <p><del>The maximum gross floor area of any single building must be 550m<sup>2</sup>.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <ol style="list-style-type: none"> <li><del>compatibility with the character of the area; and</del></li> <li><del>scale, intensity and character of land use; and</del></li> <li><del>scale and bulk of buildings; and</del></li> <li><del>visual dominance on adjacent properties; and</del></li> <li><del>building setbacks; and</del></li> <li><del>building design; and</del></li> <li><del>landscaping.</del></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Standard GRZ-S8	<p><b>Standard GRZ-S8: Outdoor living space</b></p> <p>1. Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> <li>of at least 50m<sup>2</sup> at ground level with a minimum dimension of 5m; and</li> <li>that is directly accessible from the residential unit; and</li> <li>is located to the north, west or east of the residential unit.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>provision of sufficient outdoor living space; and</li> <li>accessibility and convenience for residents;</li> <li>alternative provision of outdoor living space, which is in close enough proximity to meet residents' needs; and</li> <li>the need to retain mature on-site vegetation.</li> </ol>	Oppose in part	<p>Support a provision requiring residential units in the General Residential Zone to provide adequate outdoor living areas, for the amenity and enjoyment of residents. However, Kāinga Ora seek that:</p> <ol style="list-style-type: none"> <li>Reduce the requirement for the size of outdoor living space for units at ground level, as a 50m<sup>2</sup> outdoor living space is an onerous requirement for a low-moderate density residential zone.</li> <li>Add a clause so that any unit within the zone entirely above ground floor level is still provided with adequate outdoor living space in the form of a balcony, for example.</li> </ol> <p>Seek amendments and additions.</p>	<p>Seek amendments and additions to the Standard as follows:</p> <p><b>Outdoor living space</b></p> <ol style="list-style-type: none"> <li>Each residential unit <u>with a habitable room at ground floor level</u> must have an exclusive outdoor living space: <ol style="list-style-type: none"> <li>of at least <del>50</del> <u>30m<sup>2</sup></u> at ground level with a minimum dimension of <del>5</del> <u>4m</u>; and</li> <li>that is directly accessible from the residential unit; and</li> <li>is located to the north, west or east of the residential unit.</li> </ol> </li> <li><u>Each residential unit located entirely above ground floor level must have an exclusive outdoor living space in the form of a balcony, patio or terrace:</u> <ol style="list-style-type: none"> <li>of at least <u>12m<sup>2</sup></u>, with a minimum dimension of <u>1.5m</u></li> <li>that is directly accessible from the residential unit; and</li> <li>is located to the north, west or east of the residential unit.</li> </ol> </li> </ol> <p>....</p>
Standard GRZ-S9	<p><b>Standard GRZ-S9: Landscaping</b></p> <p>At least 30% of the site shall be planted in grass, trees, shrubs or other vegetation.</p> <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> <li>compatibility with the character of the area; and</li> <li>balance between built form and open space.</li> </ol>	Support in part	<p>Support the provision for landscaping across sites in the General Residential Zone. However, Kāinga Ora seeks broader matters of discretion to enable a more comprehensive assessment of effects when the landscaping standard is infringed.</p> <p>Seek additions.</p>	<p>Seek additions to the matters of discretion for an infringement on the landscaping standard, as follows:</p> <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> <li>compatibility with the character of the area; and</li> <li>balance between built form and open space; <u>and</u></li> <li><u>streetscape amenity; and</u></li> <li><u>effects on neighbours and residential amenity.</u></li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<i>General Residential Zone Standards – Outlook space requirements</i>	N/A – no current standard proposed	N/A	<p>Kāinga Ora seek the addition of an outlook space requirement for all habitable rooms, into the General Residential Zone. With the intention to enable greater housing density in the Zone, such requirements are important factors to consider, to accommodate growth while also managing effects on neighbouring sites, such as privacy and overlooking.</p> <p>Seek addition.</p>	<p>Seek the addition of an outlook space Standard for the General Residential Zone, as follows:</p> <p><b><u>Standard GRZ-SXX – Outlook space</u></b></p> <ol style="list-style-type: none"> <li>1. <u>A separation distance is required of at least 6m from any window from a principal living room in a residential unit, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></li> <li>2. <u>A separation distance is required of at least 3m between any other habitable room in</u></li> <li>3. <u>These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></li> </ol> <p><b><u>Matters of discretion</u></b></p> <ol style="list-style-type: none"> <li>1. <u>Privacy, overlooking and dominance effects; and</u></li> <li>2. <u>residential amenity; and</u></li> <li>3. <u>any mitigation measures; and</u></li> <li>4. <u>any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></li> </ol>
<b>PART 3 – Area-Specific Matters: Zones – Residential Zones:</b>				
<b>Medium Density Residential Zone</b>				
<i>Medium Density Residential Zoning – Proposed District Plan Map</i>	<p><b>Submission point relates to the proposed upzoning of sites from Residential 1 to the Medium Density Residential Zone, including, but not limited to:</b></p> <ol style="list-style-type: none"> <li>a) The street block bound by Grey Road to the west, Arthur Street to the South and Theodosia Street to the east;</li> <li>b) Along Collingwood Street in Highfield; and</li> <li>c) All upzoning of sites to Medium Density Residential in Geraldine.</li> </ol>	Support	<p>Kāinga Ora support the proposed rezoning of sites across the District, from the Residential 1 Zone under the Operative District Plan, to the Medium Density Residential Zone under the Proposed District Plan. It also supports retaining zoning across the District of sites currently zoned Residential 2 Zone under the Operative District Plan, to the Medium Density Residential Zone under the Proposed District Plan.</p>	Retain all Medium Density Residential Zoning across the District as notified.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Proposed District Plan Map - Grey Road / Arthur Street - Potential Large Scale Retail  Site Group: Specific Control Area	<b>Submission point relates to the mapping of the Specific Control Area: Grey Road / Arthur Street – Potential Large Scale Retail</b>	Oppose	Kāinga Ora seek to oppose this Specific Control Area at the street block bound by Grey Road to the west, Arthur Street to the south, Theodosia Street to the east, and private properties along Church and Chapel Streets to the North. This block of land has a proposed underlying zone of Medium Density Residential and it would be inappropriate to add a control over these sites, limiting their potential for medium density residential development. Deletion sought. It is noted that this proposed Specific Control Area appears on the Proposed District Plan Maps, but is not listed in Schedule 16 of the Proposed Plan. Therefore, this is potentially a mapping error and should not have been added in the first place.	Delete the Grey Road / Arthur Street – Potential Large Scale Retail Specific Control Area from the Proposed District Plan Maps.
Objectives MRZ-01	<b>Objective MRZ-01: Purpose of the Medium Density Residential Zone</b> <i>The Medium Density Residential Zone primarily provides for residential activities with a range of housing types and other compatible activities that support the wellbeing of residents.</i>	Support in part	Support the objective as notified, with a minor amendment sought.	Seek amendments to the Objective as follows:  <b>Objective MRZ-01: Purpose of the Medium Density Residential Zone</b> <i>The Medium Density Residential Zone primarily provides for <u>medium density</u> residential activities with a range of housing types and other compatible activities that support the wellbeing of residents.</i>
Objectives MRZ-02	<b>Objective MRZ-02: Character and qualities of the Medium Density Residential Zone</b> <i>The character and qualities of the Medium Density Residential Zone comprise:</i> <ol style="list-style-type: none"> <li>1. <i>a moderate building site coverage; and</i></li> <li>2. <i>two to three-storey well-articulated buildings that make a positive contribution to neighbouring properties and the streetscape; and</i></li> <li>3. <i>good quality on-site residential amenity; and</i></li> <li>4. <i>good quality amenity for adjacent sites; and</i></li> <li>5. <i>upgraded and attractive streetscapes.</i></li> </ol>	Support in part	Support the intent of the objective, but seek amendments to ensure that the purpose of the zone, being a medium density residential zone, is better enforced through the objective itself.	Seek amendments to the Objective as follows:  <b>Objective MRZ-02: Character and qualities of the Medium Density Residential Zone</b> <i>The character and qualities of the Medium Density Residential Zone comprise:</i> <ol style="list-style-type: none"> <li>1. <i><u>a moderate building site coverage predominantly medium density housing via a mix of typologies; and</u></i></li> <li>2. <i>two to three-storey well-articulated buildings that make a positive contribution to neighbouring properties and the streetscape; and</i></li> <li>3. <i>good quality on-site residential amenity; and</i></li> <li>4. <i>good quality amenity for adjacent sites; and</i></li> <li>5. <i><u>upgraded and</u> attractive streetscapes.</i></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Policies MRZ-P1	<p><b>Policy MRZ-P1: Medium density residential development</b>  Enable residential activities and a diverse range of residential unit types and sizes where:</p> <ol style="list-style-type: none"> <li>1. they are compatible with the anticipated character and qualities of the Medium Density Residential Zone; and</li> <li>2. outdoor living areas: <ol style="list-style-type: none"> <li>a) are of a size and dimension that provides for the needs of residents; and</li> <li>b) have an appropriate relationship between open space and buildings; and</li> <li>c) are functional and directly accessible from main living areas with access to sunlight; and</li> </ol> </li> <li>3. residential units and accessory buildings are designed and located to: <ol style="list-style-type: none"> <li>a) provide passive surveillance of the street; and</li> <li>b) mitigate adverse effects of building height, bulk and location including by adopting a design that provides visual interest; and</li> <li>c) provide for a reasonable level of on-site privacy, and access to sunlight and daylight; and</li> <li>d) maintain or incorporate, where possible, landscaping along the street frontage and site boundaries, and parking areas; and</li> <li>e) provide adequate outdoor storage space; and</li> </ol> </li> <li>4. potential reverse sensitivity effects on any adjacent Commercial and mixed-use or General industrial zones are minimalised.</li> </ol>	Support in part	Support the intent policy, seeking a minor amendment to reinforce that the zone predominantly seeks to provide medium density residential intensification via a range of typologies and densities.	<p>Seek amendment to the Policy as follows:</p> <p><b>Policy MRZ-P1: Medium density residential development</b>  Enable <del>residential activities</del> <u>medium density residential development</u> and a diverse range of residential unit types, <u>densities</u> and sizes where:</p> <ol style="list-style-type: none"> <li>1. they are compatible with the anticipated character and qualities of the Medium Density Residential Zone; and</li> <li>2. outdoor living areas: <ol style="list-style-type: none"> <li>a) are of a size and dimension that provides for the needs of residents; and</li> <li>b) have an appropriate relationship between open space and buildings; and</li> <li>c) are functional and directly accessible from main living areas with access to sunlight; and</li> </ol> </li> <li>3. residential units and accessory buildings are designed and located to: <ol style="list-style-type: none"> <li>a) provide passive surveillance of the street; and</li> <li>b) mitigate adverse effects of building height, bulk and location including by adopting a design that provides visual interest; and</li> <li>c) provide for a reasonable level of on-site privacy, and access to sunlight and daylight; and</li> <li>d) maintain or incorporate, where possible, landscaping along the street frontage and site boundaries, and parking areas; and</li> <li>e) provide adequate outdoor storage space; and</li> </ol> </li> <li>4. potential reverse sensitivity effects on any adjacent Commercial and mixed-use or General industrial zones are minimalised.</li> </ol>
Policies MRZ-P2	<p><b>Policy MRZ-P2: Streetscapes</b>  Encourage the upgrading of key streetscapes within the road reserve through Council funding, including improvements to public open space and traffic calming.</p>	Support in part	Kāinga Ora support the policy in part, to the extent that it does impose onerous requirements on developers in the Medium Density Residential Zone to upgrade the streetscapes outside their developments directly.	Retain as notified.
Policies MRZ-P3	<p><b>Policy MRZ-P3: Innovative approaches</b>  Encourage innovative approaches to comprehensively designed, medium density residential development, which is attractive to residents, responsive to housing demands and provides a positive contribution to its environment through:</p> <ol style="list-style-type: none"> <li>1. consultative planning approaches with developers to achieve quality outcomes; and</li> <li>2. recognising that compliance with standards may not always support good design and layout for medium density development.</li> </ol>	Support	Support the policy as notified.	Retain as notified.
Policies MRZ-P4	<p><b>Policy MRZ-P4: Home business activities</b>  Enable small-scale home business activities where:</p> <ol style="list-style-type: none"> <li>1. they are ancillary to a residential activity; and</li> <li>2. they are compatible with and complimentary to the anticipated character, qualities and purpose of the Medium Density Residential Zone; and</li> <li>3. they contribute to or do not compromise the wellbeing of the surrounding community; and</li> </ol>	Support	Support the provision for small-scale home business in the Medium Density Residential Zone that do not detract from the amenity of neighbouring residential activities.	Retain as notified.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<ol style="list-style-type: none"> <li>4. any parking and vehicle manoeuvring does not compromise the amenity of adjoining sites; and</li> <li>5. they do not result in adverse effects on the amenity values of adjoining sites; and</li> <li>6. the hours of operation are compatible with residential amenity; and</li> <li>7. the scale of any visitor accommodation does not detract from the purpose and function of commercial zones.</li> </ol>			
Policies MRZ-P5	<p><b>Policy MRZ-P5: Retirement villages</b>  Recognise the benefits of, and provide for, retirement villages where:</p> <ol style="list-style-type: none"> <li>1. the scale, form and design of the village maintains the character, qualities and amenity values of the surrounding area; and</li> <li>2. on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the village; and</li> <li>3. suitable and safe internal access is provided for emergency services.</li> </ol>	Oppose in part	<p>Kāinga Ora recognise the importance of such facilities being established across the District, where appropriate. However, additions are sought to this Policy to ensure they are designed appropriately in order to protect the amenity of surrounding properties, as well as the purpose of the zone.</p>	<p>Amendments sought to the Policy as follows:</p> <p><b>Policy MRZ-P5: Retirement villages</b>  Recognise the benefits of, and provide for, retirement villages where:</p> <ol style="list-style-type: none"> <li>1. the scale, form and design of the village maintains the <u>planned</u> character, qualities and amenity values of the surrounding area; and</li> <li>2. on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the village; and</li> <li>3. suitable and safe internal access is provided for emergency services; <u>and</u></li> <li>4. <u>effects on neighbouring properties are appropriately avoided, remedied or mitigated.</u></li> </ol>
Policies MRZ-P6	<p><b>Policy MRZ-P6: Other non-residential activities</b>  Only allow other non-residential activities and buildings where:</p> <ol style="list-style-type: none"> <li>1. they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and</li> <li>2. any adverse effects on the residential amenity values are avoided or minimised; and</li> <li>3. they maintain the anticipated character, qualities and purpose of the General Residential Zone.</li> </ol>	Support in part	<p>Support the Policy and the provision for non-residential activities in the zone where and if appropriate. Minor amendments sought to the policy.</p>	<p>Amendments sought to the Policy as follows:</p> <p><b>Policy MRZ-P6: Other non-residential activities</b>  Only allow other non-residential activities and buildings where:</p> <ol style="list-style-type: none"> <li>1. they support the wellbeing of residents in the area, or have a functional need to locate in the zone; and</li> <li>2. any adverse effects on the residential amenity values are avoided, <u>remedied or mitigated or minimised</u>; and</li> <li>3. they maintain <u>and do not compromise</u> the anticipated character, qualities and purpose of the <u>General Medium Density</u> Residential Zone.</li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Policies MRZ-P7	<p><b>Policy MRZ-P7: Industrial and large-format retail activities</b>  Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General residential zone, unless:</p> <ol style="list-style-type: none"> <li>1. the activity is such a small scale that it will not have any adverse effects on residential amenity; or</li> <li>2. the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or</li> <li>3. MRZ-P6 is complied with.</li> </ol>	Oppose	<p>Kāinga Ora oppose the policy as worded, as incompatible activities within the Medium Density Residential Zone should be strictly avoided to ensure a well-functioning environment, with residential amenity being the key outcome. This is particularly important where density is being increased and the provision for residential amenity is a critical outcome. Non-compatible activities pose a risk to achieving an attractive residential environment and should be avoided in the first instance.</p> <p>Amendments sought.</p>	<p>Amendments sought to the Policy as follows:</p> <p><b>Policy MRZ-P7: Offensive trades, hazardous facilities and large-format retail activities</b>  Avoid activities that are likely to be incompatible or inconsistent with the <u>planned</u> character, qualities and purpose of the <u>General residential zone Medium Density Residential Zone.</u> , unless:</p> <ol style="list-style-type: none"> <li>1. <del>the activity is such a small scale that it will not have any adverse effects on residential amenity; or</del></li> <li>2. <del>the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or</del></li> <li>3. <del>MRZ-P6 is complied with.</del></li> </ol>
Rule MRZ-R1	<p><b>Rule MRZ-R1: Residential activity (not otherwise listed in this chapter)</b>  Activity status: Permitted  Where:  PER-1  MRZ-S7 and MRZ-S9 are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</p>	Support	Support the Rule as notified.	Retain as notified.
Rule MRZ-R2	<p><b>Rule MRZ-R2: Residential units</b>  Activity status: Permitted  Where:  PER-1  There are no more than three residential units per site; and</p> <p>PER-2  All the Standards of this chapter are complied with.</p>	Support	Kāinga Ora support the rule as notified and the permitted provision of up to three residential units per site as a permitted activity in the Medium Density Residential Zone.	Retain as notified.



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Rule MRZ-R4	<p><b>Rule MRZ-R4: Home business</b>  Activity status: Permitted  Where:  PER-1  The maximum floor area occupied by the home business is no more than 30m<sup>2</sup>; and  PER-2  The home business does not involve an offensive trade; and  PER-3  MRZ-S8 is complied with.  Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</p>	Support in part	Support the provision for home businesses at a small-scale level to be provided for in the Medium Density Residential Zone that does not detract from the general residential amenity of the area or for neighbours. Minor amendments sought to ensure the Rule is clear and enforceable. Limiting the amount of floor area appears impractical and it is unclear as to what effect this seeks to manage in relation to home businesses. The definition of a “home business” includes the requirement for the business to be incidental to a residential activity. Therefore, this may conflict with the person to provide appropriately sized residential units. Amendments sought.	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule MRZ-R4: Home business</b>  Activity status: Permitted  Where:  <del>PER-1</del>  The maximum floor area occupied by the home business is no more than 30m<sup>2</sup>; and  <del>and</del>  PER-2 <u>1</u>  The home business does not involve an offensive trade; and  PER-3<del>2</del>  MRZ-S8 is complied with.  Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</p>
Rule MRZ-R6	<p><b>Rule MRZ-R6: Supported residential care activity</b>  Activity status: Permitted  Where:  PER-1  The supported residential care activity is within an existing residential unit; and  PER-2  The maximum occupancy does not exceed 10 residents.</p>	Support	Support the provision of supported residential care in the Medium Density Residential Zone.	Retain as notified.
Rule MRZ-R9	<p><b>Rule MRZ-R9: Building and structures (excluding fences)</b>  Activity status: Permitted  Where:  PER- 1  The building or structure is associated with or ancillary to a permitted activity; and  PER-2  All the Standards of this chapter are complied with.</p>	Support in part	Support the rule, with a minor amendment for clarity.	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule MRZ-R9: Building and structures (excluding fences)</b>  Activity status: Permitted  Where:  PER- 1  The building or structure is associated with or ancillary to a permitted activity; and  and  PER-2  All the <u>applicable</u> Standards of this chapter are complied with.</p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Rule MRZ-R10	<p><b>Rule MRZ-R10: Fences</b>  Activity status: Permitted  Where:  PER-1  Any fence within 2m of a site’s road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> <li>no higher than 1m above ground level; or</li> <li>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</li> </ol> <p>PER-2  Any fence within 2m of a site’s boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p> <p>Note: This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</p>	Support in part	Support the rule with amendments to provide for fences at 1.2m in height and with no permeability along public reserves, walkways or cycleways as a permitted activity. This is to maintain a reasonably level privacy to neighbouring residential units from busy public spaces, as well as providing passive surveillance to public spaces.	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule MRZ-R10: Fences</b>  Activity status: Permitted  Where:  PER-1  Any fence within 2m of a site’s road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> <li>no higher than <u>1.2m</u> above ground level; or</li> <li>no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and</li> </ol> <p>PER-2  Any fence within 2m of a site’s boundary, other than road boundary, or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p>
Rule MRZ-R11	<p><b>Rule MRZ-R11: Convenience store on corner sites or in buildings previously used for commercial purposes</b>  Activity Status: Permitted  Where:  PER-1  The retail area is no greater than 75m<sup>2</sup>; and</p> <p>PER-2  The hours of operation for the business are limited to 7.00am to 8.00pm; and</p> <p>PER-3  All the Standards of this chapter are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</p>	Support in part	Kāinga Ora support the provision of small-scale commercial activities in residential zones that support the day-to-day needs of the neighbourhood. However, amendments are sought to the Rule, to ensure it is clear and enforceable, as well as adequately protecting residential amenity of the surrounding neighbourhood.	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule MRZ-R11: Convenience store on corner sites or in buildings previously used for commercial purposes</b>  Activity Status: Permitted  Where:  PER-1  The retail area is no greater than 75m<sup>2</sup>; and</p> <p>PER-2  The hours of operation for the business are limited to 7.00am to 8.00pm; and</p> <p>PER-3  All the <u>applicable</u> Standards of this chapter <u>and district-wide rules</u> are complied with; <u>and</u></p> <p><u>PER-4</u>  <u>The activity does not involve an offensive trade or hazardous facility.</u></p>
Rule MRZ-R12	<p><b>Rule MRZ-R12: Retirement villages</b>  Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and</li> <li>any adverse effects on the character, qualities and amenity values of the surrounding area; and</li> <li>on-site amenity for residents; and</li> <li>the ability of infrastructure to service the development.</li> </ol>	Support in part	Kāinga Ora support the provision for retirement villages in the Medium Density Residential Zone as a Restricted Discretionary Activity, with minor amendments as other Kāinga Ora matters raised in this submission.	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule MRZ-R12: Retirement villages</b>  Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>the scale, form and design of the village, its open space and any associated buildings, structures, parking, or utility areas; and</li> <li>any adverse effects on the <u>planned</u> character, qualities and amenity values of the surrounding area; and</li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>3. <i>on-site amenity for residents; and</i></p> <p>4. <i>the ability of infrastructure to service the development; and</i></p> <p>5. <i>adverse effects on surrounding residential activities.</i></p>
<i>Medium Density Residential Zone rules – Multi-residential unit development</i>	N/A – no current rule proposed	N/A	<p>Kāinga Ora seek the addition of rule providing a consent pathway as a Restricted Discretionary Activity, for multi-unit residential developments containing four or more residential units in the Medium Density Residential Zone. The addition of this rule will enable greater residential density and development to be accommodated across Timaru where appropriate, to meet much needed housing demand. Matters of discretion are proposed to ensure effects on the surrounding area are appropriately considered, or otherwise avoid, remedy or mitigate adverse effects.</p>	<p>Seek the addition of the following rule into the General Residential Zone:</p> <p><b><u>MRZ-RXX – Residential developments containing four or more residential units</u></b></p> <p><b><u>Activity status: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>the effects on any infringements of the Medium Density Residential Zone Standards;</u></li> <li>2. <u>the extent to which the activity is compatible with the anticipated character and qualities of the Medium Density Residential Zone;</u></li> <li>3. <u>the design, layout and size of the site, buildings and residential units to provide appropriate privacy and amenity to occupants on site;</u></li> <li>4. <u>building bulk and scale;</u></li> <li>5. <u>the effects on neighbouring properties; and</u></li> <li>6. <u>streetscape amenity.</u></li> </ol>
<i>Medium Density Residential Zone Rules – Infringement of the zone standards</i>	N/A – no current rule proposed	N/A	<p>Kāinga Ora seek the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans and Kāinga Ora think it's unjustified to enable a Discretionary Activity consenting pathway for a residential development in a residential zone.</p> <p>Kāinga Ora does support the matters of discretion listed against each Zone Standard as currently notified (other than noted below) and these may form the basis of an assessment, where that Standard is infringed.</p>	<p>Seek the addition of the following rule into the General Residential Zone:</p> <p><b><u>MRZ-RXX – The infringement of any applicable Zone Standard to an activity</u></b></p> <p><b><u>Activity status: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Standard MRZ-S1	<p><b>Standard MRZ-S1: Height of buildings and structures</b>  <i>The maximum height of buildings and structures must not exceed 12m measured from ground level to the highest part of the building or structure.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. dominance; and</li> <li>2. overlooking and loss of privacy; and</li> <li>3. impacts on sunlight access for neighbouring properties; and</li> <li>4. any mitigation measures.</li> </ol>	Support	Support the height limit of up to 12m within the Medium Density Residential Zone, to provide for buildings up to three storeys in height as a permitted activity.	Retain as notified.
Standard MRZ-S2	<p><b>Standard MRZ-S2: Height in relation to boundary</b>  <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site; except that a recession plane applies from points 2.5m above ground level along boundaries that adjoin the General residential zone.</i></p> <p><i>The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on privacy and the ability to use and enjoy outdoor living space; and</li> <li>2. any impact on solar access to living rooms; and</li> <li>3. any adverse effects resulting from the bulk and dominance of built form; and</li> <li>4. any benefits, such as the use of architectural features or steps in the building façade; and</li> <li>5. any mitigation measures.</li> </ol>	Support	Support the inclusion of the height in relation to boundary standard as notified. However, seek a minor amendment so that buildings sharing a common wall are exempt from complying with the Standard.	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard MRZ-S2: Height in relation to boundary</b>  <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site; except that a recession plane applies from points 2.5m above ground level along boundaries that adjoin the General residential zone.</i></p> <p><i>The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><i><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></i></p> <p>...</p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Standard MRZ-S3	<p><b>Standard MRZ-S3: Outdoor living space</b>  Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> <li>for units with common living space at ground floor level, of at least 20m<sup>2</sup> with a minimum dimension of 3m; and</li> <li>for units located entirely above the ground floor level, that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</li> <li>which is located on the north, west or east side of the residential unit; and</li> <li>which is readily accessible from the common living space of the residential unit.</li> </ol> <p>Note: This standard does not apply to residential units in a retirement village.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>adequacy of the proposed private open space; and</li> <li>design and provision of useable outdoor space; and</li> <li>accessibility and convenience for residents; and</li> <li>alternative provision of public outdoor space, in close proximity to meet resident's needs; and</li> <li>the need to retain mature on-site vegetation.</li> </ol>	Support in part	Support the standard in part, which seeks to provide for adequate outdoor living spaces for differing units sizes and types in the Medium Density Residential Zone. Minor amendments sought for practicality in implementing the standard for developers.	Seek amendments to the Standard as follows:  <p><b>Standard MRZ-S3: Outdoor living space</b>  Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> <li>for units with common living space at ground floor level, of at least 20m<sup>2</sup> with a minimum dimension of 3m; and</li> <li>for units located entirely above the ground floor level, that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</li> <li>which is located on the north, west or east side of the residential unit; and</li> <li>which is readily accessible from the common living space of the residential unit.</li> </ol> <p>Note: This standard does not apply to residential units in a retirement village.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>adequacy of the proposed private <del>open</del> outdoor space; and</li> <li>design and provision of useable outdoor space; and</li> <li>accessibility and convenience for residents; and</li> <li>alternative provision of public outdoor space, in close proximity to meet resident's needs; and</li> <li>the need to retain mature on-site vegetation <u>where appropriate</u>.</li> </ol>
Standard MRZ-S4	<p><b>Standard MRZ-S4: Service and storage spaces</b></p> <ol style="list-style-type: none"> <li>Each residential unit must have an outdoor or indoor service space of at least 3m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins.</li> <li>The required spaces can be provided either individually or within a communal space for multiple units.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>provision of useable service and storage space; and</li> <li>accessibility and convenience for residents.</li> </ol>	Support in part	Kāinga Ora support the provision of both indoor and outdoor storage areas for all residential units, particularly in multi-unit developments. Amendments are sought to the Standard, so that the provision of service and storage space can be provided for multi-unit developments. Where developers choose not to provide it, a wider assessment is provided against that consent trigger.	Seek amendments to the Standards as follows:  <p><b>Standard MRZ-S4: Service and storage spaces</b></p> <ol style="list-style-type: none"> <li>Each residential unit must have an outdoor or indoor service space of at least 3m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins.</li> <li>The required spaces can be provided either individually or within a communal space <u>at ground floor level</u> for multiple units.</li> <li><u>Where a unit is located entirely above ground floor level, an internal storage unit for the sole use by that unit must be provided that is a minimum size of 1.5m<sup>2</sup> and have a minimum dimension of 1m. Internal storage spaces in a multi-unit development may be provided in a communal area located at ground floor level, to ensure that each space is secure.</u></li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>provision of useable service and storage space; and</li> <li>accessibility and convenience for residents; <u>and</u></li> <li><u>visual and residential amenity effects; and</u></li> <li><u>alternative arrangements for waste and recycling storage and management; and</u></li> <li><u>alternative arrangements for residents to store equipment where their unit is located entirely above ground floor level.</u></li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Standard MRZ-S5	<p><b>Standard MRZ-S5: Building coverage</b>  <i>The building coverage of the net site area of any site must not exceed 50%.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. compatibility with the amenity and character of the area; and</li> <li>2. visual dominance on adjacent properties; and</li> <li>3. the scale of buildings.</li> </ol>	Support in part	<p>Support the inclusion of a building coverage standard for the zone. However, seek that the permitted threshold be increased to 60% of the net site area, to enable greater opportunity for increasing residential density in the Zone. Amendments sought.</p>	<p>Seek amendments to the Standards as follows:</p> <p><b>Standard MRZ-S5: Building coverage</b>  <i>The building coverage of the net site area of any site must not exceed <del>50</del> 60%.</i></p> <p>...</p>
Standard MRZ-S6	<p><b>Standard MRZ-S6: Landscaping</b>  <i>At least 25% of the site shall be planted in grass, trees, shrubs or other vegetation.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. compatibility with the character of the area; and</li> <li>2. balance between built form and open space; and</li> <li>3. location and design of landscaped areas.</li> </ol>	Support in part	<p>Support the provision for landscaping across sites in the General Residential Zone. However, Kāinga Ora seeks broader matters of discretion to enable a more comprehensive assessment of effects when the landscaping standard is infringed.</p> <p>Seek amendments.</p>	<p>Seek amendments to the Standards as follows:</p> <p><b>Standard MRZ-S6: Landscaping</b>  <i>At least 25% of the site shall be planted in grass, trees, shrubs or other vegetation.</i></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. compatibility with the character of the area; and</li> <li>2. balance between built form and open space; and</li> <li>3. location and design of landscaped areas-; <u>and</u></li> <li>4. <u>streetscape amenity; and</u></li> <li>5. <u>effects on neighbours and residential amenity.</u></li> </ol>
Medium Density Residential Zone Standards – Outlook space requirements	N/A – no current standard proposed	N/A	<p>Kāinga Ora seek the addition of an outlook space requirement for all habitable rooms, into the Medium Density Residential Zone. With the provision to enable more housing in the Zone, such requirements are required to effectively manage growth while also managing effects on neighbouring sites, such as privacy and overlooking.</p> <p>Seek addition.</p>	<p>Seek the addition of an outlook space Standard for the Medium Density Residential Zone, as follows:</p> <p><b><u>Standard MRZ-SXX – Outlook space</u></b></p> <ol style="list-style-type: none"> <li>1. <u>A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></li> <li>2. <u>A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of another principal bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></li> <li>3. <u>A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></li> <li>4. <u>These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></li> </ol> <p><b><u>Matters of discretion</u></b></p> <ol style="list-style-type: none"> <li>1. <u>Privacy, overlooking and dominance effects; and</u></li> <li>2. <u>Residential amenity; and</u></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p><u>3. any mitigation measures; and</u></p> <p><u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></p>
Medium Density Residential Zone Standards – Minimum residential unit sizes	N/A – no current standard proposed	N/A	<p>Kāinga Ora seek the addition of a standard requiring minimum sizes for all residential units in the Medium Density Residential Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.</p> <p>Seek addition.</p>	<p>Seek the addition of a minimum residential unit size Standard for the General Residential Zone, as follows:</p> <p><b><u>Standard MRZ-SXX – Minimum residential unit sizes</u></b></p> <p><b><u>Every residential unit must have a net floor area of at least:</u></b></p> <p><u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u></p> <p><u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u></p> <p><b><u>Matters of discretion:</u></b></p> <p><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></p>
<b>PART 3 – Area-Specific Matters: Zones – Commercial and Mixed Use Zones:</b>				
<b>Neighbourhood Centre Zone</b>				
Policy NCZ-P2	<p><b>Policy NCZ-P2: Residential Activities</b></p> <p><i>Enable new residential activities where they are located above ground floor level and with an appropriate area of outdoor living space.</i></p>	Support in part	<p>Support the policy and the provision for residential activities above ground floor level in the Neighbourhood Centre Zone, where appropriate. Seek amendments to ensure reverse sensitivity effects are avoided or appropriately mitigated.</p>	<p>Seek amendments to the Policy as follows:</p> <p><b>Policy NCZ-P2: Residential Activities</b></p> <p><i>Enable new residential activities where they are located above ground floor level, <del>and</del> with an appropriate <del>area of outdoor living space</del> <u>level of residential amenity for on-site occupants.</u></i></p>
Policy NCZ-P4	<p><b>Policy NCZ-P4: Scale and location of built form</b></p> <p><i>Maintain the amenity values of the surrounding residential area and adjoining sites by requiring:</i></p> <ol style="list-style-type: none"> <li><i>1. buildings and structures to be of a height that ensures adjoining sites in the Residential Zones and Open Space and Recreation Zones:</i> <ol style="list-style-type: none"> <li><i>a) have a reasonable standard of sunlight access; and</i></li> <li><i>b) maintain privacy; and</i></li> <li><i>c) are not unreasonably dominated by built form; and</i></li> </ol> </li> <li><i>2. buildings to be setback from the boundaries of Residential Zones and Open Space and Recreation Zones, to minimise the effects of the bulk of buildings within the zone on those adjoining sites; and</i></li> <li><i>3. buildings to be of a length that does not dominate or present a blank façade to an adjoining site; and</i></li> <li><i>4. screening of storage areas from adjoining sites and roads; and</i></li> <li><i>5. buildings, parking and landscaping at the Mulcahy Park neighbourhood centre to be of a form, scale and design that integrates with and is complimentary to the park and surrounding streets.</i></li> </ol>	Support	<p>Support the policy and the need to retain the amenity of surrounding residential areas.</p>	<p>Retain as notified.</p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Policy NCZ-P5	<p><b>Policy NCZ-P5: Industrial activities</b>  Avoid the establishment of industrial activities unless:</p> <ol style="list-style-type: none"> <li>the nature, scale and hours of operation of the activity are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and</li> <li>any adverse effects of the activity are comparable with those that would arise from a permitted activity.</li> </ol>	Oppose	Kāinga Ora seek amendments to the policy as industrial activities within a Neighbourhood Centre Zone would more than likely have adverse effects on both the purpose of the Zone, as well as surrounding residential areas. Amendments sought.	<p>Seek amendments to the Policy as follows:</p> <p><b>Policy NCZ-P5: Industrial activities</b>  Avoid the establishment of industrial activities, <del>unless:</del></p> <ol style="list-style-type: none"> <li><del>the nature, scale and hours of operation of the activity are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and</del></li> <li><del>any adverse effects of the activity are comparable with those that would arise from a permitted activity.</del></li> </ol>
Rules NCZ-R2	<p><b>Rule NCZ-R2: Residential activities</b>  Activity status: Permitted  PER-1  The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> <li>located above the ground floor level of a building; or</li> <li>is located at ground floor level and the residential unit was existing as at 22 September 2022; and</li> </ol> <p>Note: Any associated building and structure must be constructed in accordance with NCZ-R3.</p>	Support	Support the provision of new residential units above ground floor level in the Neighbourhood Centre Zone as a permitted activity.	Retain as notified.
Rule NCZ-R5	<p><b>Rule NCZ-R5: Any activity not otherwise listed in this chapter</b>  Activity status: Discretionary</p>	Oppose	Kāinga Ora seek a non-complying activity status for activities not otherwise provided for in the Zone, such as offensive trades and hazardous activities that would have an adverse effect on surrounding residential activities. Amendments sought.	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule NCZ-R5: Any activity not otherwise listed in this chapter</b>  Activity status: <del>Discretionary</del> <u>Non-complying</u></p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<i>Neighbourhood Centre Zone Rules – Infringement of the zone standards</i>	N/A – no current rule proposed	N/A	<p>Kāinga Ora seek the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand.</p> <p>Kāinga Ora does support the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.</p>	<p>Seek the addition of the following rule into the General Residential Zone:</p> <p><b><u>NCZ-RXX – The infringement of any applicable Zone Standard to an activity</u></b>  <u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <ol style="list-style-type: none"> <li><u>the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></li> </ol>
<i>Standard NCZ-S1</i>	<p><b>Standard NCZ-S1: Height of buildings and structures</b>  <i>Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of 10m measured from ground level.</i></p> <p><i>Note: Height shall be measure from the existing ground level prior to any works commencing.</i></p> <p>...</p>	Support	Support a 10m height limit for the Neighbourhood Centre Zone.	Retain as notified.
<i>Standard NCZ-S6</i>	<p><b>Standard NCZ-S6: Outdoor living space for residential units in a new building</b>  <i>Each residential unit must have an exclusive outdoor living space:</i></p> <ol style="list-style-type: none"> <li><i>that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</i></li> <li><i>which is located on the north, west or east side of the residential unit; and</i></li> <li><i>which is readily accessible from the common living space of the residential unit.</i></li> </ol> <p>...</p>	Support	Support the standard and appropriate outdoor living spaces for above ground floor level residential units in the Neighbourhood Centre Zone.	Retain as notified.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<i>Neighbourhood Centre Zone Standards – Outlook space requirements</i>	N/A – no current standard proposed	N/A	<p>Kāinga Ora seek the addition of an outlook space requirement for all habitable rooms in residential units, into the Neighbourhood Centre Zone chapter. This will enable better management of effects on neighbouring sites, such as privacy and overlooking.</p> <p>Seek addition.</p>	<p>Seek the addition of an outlook space Standard for the General Residential Zone, as follows:</p> <p><b><u>Standard NCZ-SXX – Outlook space for residential units in new buildings</u></b></p> <ol style="list-style-type: none"> <li><u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another principal living room in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></li> <li><u>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of another principal bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></li> <li><u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another bedroom in a separate residential unit (excluding a minor residential unit on the same site), where there is a direct line of sight between the windows.</u></li> <li><u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></li> </ol> <p><b><u>Matters of discretion</u></b></p> <ol style="list-style-type: none"> <li><u>1. Privacy, overlooking and dominance effects; and</u></li> <li><u>2. Residential amenity; and</u></li> <li><u>3. any mitigation measures; and</u></li> <li><u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></li> </ol>
<i>Neighbourhood Centre Zone Standards – Minimum residential unit sizes</i>	N/A – no current standard proposed	N/A	<p>Kāinga Ora seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.</p> <p>Seek addition.</p>	<p>Seek the addition of a minimum residential unit size Standard for the General Residential Zone, as follows:</p> <p><b><u>Standard NCZ-SXX – Minimum residential unit sizes</u></b></p> <p><u>Every residential unit must have a net floor area of at least:</u></p> <ol style="list-style-type: none"> <li><u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u></li> <li><u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u></li> </ol> <p><b><u>Matters of discretion:</u></b></p> <ol style="list-style-type: none"> <li><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></li> </ol>
<b>PART 3 – Area-Specific Matters: Zones – Commercial and Mixed Use Zones:</b>				
<b>Mixed Use Zone</b>				



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Objective MUZ-O1	<p><b>Objective MUZ-O1: Purpose of the Mixed Use Zone</b>  <i>The Mixed Use Zone provides for a wide range of activities, including commercial activities, community facilities, educational facilities, residential activities, and existing industrial activities, in a manner that reinforces the Timaru City Centre as the district's key commercial and civic centre.</i></p>	Support	Support the objective and the inclusion of a Mixed Use Zone into the District Plan, while not compromising the purpose of other zones throughout the District.	Retain as notified.
Objective MUZ-O2	<p><b>Objective MUZ-O2: Character and qualities of the Mixed Use Zone</b>  <i>The Mixed Use Zone:</i></p> <ol style="list-style-type: none"> <li>1. <i>accommodates large numbers of people; and</i></li> <li>2. <i>is well integrated with public transport, walking and cycling connections; and</i></li> <li>3. <i>contains buildings of different scales up to 4 storeys, reflecting the mix of activities in the area; and</i></li> <li>4. <i>is developed in accordance with good urban design principles, while recognising the functional needs of activities; and</i></li> <li>5. <i>provides a safe and functional working and residential environment with a level of amenity that is consistent with the activities provided for within the Zone.</i></li> </ol>	Support in part	Support the objective but seek amendments to ensure that the Mixed Use Zone functions in a manner that both attracts people, provides sound streetscape amenity and avoids reverse sensitivity effects between differing activities. Amendments sought.	<p>Seek amendments to the Objective as follows:</p> <p><b>Objective MUZ-O2: Character and qualities of the Mixed Use Zone</b>  <i>The Mixed Use Zone:</i></p> <ol style="list-style-type: none"> <li>1. <i>accommodates <u>and attracts</u> large numbers of people; and</i></li> <li>2. <i>is well integrated with public transport, walking and cycling connections; and</i></li> <li>3. <i>contains buildings of different scales up to 4 storeys, reflecting the mix of activities in the area; and</i></li> <li>4. <i>is developed in accordance with good urban design principles, while recognising the functional needs of activities; and</i></li> <li>5. <i>provides a safe and functional working and residential environment with a level of amenity that is consistent with the activities provided for within the Zone-; <u>and</u></i></li> <li>6. <i><u>enables a wide range of activities to service the needs of the District; and</u></i></li> <li>7. <i><u>creates attractive streetscapes for pedestrians and cyclists; and</u></i></li> <li>8. <i><u>enables activities that avoid, remediate and/or mitigate adverse effects and reverse sensitivity effects.</u></i></li> </ol>
Policy MUZ-P3	<p><b>Policy MUZ-P3: Existing industrial activities</b>  <i>Recognise that there are existing industrial activities located within the Mixed Use Zone and provide for their ongoing operation, with limited ability for expansion or alterations.</i></p>	Support in part	Kāinga Ora recognise that there are existing industrial activities within the proposed Mixed Use Zone, which have a right to function as they currently are. However, amendments are sought to strengthen the policy to ensure offensive trades and hazardous activities aren't established within the Zone, particularly where they may compromise residential amenity of the Zone and/or surrounding areas.	<p>Seek amendments to the Policy as follows:</p> <p><b>Policy MUZ-P3: <del>Existing</del> Industrial activities</b></p> <ol style="list-style-type: none"> <li>1. <i>Recognise that there are existing industrial activities located within the Mixed Use Zone and provide for their ongoing operation, with limited ability for expansion or alterations.</i></li> <li>2. <i><u>Avoid new offensive trades and hazardous facilities, unless they would not compromise residential amenity within the Zone.</u></i></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Policy MUZ-P4	<p><b>Policy MUZ-P4: Residential activities</b>  Provide for residential activities where they are designed to minimise potential reverse sensitivity effects on commercial or existing industrial activities.</p>	Support in part	Support the provision for residential units within the Mixed Use Zone. However, seek amendments to restrict providing for units at ground floor level to enable retail or other appropriate commercial activities at ground floor level.	<p>Seek amendments to the Policy as follows:</p> <p><b>Policy MUZ-P4: Residential activities</b>  Provide for residential activities where:</p> <ol style="list-style-type: none"> <li>1. <u>new residential activities are located above ground floor level where existing nearby land uses may reduce residential amenity for on-site occupants;</u></li> <li>2. <u>they are designed to minimise potential reverse sensitivity effects on commercial or existing industrial activities;</u></li> <li>3. <u>Existing residential units are able to continue their use and the privacy and amenity for on-site occupants is not further compromised by new activities in the Zone.</u></li> </ol>
Rule MUZ-R7	<p><b>Rule MUZ-R7: Industrial activities</b>  Activity status: Permitted  Where:  PER-1  The industrial activity was existing as at 22 September 2022; and</p> <p>PER-2  Any extension or alteration to the industrial activity does not increase the total gross floor area above what existed at 22 September 2022 by more than the lesser of:</p> <ol style="list-style-type: none"> <li>1. 10%; or</li> <li>2. 75m<sup>2</sup>; and</li> </ol> <p>PER-3  MUZ-S4 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	Support in part	Support the rule in that it provides for the continued use of already existing industrial activities in the Zone. However, amendments are sought for clarity in that new industrial activities are not provided for in the Zone.	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule MUZ-R7: Industrial activities</b>  Activity status: Permitted  Where:  PER-1  The industrial activity was existing as at 22 September 2022; and</p> <p><u>PER-2</u>  <u>The activity is not a new industrial activity; and</u></p> <p><u>PER-2-3</u>  Any extension or alteration to the industrial activity does not increase the total gross floor area above what existed at 22 September 2022 by more than the lesser of:</p> <ol style="list-style-type: none"> <li>1. 10%; or</li> <li>2. 75m<sup>2</sup>; and</li> </ol> <p><u>PER-3-4</u>  <u>MUZ-S4 is complied with.</u></p> <p>Note: Any <u>associated additions or alterations to a building and or structure containing an existing industrial activity</u> must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Rule MUZ-R8	<p><b>Rule MUZ-R8: Residential activities within existing residential units</b>  <i>Activity status: Permitted</i>  <i>Where:</i>  <b>PER-1</b>  <i>If the residential activity is associated with an existing residential unit, MUZ-S4 must be complied with; and</i></p> <p><b>PER-2</b>  <i>If the residential activity is undertaken within an existing building that has not been used previously as a residential unit, MUZ-S4, MUZ-S5 and MUZ-S6 must be complied with; and</i></p> <p><b>PER-3</b>  <i>If the activities includes a supported residential care activity, the maximum occupancy does not exceed 10 residents.</i></p> <p><i>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</i></p>	Support in part	<p>Kāinga Ora support the provision for residential units within the Mixed Use Zone. However, Kāinga Ora seek amendments to the rule to broaden the scope and enable new residential units above ground floor level, as a permitted activity where appropriate.</p> <p>Amendments sought.</p>	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule MUZ-R8: Residential activities <u>and units within existing residential units</u></b>  <i>Activity status: Permitted</i>  <i>Where:</i>  <b>PER-1</b>  <i>If the residential activity is associated with an existing residential unit, MUZ-S4 must be complied with; and</i></p> <p><b>PER-2</b>  <i>If the residential activity is undertaken within an existing building that has not been used previously as a residential unit, MUZ-S4, MUZ-S5 and MUZ-S6 must be complied with; and</i></p> <p><b>PER-3</b>  <i>If the activities includes a supported residential care activity, the maximum occupancy does not exceed 10 residents-; <u>and</u></i></p> <p><b>PER-4</b>  <u><i>If the activity is a new residential activity or unit, it is located entirely above ground floor level; and</i></u></p> <p><b>PER-5</b>  <u><i>If the activity is a new residential activity or unit, it is not located within 25m of an existing industrial activity within the Mixed Use Zone.</i></u></p> <p><i>Note: Any associated <u>new</u> building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</i></p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<i>Mixed Use Zone Rules – Infringement of the zone standards</i>	N/A – no current rule proposed	N/A	<p>Kāinga Ora seek the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand.</p> <p>Kāinga Ora does support the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.</p>	<p>Seek the addition of the following rule into the General Residential Zone:</p> <p><b><u>MUZ-RXX – The infringement of any applicable Zone Standard to an activity</u></b>  <b><u>Activity status: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <ol style="list-style-type: none"> <li><b><u>1. the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></b></li> </ol>
<i>Standard MUZ-S1</i>	<p><b>Standard MUZ-S1: Height of buildings and structures</b>  <i>Buildings and structures including additions and alterations to buildings and structures must not exceed a maximum height of 16m measured from ground level.</i></p> <p>...</p>	Support in part	<p>Kāinga Ora support a height limit of 16m in height, so long that the height limit for the Zone doesn't compromise the ability for the Town Centre and/or City Centre Zones to be the focal points across the District.</p>	Retain.
<i>Standard MUZ-S2</i>	<p><b>Standard MUZ-S2: Height in relation to boundary</b>  <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 – Recession Planes.</i></p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li><i>any impact on privacy and the ability to use outdoor living space of Residential Zones; and</i></li> <li><i>any impact on solar access to living rooms of Residential Zones; and</i></li> <li><i>any adverse effects resulting from the bulk and dominance of built form; and</i></li> <li><i>any benefits, such as the use of architectural features or steps in the building façade.</i></li> </ol>	Support in part	<p>Support a height in relation to boundary control for where a site in the Mixed Use Zone. Amendments are sought to better manage effects on existing residential units across any adjoining zone, rather than just Residential Zones. In addition, an advice note is sought</p>	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard MUZ-S2: Height in relation to boundary</b>  <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site, when the site boundary adjoins an open space and recreation zone, or a residential zone <u>or an existing residential activity within the Mixed Use Zone.</u></i>  <i>The method for determining recession planes and any permitted projection is described in APP8 – Recession Planes.</i></p> <p><b><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></b></p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li><i>any impact on privacy and the ability to use outdoor living space of <u>Residential Zones residential units</u>; and</i></li> <li><i>any impact on solar access to living rooms of <u>Residential Zones residential units</u>; and</i></li> <li><i>any adverse effects resulting from the bulk and dominance of built form; and</i></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				4. any benefits, such as the use of architectural features or steps in the building façade.
Standard MUZ-S3	<p><b>Standard MUZ-S3: Setbacks</b>  Any building must be setback a minimum of 3m from the boundary which adjoins a Residential Zone.</p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. dominance, loss of privacy and shading in relation to adjoining sites in Residential Zones; and</li> <li>2. landscaping;</li> <li>3. mitigation measures.</li> </ol>	Support in part	Support the Standard and seek an amendments to also ensure adequate setbacks from existing residential units across any zone. Amendments sought.	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard MUZ-S3: Setbacks</b>  Any building must be setback a minimum of 3m from the boundary which adjoins a Residential Zone <u>or adjoins a site containing an existing residential unit in any zone.</u></p> <p><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. dominance, loss of privacy and shading in relation to adjoining <del>sites in Residential Zones</del> <u>existing residential units</u>; and</li> <li>2. landscaping;</li> <li>3. mitigation measures.</li> </ol>
Standard MUZ-S4	<p><b>Standard MUZ-S4: Goods storage</b>  Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads.</p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. visual effects; and</li> <li>2. landscaping and screening.</li> </ol>	Support in part	Support the provision for outdoor goods storage. However, seek amendments to the Standard to ensure goods storage doesn't compromise the residential amenity for existing residential units.	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard MUZ-S4: <del>Outdoor G-goods, refuse or recycling storage</del></b>  Any outdoor storage areas, except for the display of goods for retail sale;  <ol style="list-style-type: none"> <li>1. <u>must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads;</u> and</li> <li>2. <u>must not be facing any site in a Residential Zone or containing an existing residential unit.</u></li> </ol></p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. visual effects; and</li> <li>2. landscaping and screening; and</li> <li>3. residential amenity effects; and</li> <li>4. mitigation measures; and</li> <li>5. any alternative measures considered.</li> </ol>
Standard MUZ-S5	<p><b>Standard MUZ-S5: Outdoor living space</b>  Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> <li>1. for units with common living space at ground floor level, of at least 20m<sup>2</sup> with a minimum dimension of 3m; and</li> <li>2. for units located entirely above the ground floor level, that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</li> <li>3. which is located on the north, west or east side of the residential unit; and</li> <li>4. which is readily accessible from the common living space of the residential unit.</li> </ol> <p>...</p>	Support in part	Support the provision for outdoor living space for residential units in the Mixed Use Zone. However, seek amendments to provide for adequate outdoor living spaces for units above ground floor level, where developers choose to provide communal ground floor living spaces, rather than individual balconies. Amendments sought.	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard MUZ-S5: Outdoor living space</b>  Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> <li>1. for <u>a new building containing all residential units above ground floor level, with a common living space at ground floor level may be provided, of at least 2012m<sup>2</sup> per residential unit it serves, and</u> with a minimum dimension of 3m; and</li> <li>2. for units located entirely above the ground floor level, that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</li> <li>3. which is located on the north, west or east side of the residential unit <u>or building</u>; and</li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p><b>4.</b> <i>which is readily accessible from the common living space of the residential unit <u>or a common space within a building (e.g. lobby).</u></i></p> <p>...</p>
Standard MUZ-S6	<p><b>Standard MUZ-S6: Service and storage spaces</b></p> <ol style="list-style-type: none"> <li>1. <i>Each residential unit must have an outdoor or indoor service space of at least 2.5m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins.</i></li> <li>2. <i>The required spaces can be provided either individually or within a communal space for multiple units.</i></li> </ol> <p>...</p>	Support in part	Kāinga Ora support the standard, but seek to increase the scope of the standard so that residential units above ground floor level are also provided adequate storage areas for their goods, whether that be within the unit itself or within an accessible location at ground floor level.	Seek amendments to the Standard as follows: <p><b>Standard MUZ-S6: Service and storage spaces</b></p> <ol style="list-style-type: none"> <li>1. <i>Each residential unit must have an outdoor or indoor service space of at least 2.5m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins.</i></li> <li>2. <i>The required spaces can be provided either individually or within a communal space for multiple units <u>at ground floor level and within an accessible location of the site.</u></i></li> <li>3. <i>Residential units above ground floor level must have an internal or external secure and sheltered area for storage of goods for the exclusive use of that unit, sized a minimum of 2m<sup>2</sup> and with a minimum dimension of 1m. These areas may be grouped into a communal area of the site at ground floor level, so long as each individual storage unit is secure and for the exclusive use for each unit it serves.</i></li> </ol> <p>...</p>
Mixed Use Zone Standards – Outlook space requirements	N/A – no current standard proposed	N/A	Kāinga Ora seek the addition of an outlook space requirement for all habitable rooms in residential units, into the Mixed Use Zone chapter. This will enable better management of effects on neighbouring sites and the use of new residential units, such as privacy and overlooking.  Seek addition.	Seek the addition of an outlook space Standard for the Zone, as follows: <p><b>Standard MUZ-SXX – Outlook space for residential units in new buildings</b></p> <ol style="list-style-type: none"> <li>1. <i>A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</i></li> <li>2. <i>A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of habitable room in a separate building, where there is a direct line of sight between the windows.</i></li> <li>3. <i>A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</i></li> <li>4. <i>These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</i></li> </ol> <p><u>Matters of discretion</u></p> <ol style="list-style-type: none"> <li>1. <i>Privacy, overlooking and dominance effects; and</i></li> <li>2. <i>Residential amenity; and</i></li> <li>3. <i>any mitigation measures; and</i></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u>
Mixed Use Zone Standards – Minimum residential unit sizes	N/A – no current standard proposed	N/A	Kāinga Ora seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.  Seek addition.	Seek the addition of a minimum residential unit size Standard for the Zone, as follows:  <b><u>Standard MUZ-SXX – Minimum residential unit sizes</u></b> <u>Every residential unit must have a net floor area of at least:</u> <u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u> <u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u>  <u>Matters of discretion:</u> <u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u>
<b>PART 3 – Area-Specific Matters: Zones – Commercial and Mixed Use Zones:</b>				
<b>Town Centre Zone</b>				
Objective TCZ-O1	<b>Objective TCZ-O1: Purpose of the Town Centre Zone</b> <i>The Town Centre Zone is a focal point for the local community, and provides for a diverse range of activities that support the residents of the township and surrounding rural areas.</i>	Support	Support the purpose of the Town Centre Zone, as a focal point for the community and as a place where they can go to meet their everyday commercial or social needs.	Retain as notified.
Objective TCZ-O2	<b>Objective TCZ-O2: Character and qualities of the Town Centre Zone</b> <i>The Town Centre Zone:</i> <ol style="list-style-type: none"> <li>1. provides a pleasant, pedestrian-focused environment that visually integrates with public spaces; and</li> <li>2. is of a scale that is commensurate with the population that it serves; and</li> <li>3. contains buildings of a moderate scale and density, with associated car parking and storage areas that do not detract from pedestrian-focused street environments; and</li> <li>4. contains activities or buildings that are compatible with the use and amenity values of adjoining Residential Zones and Open Space and Recreation Zones; and</li> <li>5. are of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone.</li> </ol>	Oppose in part	Kāinga Ora generally support the objective. However amendments are sought to seek greater consistency with national direction under the National Policy Statement on Urban Development 2020. For example, Policy 11 of the National Policy Statement requires all tier 1, 2 and 3 local authorities to remove minimum car parking requirements across their District Plans. Therefore, reference to providing car parking in the Town Centre Zone is suggested for removal. Amendments sought.	Seek amendments to the Objective as follows:  <b>Objective TCZ-O2: Character and qualities of the Town Centre Zone</b> <i>The Town Centre Zone:</i> <ol style="list-style-type: none"> <li>1. provides a pleasant, pedestrian-focused environment that visually integrates with public spaces; and</li> <li>2. is of a scale that is commensurate with the population that it serves; and</li> <li>3. contains buildings of a moderate scale and density, with associated <del>car parking and</del> storage areas that do not detract from pedestrian-focused street environments; and</li> <li>4. contains activities or buildings that are compatible with the use and amenity values of adjoining Residential Zones and Open Space and Recreation Zones; and</li> <li>5. <del>are is</del> of a size and scale that <u>does</u> not undermine the purpose, function and amenity values of the City Centre Zone.</li> </ol>
Policy TCZ-P2	<b>Policy TCZ-P2: Residential activities</b> <i>Enable new residential activities where they are located above ground floor level.</i>	Support	Kāinga Ora support the provision of residential units above ground floor level in the Town Centre Zone, as a permitted activity.	Retain as notified.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Policy TCZ-P5	<p><b>Policy TCZ-P5: Other activities</b>  Only allow other activities to establish and operate within the Town Centre Zone where:</p> <ol style="list-style-type: none"> <li>they are consistent with the purpose, character and qualities of the Zone; and</li> <li>it can be demonstrated that the effects of the activity are of a degree that is comparable with those of a permitted activity; and</li> <li>the intensity and scale of the activity does not compromise activities that are enabled within the zone.</li> </ol>	Oppose in part	<p>Kāinga Ora seek to include a provision within the policy, to avoid new activities within the Town Centre Zone where the activity is considered to have adverse effects on the possibility to provide for residential units within the Zone. Amendments sought.</p>	<p>Seek amendments to the Policy as follows:</p> <p><b>Policy TCZ-P5: Other activities</b>  Only allow other activities to establish and operate within the Town Centre Zone where:</p> <ol style="list-style-type: none"> <li>they are consistent with the purpose, character and qualities of the Zone; and</li> <li>it can be demonstrated that the effects of the activity are of a degree that is comparable with those of a permitted activity; and</li> <li>the intensity and scale of the activity does not compromise activities that are enabled within the zone; <u>and</u></li> <li><u>the activity is not an activity which is considered to have an adverse effect on the ability to provide for residential units within the Zone.</u></li> </ol>
Rule TCZ-R5	<p><b>Rule TCZ-R5: Residential activity (not otherwise listed in this chapter)</b>  Activity status: Permitted  Where:  PER-1  The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> <li>located above the ground floor level of a building; or</li> <li>is located at ground floor level and the residential unit was existing as at 22 September 2022; and</li> </ol> <p>PER-2  TCZ-S6 and TCZ-S7 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</p>	Support	<p>Support the provision for above ground residential units as a permitted activity within the Town Centre Zone.</p>	<p>Retain as notified.</p>
Town Centre Zone Rules – Infringement of the zone standards	N/A – no current rule proposed	N/A	<p>Kāinga Ora seek the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand.</p> <p>Kāinga Ora does support the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an</p>	<p>Seek the addition of the following rule into the Zone:</p> <p><b><u>TCZ-RXX – The infringement of any applicable Zone Standard to an activity</u></b>  Activity status: <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <ol style="list-style-type: none"> <li><u>the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
			assessment, where that Standard is infringed.	
Standard TCZ-S1	<p><b>Standard TCZ-S1: Height of buildings and structures</b>  <i>Buildings and structures including additions and alterations to buildings and structures must not exceed:</i></p> <ol style="list-style-type: none"> <li>1. Maximum height of 10m measured from ground level; or</li> <li>2. For church towers or spires, a maximum height of 30m measured from ground level.</li> </ol> <p>...</p>	Oppose	Kāinga Ora oppose the height limit of 10m for the town centre zone, as this compromises the Zone being a focal point for the community. With a height limit of 16m in the Mixed Use Zone and 12m in the Medium Density Residential Zone, the Town Centre Zone would struggle to be a node for the surrounding community. A height limit of 16m is also sought for the Town Centre Zone.	<p>Seek amendments to the Standard as follows:</p> <p><b>Rule TCZ-S1: Height of buildings and structures</b>  <i>Buildings and structures including additions and alterations to buildings and structures must not exceed:</i></p> <ol style="list-style-type: none"> <li>1. Maximum height of <del>10</del> <b>16m</b> measured from ground level; or</li> <li>2. For church towers or spires, a maximum height of 30m measured from ground level.</li> </ol>
Standard TCZ-S2	<p><b>Standard TCZ-S2: Height in relation to boundary</b>  <i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p>...</p>	Support in part	Support the inclusion of a height relation to boundary standard. However, amendments are sought consequential to a requested increase height limit for the Zone as per the above, as well as seeking an exclusion for buildings sharing a common wall. Amendments sought.	<p><b>Standard TCZ-S2: Height in relation to boundary</b>  <i>Buildings and structures must be contained within a building envelope defined by recession planes from points <del>2.5</del> <b>3.5m</b> above ground level at the boundaries of the site, when the site boundary adjoins an open space and recreation zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><i>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</i></p> <p>...</p>
Standard TCZ-S4	<p><b>Standard MUZ-S4: Goods storage</b>  <i>Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads.</i></p> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. visual effects; and</li> <li>2. landscaping.</li> </ol>	Support in part	Support the provision for outdoor goods storage. However, seek amendments to the Standard to ensure goods storage doesn't compromise the residential amenity for existing residential units.	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard TCZ-S4: <del>Outdoor G-goods, refuse or recycling storage</del></b>  <i>Any outdoor storage areas, except for the display of goods for retail sale,; must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads,; and</i></p> <ol style="list-style-type: none"> <li>1. <i>must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads,; and</i></li> <li>2. <i>must not be facing any site in a Residential Zone or other site containing an existing residential unit.</i></li> </ol> <p><b>Matters of discretion restricted to:</b></p> <ol style="list-style-type: none"> <li>1. visual effects; and</li> <li>2. landscaping <i>and screening,; and</i></li> <li>3. residential amenity effects; and</li> <li>4. mitigation measures; and</li> <li>5. any alternative measures considered.</li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Standard TCZ-S6	<p><b>Standard TCZ-S6: Outdoor living space</b>  Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> <li>1. that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</li> <li>2. which is located on the north, west or east side of the residential unit; and</li> <li>3. which is readily accessible from the common living space of the residential unit.</li> </ol> <p>...</p>	Support	Support the provision for outdoor living space for residential units in the Town Centre Zone.	Retain as notified.
Standard TCZ-S7	<p><b>Standard TCZ-S7: Service and storage spaces</b>  Each residential unit must have an outdoor or indoor service space of at least 2.5m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space for multiple units.</p>	Support in part	Kāinga Ora support the standard, but seek to increase the scope of the standard so that residential units above ground floor level are also provided adequate storage areas for their goods, whether that be within the unit itself or within an accessible location at ground floor level.	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard MUZ-S6: Service and storage spaces</b></p> <ol style="list-style-type: none"> <li>1. Each residential unit must have an outdoor or indoor service space of at least 2.5m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space for multiple units <u>at ground floor level and within an accessible location of the site.</u></li> <li>2. Residential units above ground floor level must have an internal or external secure and sheltered area for storage of goods for the exclusive use of that unit, sized a minimum of 2m<sup>2</sup> and with a minimum dimension of 1m. These areas may be grouped into a communal area of the site at ground floor level, so long as each individual storage unit is secure and for the exclusive use for each unit it serves.</li> </ol> <p>...</p>
Town Centre Zone Standards – Outlook space requirements	N/A – no current standard proposed	N/A	<p>Kāinga Ora seek the addition of an outlook space requirement for all habitable rooms in residential units, into the Town Centre Zone chapter. This will enable better management of effects on neighbouring sites and the use of new residential units, such as privacy and overlooking.</p> <p>Seek addition.</p>	<p>Seek the addition of an outlook space Standard for the Zone, as follows:</p> <p><b>Standard TCZ-SXX – Outlook space for residential units in new buildings</b></p> <ol style="list-style-type: none"> <li>1. <u>A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></li> <li>2. <u>A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of habitable room in a separate building, where there is a direct line of sight between the windows.</u></li> <li>3. <u>A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></li> <li>4. <u>These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></li> </ol> <p><b>Matters of discretion</b></p> <ol style="list-style-type: none"> <li>1. <u>Privacy, overlooking and dominance effects; and</u></li> <li>2. <u>Residential amenity; and</u></li> <li>3. <u>any mitigation measures; and</u></li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				4. <u>any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u>
Town Centre Zone Standards – Minimum residential unit sizes	N/A – no current standard proposed	N/A	Kāinga Ora seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.  Seek addition.	Seek the addition of a minimum residential unit size Standard for the Zone, as follows:  <b><u>Standard TCZ-SXX – Minimum residential unit sizes</u></b> <u>Every residential unit must have a net floor area of at least:</u> 1. <u>35m<sup>2</sup> for a residential unit only containing one habitable room; or</u> 2. <u>45m<sup>2</sup> for a residential unit containing more than one habitable room.</u>  <u>Matters of discretion:</u> 1. <u>The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u>
<b>PART 3 – Area-Specific Matters: Zones – Commercial and Mixed Use Zones:</b>				
<b>City Centre Zone</b>				
Objective CCZ-O1	<b>Objective CCZ-O1: Purpose of the City Centre Zone</b> The City Centre Zone is the main commercial and civic centre for the District and wider South Canterbury sub-region and the primary destination for retail activity, dining and entertainment, and: 1. provides for a diverse range of activities, including commercial, visitor accommodation and community facilities; and 2. accommodates higher density residential activities which support the viability and vibrancy of the zone.	Support in part	Kāinga Ora support the purpose of the City Centre Zone and the supports the enablement of residential activity in the Zone. However, residential activity in a City Centre should be appropriately located as to provide adequate amenity for the on-site occupants. Amendments sought.	Seek amendments to the Objective as follows:  <b>Objective CCZ-O1: Purpose of the City Centre Zone</b> The City Centre Zone is the main commercial and civic centre for the District and wider South Canterbury sub-region and the primary destination for retail activity, dining and entertainment, and: 1. provides for a diverse range of activities, including commercial, visitor accommodation and community facilities; and 2. accommodates higher density residential activities <u>where appropriate</u> , which support the viability and vibrancy of the zone.
Objective CCZ-O2	<b>Objective CCZ-O2: Character and qualities of the City Centre Zone</b> The City Centre Zone: 1. is a vibrant area that provides an attractive place to live, work and visit; and 2. contains built form that contributes to a high-quality streetscape that maintains the character associated with scheduled heritage items and historic heritage areas; and 3. accommodates large volumes of people; and 4. includes sites used for centralised car parking; and 5. contains large-scale, high density buildings; and 6. contains activities that are compatible with the amenity values of adjoining Residential Zones and Open Space and Recreation Zones.	Support in part	Support the policy with minor amendments.	Seek amendments to the Objective as follows:  <b>Objective CCZ-O2: Character and qualities of the City Centre Zone</b> The City Centre Zone: 1. is a vibrant area that provides an attractive place to live, work and visit; and 2. contains built form that contributes to a high-quality streetscape that maintains the character associated with scheduled heritage items and historic heritage areas; and 3. accommodates large volumes of people; and 4. includes sites used for centralised car parking; and 5. contains <del>large-scale</del> , <u>moderate to</u> high density buildings; and 6. contains activities that are compatible with the amenity values of adjoining Residential Zones and Open Space and Recreation Zones; <u>and</u> 7. <u>provides adequate connections from surrounding areas for all transport users; and</u> 8. <u>creates attractive streetscapes.</u>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Policy CCZ-P2	<p><b>Policy CCZ-P2: Residential activities</b>  Provide for new residential activities where they will contribute to the viability and vibrancy of the Zone and if located:</p> <ol style="list-style-type: none"> <li>outside the Southern Centre Precinct, are located and designed to maintain the continuity of commercial activities along ground level street frontages; and</li> <li>within the Southern Centre Precinct, are designed to accommodate potential future commercial use.</li> </ol>	Support in part	Kāinga Ora support the provision for new residential activities to be established within the City Centre Zone, where appropriate. However, it seeks that residential activities are provided for above ground floor level only as to not detract from the residential amenity of those units, and still provide for the core function of the City Centre as the District's primary commercial centre. Amendments sought.	<p>Seek amendments to the Policy as follows:</p> <p><b>Policy CCZ-P2: Residential activities</b>  Provide for new residential activities <u>where appropriate, and</u> where they:</p> <ol style="list-style-type: none"> <li>will contribute to the viability and vibrancy of the Zone; and <del>if</del></li> <li><u>are located: above ground floor level; and</u></li> <li><u>residential amenity for on-site occupants is not compromised.</u></li> </ol> <p><del>1. outside the Southern Centre Precinct, are located and designed to maintain the continuity of commercial activities along ground level street frontages; and</del></p> <p><del>2. within the Southern Centre Precinct, are designed to accommodate potential future commercial use.</del></p>
Policy CCZ-P6	<p><b>Policy CCZ-P6: Industrial activities</b>  Avoid the establishment of industrial activities within the City Centre Zone unless:</p> <ol style="list-style-type: none"> <li>the nature and scale of the industrial activity is consistent with the purpose, character and qualities of the City Centre Zone; and</li> <li>any adverse effects of the industrial activity are comparable with those that would arise from a permitted activity.</li> </ol>	Oppose in part	Seek amendments to the Policy so that industrial activities are avoided in the City Centre, as these activities are considered more than likely to detract from the character and qualities of the City Centre Zone, as well as the ability to provide for residential activities within the Zone.	<p>Seek amendments to the Policy as follows:</p> <p><b>Policy CCZ-P6: Industrial activities</b>  Avoid the establishment of industrial activities within the City Centre Zone; <del>unless:</del></p> <ol style="list-style-type: none"> <li><del>the nature and scale of the industrial activity is consistent with the purpose, character and qualities of the City Centre Zone; and</del></li> <li><del>any adverse effects of the industrial activity are comparable with those that would arise from a permitted activity.</del></li> </ol>
Rule CCZ-R4	<p><b>Rule CCZ-R4: Public toilets</b>  Activity status: Permitted  Where:  PER-1  CCZ-S2 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</p>	Support in part	Support the provision for public toilets within the Zone as they are important amenities. However, seek amendments to the rule so that new public toilets don't establish adjacent to existing residential units and detract from the residential amenity of on-site occupants of those units. Amendments sought.	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule CCZ-R4: Public toilets</b>  Activity status: Permitted  Where:  PER-1  CCZ-S2 is complied with; <u>and</u></p> <p><u>PER-2</u>  <u>Any new public toilet facility is not established on a site adjacent to a site containing an existing residential unit.</u></p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</p>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Rule CCZ-R5	<p><b>Rule CCZ-R5: Residential activity (not listed in this chapter)</b>  <u>Outside of the Southern Centre Precinct</u>  Activity status: Permitted  Where:  PER-1  The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> <li>located above the ground floor level of a building; or</li> <li>is located at ground floor level and the residential unit was existing as at 22 September 2022; and</li> </ol> <p>PER-2  CCZ-S2, CCZ-S5 and CCZ-S6 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</p> <p><u>Southern Centre Precinct</u>  Activity status: Permitted  Where:  PER-1  CCZ-S2, CCZ-S5 and CCZ-S6 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R6, CCZ-R7, and CCZ-R8.</p>	Support in part	Support the provision for residential units within the City Centre Zone, only where they are located above ground floor level across the entire Zone. Amendments sought.	<p>Seek amendments to the Rule as follows:</p> <p><b>Rule CCZ-R5: Residential activity (not listed in this chapter)</b>  <u>Outside of the Southern Centre Precinct</u>  Activity status: Permitted  Where:  PER-1  The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> <li>located above the ground floor level of a building; or</li> <li>is located at ground floor level and the residential unit was existing as at 22 September 2022; and</li> </ol> <p>PER-2  <del>CCZ-S2, CCZ-S5 and CCZ-S6 is</del> <u>All applicable Zone standards are</u> complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with <u>CCZ-R6 and</u> CCZ-R7.</p> <p><u>Southern Centre Precinct</u>  Activity status: Permitted  Where:  PER-1  <del>CCZ-S2, CCZ-S5 and CCZ-S6 is</del> <u>complied with.</u></p> <p>Note: Any associated building and structure must be constructed in accordance with <u>CCZ-R6, CCZ-R7, and</u> CCZ-R8.</p>
City Centre Zone Rules – Infringement of the zone standards	N/A – no current rule proposed	N/A	<p>Kāinga Ora seek the addition of a rule, for the infringement of any applicable zone standard to an activity, to be assessed as a Restricted Discretionary Activity. This enables the infringement of any and each Zone Standard to be assessed on its own merits, rather than being linked to the activity, which should also be assessed individually. This approach is considered fairly common practice across District Plans around New Zealand.</p> <p>Kāinga Ora does support the matters of discretion listed against each Zone Standard as currently notified (other than what may be noted below) and these may form the basis of an assessment, where that Standard is infringed.</p>	<p>Seek the addition of the following rule into the Zone:</p> <p><b><u>CCZ-RXX – The infringement of any applicable Zone Standard to an activity</u></b>  Activity status: <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are limited to:</u></p> <ol style="list-style-type: none"> <li><u>the matters of discretion listed against each Zone Standard, where that standard is infringed.</u></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Standard CCZ-S1	<p><b>Standard CCZ-S1: Height of buildings and structures</b>  Buildings and structures including additions and alterations to buildings and structures must not exceed:</p> <ol style="list-style-type: none"> <li>1. a maximum height of 20m measured from ground level, or</li> <li>2. for church towers or spires, a maximum height of 30m measured from ground level.</li> </ol> <p>...</p>	Support	Support a permitted height limit of 20m for new buildings across the City Centre Zone.	Retain as notified.
Standard CCZ-S4	<p><b>Rule CCZ-S4: Active street frontages</b></p> <ol style="list-style-type: none"> <li>1. Except for residential activities within the Southern Centre Precinct, all new buildings shall be built up to the street frontage.</li> <li>2. There must be no vehicle crossings across footpaths or pedestrian areas.</li> <li>3. For new buildings, at least 60% (by length) of the façade of the ground floor of a building where the facade fronts the road or other public area must contain windows.</li> <li>4. Except for residential activities within the Southern Centre Precinct, any windows located on the ground floor of a building where the facade fronts the road or other public area must remain visually transparent and be used either for the display of goods and services; or kept clear of obstructions to provide a view into the building.</li> </ol> <p>...</p>	Oppose in part	Kāinga Ora oppose the Standard in part, as it considers that unless a street provides a key retail or commercial frontage adding to the amenity of the Zone, a vehicle crossing, within reason, could be established as many activities still require vehicle access in order to function. Amendments sought or alternative relief requested, such as adding a Key Commercial Frontage Control into the District Plan along main roads (e.g. Stafford Street), where new vehicle crossing could be restricted. Otherwise, the rules for new vehicle crossing should be managed via the District-Wide Rules; Transport section of the District Plan.	<p>Either:</p> <ol style="list-style-type: none"> <li>1. Seek amendments to the Standard as follows:</li> </ol> <p><b>Rule CCZ-S4: Active street frontages</b></p> <ol style="list-style-type: none"> <li>1. Except for residential activities within the Southern Centre Precinct, all new buildings shall be built up to the street frontage.</li> <li>2. There must be no <b>new</b> vehicle crossings across footpaths or pedestrian areas <b>along National Arterial, Regional Arterial or Principal Roads in the City Centre Zone.</b></li> <li>3. For new buildings, at least 60% (by length) of the façade of the ground floor of a building where the facade fronts the road or other public area must contain windows.</li> <li>4. <del>Except for residential activities within the Southern Centre Precinct, any windows located on the ground floor of a building where the facade fronts the road or other public area must remain visually transparent and be used either for the display of goods and services; or kept clear of obstructions to provide a view into the building.</del></li> </ol>
Standard CCZ-S5	<p><b>Standard CCZ-S5: Outdoor living space</b>  Any residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> <li>1. that comprises a balcony of at least 12m<sup>2</sup>, with a minimum dimension of 1.5m; and</li> <li>2. which is located on the north, west or east side of the residential unit; and</li> <li>3. which is readily accessible from the common living space of the residential unit.</li> </ol> <p>...</p>	Support in part	Support the provision for outdoor living spaces for residential units in the City Centre Zone. However, this is a high intensity zone and providing larger balconies may not be achievable across the board, particularly where residential units in the City Centre Zone are more than likely going to be smaller units sizes being one and two bedroom apartments. Amendments sought, seeking a minimum outdoor living space of 8m <sup>2</sup> .	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard CCZ-S5: Outdoor living space</b>  Any residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> <li>1. that comprises a balcony of at least <del>12</del> <b>8</b>m<sup>2</sup>, with a minimum <del>dimension depth of 1.5</del> <b>1.8</b>m; and</li> <li>2. which is located on the north, west or east side of the residential unit; and</li> <li>3. which is readily accessible from the common living space of the residential unit.</li> </ol>
Standard CCZ-S6	<p><b>Standard CCZ-S6: Service and storage spaces:</b>  Any residential unit must have an outdoor or indoor service space of at least 2.5m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space for multiple units.</p>	Support in part	Support the provision for adequate refuse and recycling bins storage areas. However, seek a broader scope to ensure new residential units are provided with adequate storage space for their goods within their apartment building. Amendments sought.	<p>Seek amendments to the Standard as follows:</p> <p><b>Standard CCZ-S6: Service and storage spaces:</b></p> <ol style="list-style-type: none"> <li>1. Any residential unit must have an outdoor or indoor service space of at least 2.5m<sup>2</sup> with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space for multiple units.</li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p><u>2. Residential units must have an internal secure and sheltered area for storage of goods for the exclusive use of that unit, sized a minimum of 2m<sup>2</sup> and with a minimum dimension of 1m. These areas may be grouped into a communal area of a new building at ground floor level, so long as each individual storage unit is secure and for the exclusive use for each unit it serves.</u></p> <p>...</p>
City Centre Zone Standards – Height in relation to boundary requirements	N/A – no current standard proposed	N/A	<p>Kāinga Ora seek the addition of height in relation to boundary Standard for the Zone, where a new building adjoins a lower intensity Zone.</p> <p>Seek addition.</p>	<p>Seek the addition of a height in relation to boundary Standard for the Zone, as follows:</p> <p><b><u>Standard CCZ-SXX: Height in relation to boundary</u></b>  <u>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site, when the site boundary adjoins an open space and recreation zone, the Mixed Use Zone or a residential zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</u></p> <p><u>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</u></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li><u>1. any impact on privacy and the ability to use and enjoy outdoor living space; and</u></li> <li><u>2. any impact on solar access to living rooms; and</u></li> <li><u>3. any adverse effects resulting from the bulk and dominance of built form; and</u></li> <li><u>4. any benefits, such as the use of architectural features or steps in the building façade; and</u></li> <li><u>5. any mitigation measures.</u></li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
City Centre Zone Standards – Outlook space requirements	N/A – no current standard proposed	N/A	<p>Kāinga Ora seek the addition of an outlook space requirement for all habitable rooms in residential units, into the City Centre Zone chapter. This will enable better management of effects on neighbouring sites and the use of new residential units, such as privacy and overlooking.</p> <p>Seek addition.</p>	<p>Seek the addition of an outlook space Standard for the Zone, as follows:</p> <p><b><u>Standard CCZ-SXX – Outlook space for residential units in new buildings</u></b></p> <ol style="list-style-type: none"> <li><u>1. A separation distance of at least 6m from any window in a residential unit from a principal living room, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></li> <li><u>2. A separation distance of at least 3m from any window in a residential unit from a principal bedroom, to a window of habitable room in a separate building, where there is a direct line of sight between the windows.</u></li> <li><u>3. A separation distance of at least 1m from any window in a residential unit from any other bedroom, to a window of another habitable in a separate building, where there is a direct line of sight between the windows.</u></li> <li><u>4. These separation distance must be contained within the site boundaries of the residential unit. They may overlook a road or open space and recreation zone.</u></li> </ol> <p><b><u>Matters of discretion:</u></b></p> <ol style="list-style-type: none"> <li><u>1. Privacy, overlooking and dominance effects; and</u></li> <li><u>2. Residential amenity; and</u></li> <li><u>3. any mitigation measures; and</u></li> <li><u>4. any unusual characteristics of the site or development resulting in non-compliance with this Standard.</u></li> </ol>
City Centre Zone Standards – Minimum residential unit sizes	N/A – no current standard proposed	N/A	<p>Kāinga Ora seek the addition of a standard requiring minimum sizes for all new residential units in the Zone, to ensure that the District Plan creates liveable places for people, providing for their general well-being.</p> <p>Seek addition.</p>	<p>Seek the addition of a minimum residential unit size Standard for the Zone, as follows:</p> <p><b><u>Standard CCZ-SXX – Minimum residential unit sizes</u></b></p> <p><u>Every residential unit must have a net floor area of at least:</u></p> <ol style="list-style-type: none"> <li><u>1. 35m<sup>2</sup> for a residential unit only containing one habitable room; or</u></li> <li><u>2. 45m<sup>2</sup> for a residential unit containing more than one habitable room.</u></li> </ol> <p><b><u>Matters of discretion:</u></b></p> <ol style="list-style-type: none"> <li><u>1. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on-site.</u></li> </ol>
<b>PART 3 – Area-Specific Matters: Zones – General Industrial Zones:</b>				
<b>General Industrial Zone</b>				

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Objective GIZ-O3	<p><b>Objective GIZ-O3: Use and development in the General Industrial Zone</b>  <i>Use and development in the General Industrial Zone:</i></p> <ol style="list-style-type: none"> <li>1. is located so that it can be appropriately serviced by infrastructure; and</li> <li>2. is not compromised by the establishment of sensitive activities; and</li> <li>3. does not compromise the strategic role and function of any of the Commercial and Mixed Use Zones; and</li> <li>4. maintains the amenity values of adjacent Residential and Open Space and Recreation Zones.</li> </ol>	Support	Kāinga Ora support the Objective, in that it seeks that industrial activities function in a manner that protects the amenity of residential zones and residential units.	Retain
Objective PREC3-O1	<p><b>Objective PREC3-O1: Washdyke Industrial Expansion Precinct</b>  <i>Development in the Washdyke Industrial Expansion Precinct minimises adverse effects on the adjoining residential zone.</i></p>	Support in part	Support development in the Washdyke Industrial Expansion Precinct, to the extent that new activities avoid, remediate and mitigate adverse environmental effects on nearby residential activities as far as reasonably practicable.	<p>Seek amendments to the Objective, as follows;</p> <p><b>Objective PREC3-O1: Washdyke Industrial Expansion Precinct</b>  <i>Development in the Washdyke Industrial Expansion Precinct <del>minimises avoids, remediates and/or mitigates</del> adverse effects on <u>nearby residential activities the adjoining residential zone.</u></i></p>
Policy GIZ-P1	<p><b>Policy GIZ-P1: Industrial activities</b>  <i>Enable a range of industrial activities and associated activities where:</i></p> <ol style="list-style-type: none"> <li>1. ancillary activities are conducted on the same site as the primary industrial activity; and</li> <li>2. does not include residential activities; and</li> <li>3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.</li> </ol>	Support in part	Support the Policy with amendments, seeking to ensure that offensive trades and hazardous facilities are not permitted to establish adjacent to a site with an open space and recreation residential zoning.	<p>Seek amendments to the Policy as follows:</p> <p><b>Policy GIZ-P1: Industrial activities</b>  <i>Enable a range of industrial activities and associated activities where:</i></p> <ol style="list-style-type: none"> <li>1. ancillary activities are conducted on the same site as the primary industrial activity; and</li> <li>2. <u>the activity</u> does not include residential activities; and</li> <li>3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone-; <u>and</u></li> <li>4. <u>Offensive trades and hazardous facilities are not permitted to establish on a site, adjacent to another site with an open space and recreation, or residential zoning.</u></li> </ol>
Policy PREC3-P1	<p><b>Policy PREC3-P1: Residential amenity of adjoining residential zones [in the Washdyke Industrial Expansion Precinct]</b>  <i>Maintain the amenity values of adjoining Residential Zones by requiring:</i></p> <ol style="list-style-type: none"> <li>1. buildings to be suitably separated from any sites within a Residential Zone; and</li> <li>2. buildings and activities to be designed, operated, screened and landscaped in a manner that minimises the adverse effects on the adjoining Residential Zones; and</li> <li>3. safe ingress and egress to the site without compromising vehicle and pedestrian safety in the adjoining Residential Zones.</li> </ol>	Support in part	Support to the extent that amendments are adopted, as per other Kāinga Ora submission points.	<p><b>Policy PREC3-P1: Residential amenity of adjoining residential zones</b>  <i>Maintain the amenity values of adjoining Residential Zones by requiring:</i></p> <ol style="list-style-type: none"> <li>1. buildings to be suitably separated from any sites within a Residential Zone; and</li> <li>2. buildings and activities to be designed, operated, screened and landscaped in a manner that minimises the adverse effects on the adjoining Residential Zones; and</li> <li>3. safe ingress and egress to the site without compromising vehicle and pedestrian safety in the adjoining Residential Zones-; <u>and</u></li> <li>4. <u>Offensive trades and hazardous facilities to establish on sites that are not adjacent to another site with an open space and recreation, or residential zoning.</u></li> </ol>
<b>Part 4 – Appendices and Schedules – Appendices</b>				
Part 4 – Appendices and Schedules	<p><i>App7 – Financial Contribution</i>  <b>1.0 Water, Stormwater, Wastewater and Roading</b></p>	Oppose	Kainga Ora supports the use of FC’s principle, the notified FC provisions do not adequately and clearly specify the	Delete FC-R3 as notified and amended to ensure the purpose for which FC are required is more clearly and comprehensively set out, in accordance with s77E of the Amendment Act.

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
– Appendices – APP7 – Financial Contribution	<p>1. The following financial contributions are required for the purpose of avoiding any adverse <i>effects</i> of a development on Council’s <i>water</i> supply, <i>stormwater</i>, <i>wastewater</i> systems or Council’s <i>road infrastructure</i>/network.</p> <p>2. The financial contribution shall be payable when:</p> <ol style="list-style-type: none"> <li>the proposed development is intending to connect to a Council owned or operated <i>water</i> supply, <i>stormwater</i> or <i>wastewater</i> system; and</li> <li>in respect of <i>stormwater</i>, the proposed <i>discharge</i> to the <i>Council stormwater</i> system does not comply with the requirements of the District Plan’s <i>Stormwater</i> Management chapter; and</li> <li>additions or modifications to the existing <i>water</i> supply system, <i>stormwater</i> system or <i>wastewater</i> system are required to manage the expected adverse <i>effects</i> of development on that network; or</li> <li>additional capacity has been created in the <i>water</i> supply system, <i>stormwater</i> system or <i>wastewater</i> system in anticipation of future development; or</li> <li>a development will adversely affect any aspect of Council’s <i>road infrastructure</i>/network to the extent that changes, modifications or <i>strengthening</i> is required to be made to comply with the District Plan, any relevant adopted Council <i>road</i> design manual, or expert technical advice.</li> </ol> <p>3. The financial contribution shall be payable to Timaru District Council when:</p> <ol style="list-style-type: none"> <li>for a <i>subdivision</i>, before a certificate under 224 of the RMA is issued; and</li> <li>for a <i>building</i>, before the <i>building</i> consent is issued; and</li> <li>for an activity with no <i>building</i>, before the activity commences; and</li> <li>for a <i>building</i> that does not need a <i>building</i> consent, before the <i>building</i> is occupied.</li> </ol> <p>4. The financial contribution payable shall be:</p> <ol style="list-style-type: none"> <li>The full actual cost of any additions or modifications to the existing <i>water</i> supply system, <i>stormwater</i> system, <i>wastewater</i> system or <i>road infrastructure</i>/network that are required to mitigate the expected <i>effects</i> of the development minus the value of any benefit of those additions or modifications that will accrue to the public or other properties as determined by Timaru District Council; or</li> <li>Where changes, or modifications have been made to the existing <i>water</i> supply system, <i>stormwater</i> system, <i>wastewater</i> system or <i>road infrastructure</i>/network in anticipation of future development, an equitable share of the cost of these changes/modifications as prescribed in Council’s fees and charges unless otherwise agreed with Council. <ol style="list-style-type: none"> <li>When calculating the cost of the financial contributions payable under clause 4 (b), <i>the Council</i> will consider: <ol style="list-style-type: none"> <li>The total cost of the changes/modifications divided by an equitable share of those costs having regard to the <i>site</i>’s development potential as a percentage of the catchment, or the actual or potential demand from the activity for the service; and</li> </ol> </li> </ol> </li> </ol>		<p>purpose for which FC are required, as required by s77E of the Amendment Act.</p> <p>This appendix should clearly outline how FC’s are calculated, and not just identify when they may be required. The Appendix provides insufficient clarity and certainty to plan users.</p>	<p><del>1.0 Water, Stormwater, Wastewater and Roading</del></p> <p><del>2.—The following financial contributions are required for the purpose of avoiding any adverse effects of a development on Council’s water supply, stormwater, wastewater systems or Council’s road infrastructure/network:</del></p> <p><del>6.—The financial contribution shall be payable when:-</del></p> <ol style="list-style-type: none"> <li><del>the proposed development is intending to connect to a Council owned or operated water supply, stormwater or wastewater system; and</del></li> <li><del>in respect of stormwater, the proposed discharge to the Council stormwater system does not comply with the requirements of the District Plan’s Stormwater Management chapter; and</del></li> <li><del>additions or modifications to the existing water supply system, stormwater system or wastewater system are required to manage the expected adverse effects of development on that network; or</del></li> <li><del>additional capacity has been created in the water supply system, stormwater system or wastewater system in anticipation of future development; or</del></li> <li><del>a development will adversely affect any aspect of Council’s road infrastructure/network to the extent that changes, modifications or strengthening is required to be made to comply with the District Plan, any relevant adopted Council road design manual, or expert technical advice.</del></li> </ol> <p><del>7.—The financial contribution shall be payable to Timaru District Council when:</del></p> <ol style="list-style-type: none"> <li><del>for a subdivision, before a certificate under 224 of the RMA is issued; and</del></li> <li><del>for a building, before the building consent is issued; and</del></li> <li><del>for an activity with no building, before the activity commences; and</del></li> <li><del>for a building that does not need a building consent, before the building is occupied.</del></li> </ol> <p><del>8.—The financial contribution payable shall be:</del></p> <ol style="list-style-type: none"> <li><del>The full actual cost of any additions or modifications to the existing water supply system, stormwater system, wastewater system or road infrastructure/network that are required to mitigate the expected effects of the development minus the value of any benefit of those additions or modifications that will accrue to the public or other properties as determined by Timaru District Council; or</del></li> </ol>

Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>2. Any part of the cost of any changes/modifications to the existing <a href="#">water</a> supplysystem, <a href="#">stormwater</a> system, <a href="#">wastewater</a> system or <a href="#">road infrastructure</a>/network that should be borne by Council or other parties, and whether the development benefits the present residents of the community or District to a degree that some or all the costs of the existing network need not be charged.</p> <p>c. To cover the increase in costs which will have taken place between the time the financial contribution is calculated and the time the contribution is payable, the financial contribution will be subject to:</p> <ol style="list-style-type: none"> <li>the Statistics New Zealand Producer Price Index for Construction Outputs, in respect of financial contributions for <a href="#">wastewater</a>, <a href="#">water</a> and <a href="#">stormwater infrastructure</a>; or</li> <li>the Waka Kotahi Construction Index for Roading Contributions, in respect of financial contributions for <a href="#">road infrastructure</a>.</li> </ol> <p>d. For any costs associated with:</p> <ol style="list-style-type: none"> <li>Design, surveying and consenting;</li> <li>Acquisition of <a href="#">land</a>.</li> <li>Construction of or changes to the <a href="#">water</a> supply system, <a href="#">stormwater</a> system, <a href="#">wastewater</a> system;</li> <li>Construction <a href="#">roads</a>, <a href="#">private ways</a>, <a href="#">accessways</a>, slip lanes, turning areas, splays footpaths, cycleway, parking, <a href="#">service lanes</a>, median strips, berms, <a href="#">road gardens</a>, <a href="#">fences</a>, lights, crossing, lights, traffic management devices and electronic charging stations.</li> <li><a href="#">Signage</a>.</li> <li>Street furniture.</li> <li>Compliance with other acts or regulations.</li> </ol> <p>5. The financial contribution shall be paid to Timaru District Council in the form of cash or land at the Councils discretion.</p> <p><b>2.0 Open Space &amp; Recreation</b></p> <ol style="list-style-type: none"> <li>The following financial contributions are required for the purpose of funding: <ol style="list-style-type: none"> <li>the open space and recreation facilities that Council provides across the district;</li> <li>the purchase and/or development of the off-<a href="#">road</a> walking and tracks on the Geraldine Downs identified by the Geraldine Downs walking and cycling tracks specific control area.</li> <li>the planting and <a href="#">maintenance</a> of <a href="#">indigenous vegetation</a> in the roadside areas in the Rural Lifestyle zone located on the Geraldine Downs and the development of a planting plan and ecological assessment to coordinate and direct the planting.</li> </ol> </li> <li>The financial contribution shall be payable when a development is a: <ol style="list-style-type: none"> <li><a href="#">subdivision</a> resulting in additional <a href="#">allotments</a> for residential purposes; or</li> <li>a <a href="#">residential unit</a> (other than a <a href="#">replacement</a> of an existing <a href="#">residential unit</a>); or</li> <li>a <a href="#">visitor accommodation</a> (other than a <a href="#">replacement</a> of an existing <a href="#">visitor accommodation</a>).</li> </ol> </li> <li>The financial contribution shall be payable to Timaru District Council when: <ol style="list-style-type: none"> <li>for a <a href="#">subdivision</a>, before a certificate under 224 of the RMA is issued;</li> </ol> </li> </ol>			<p><del>f.—Where changes, or modifications have been made to the existing water supplysystem, stormwater system, wastewater system or road infrastructure/network in anticipation of future development, an equitable share of the cost of these changes/modifications as prescribed in Council's fees and charges unless otherwise agreed with Council:</del></p> <p><del>i.—When calculating the cost of the financial contributions payable under clause 4 (b), the Council will consider:</del></p> <ol style="list-style-type: none"> <li><del>The total cost of the changes/modifications divided by an equitable share of those costs having regard to the site's development potential as a percentage of the catchment, or the actual or potential demand from the activity for the service; and</del></li> <li><del>Any part of the cost of any changes/modifications to the existing water supplysystem, stormwater system, wastewater system or road infrastructure/network that should be borne by Council or other parties, and whether the development benefits the present residents of the community or District to a degree that some or all the costs of the existing network need not be charged.</del></li> </ol> <p><del>g.—To cover the increase in costs which will have taken place between the time the financial contribution is calculated and the time the contribution is payable, the financial contribution will be subject to:</del></p> <ol style="list-style-type: none"> <li><del>the Statistics New Zealand Producer Price Index for Construction Outputs, in respect of financial contributions for wastewater, water and stormwater infrastructure; or</del></li> <li><del>the Waka Kotahi Construction Index for Roading Contributions, in respect of financial contributions for road infrastructure.</del></li> </ol> <p><del>h.—For any costs associated with:</del></p> <ol style="list-style-type: none"> <li><del>Design, surveying and consenting;</del></li> <li><del>Acquisition of land.</del></li> <li><del>Construction of or changes to the water supply system, stormwater system, wastewater system;</del></li> <li><del>Construction roads, private ways, accessways, slip lanes, turning areas, splays footpaths, cycleway, parking, service lanes, median strips, berms, road gardens, fences, lights, crossing, lights,</del></li> </ol>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<p>b. for a <a href="#">residential unit</a> or a <a href="#">visitor accommodation</a>, before <a href="#">building</a> consent is issued.</p> <p>4. Where an allotment is proposed as part of a subdivision and intended to accommodate a new residential unit, a financial contribution shall be payable to Timaru District Council for 4% of the registered valuation of an allotment except where:</p> <p>a. any <a href="#">allotment</a> has an existing <a href="#">residential unit</a>, the financial contribution is not payable;</p> <p>b. any <a href="#">allotment</a> that is more than 1,000m<sup>2</sup> in area, the valuation of this <a href="#">allotment</a> will be only based on the value of a 1,000m<sup>2</sup> of <a href="#">land</a> around where the <a href="#">residential unit</a> will be located; and</p> <p>c. the consent authority may reduce this amount, or waive the requirement, if the development is providing public open space or recreation facilities as part of the development that will be vested to Council; and</p> <p>d. the valuation must be undertaken by a registered valuer no longer than 6 months prior to the s224 certificate application being lodged.</p> <p>5. For residential units or visitor accommodation, financial contribution shall be payable to Timaru District Council for 4% of the registered valuation of the site (land value only) for each residential unit except where:</p> <p>a. this is the first <a href="#">residential unit</a> and the open space and recreation financial contribution for this <a href="#">site</a> has been paid as part of the <a href="#">subdivision</a> that created this <a href="#">site</a>; or</p> <p>b. the <a href="#">site</a> is more than 1,000m<sup>2</sup> in area, the valuation of this <a href="#">site</a> will be only based on the value of a 1,000m<sup>2</sup> of <a href="#">land</a> immediately surrounding the proposed <a href="#">residential unit</a>; and</p> <p>c. it is a <a href="#">replacement</a> unit of an existing <a href="#">residential unit</a>; and</p> <p>d. the valuation must be undertaken by a registered valuer no longer than 6 months prior to the <a href="#">building</a> consent being lodged.</p>			<p><del>traffic management devices and electronic charging stations.</del></p> <p><del>v. Signage.</del></p> <p><del>vi. Street furniture.</del></p> <p><del>vii. Compliance with other acts or regulations.</del></p> <p><del>9. The financial contribution shall be paid to Timaru District Council in the form of cash or land at the Councils discretion.</del></p> <p><b>2.0 Open Space &amp; Recreation</b></p> <p><del>6. The following financial contributions are required for the purpose of funding:</del></p> <p><del>a. the open space and recreation facilities that Council provides across the district;</del></p> <p><del>b. the purchase and/or development of the off-road walking and tracks on the Geraldine Downs identified by the Geraldine Downs walking and cycling tracks specific control area.</del></p> <p><del>c. the planting and maintenance of indigenous vegetation in the roadside areas in the Rural Lifestyle zone located on the Geraldine Downs and the development of a planting plan and ecological assessment to coordinate and direct the planting.</del></p> <p><del>7. The financial contribution shall be payable when a development is a:</del></p> <p><del>d. subdivision resulting in additional allotments for residential purposes; or</del></p> <p><del>e. a residential unit (other than a replacement of an existing residential unit); or</del></p> <p><del>f. a visitor accommodation (other than a replacement of an existing visitor accommodation).</del></p> <p><del>8. The financial contribution shall be payable to Timaru District Council when:</del></p> <p><del>c. for a subdivision, before a certificate under 224 of the RMA is issued;</del></p> <p><del>d. for a residential unit or a visitor accommodation, before building consent is issued.</del></p> <p><del>9. Where an allotment is proposed as part of a subdivision and intended to accommodate a new residential unit, a financial contribution shall be payable to Timaru District Council for 4% of the registered valuation of an allotment except where:</del></p> <p><del>e. any allotment has an existing residential unit, the financial contribution is not payable;</del></p> <p><del>f. any allotment that is more than 1,000m<sup>2</sup> in area, the valuation of this allotment will be only based on the value of a 1,000m<sup>2</sup> of land around where the residential unit will be located; and</del></p> <p><del>g. the consent authority may reduce this amount, or waive the requirement, if the development is providing public open space or recreation facilities as part of the development that will be vested to Council; and</del></p>



Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p><del>h.—the valuation must be undertaken by a registered valuer no longer than 6 months prior to the s224 certificate application being lodged.—</del></p> <p><del>10.—For residential units or visitor accommodation, financial contribution shall be payable to Timaru District Council for 4% of the registered valuation of the site (land value only) for each residential unit except where:</del></p> <p><del>e.—this is the first residential unit and the open space and recreation financial contribution for this site has been paid as part of the subdivision that created this site; or</del></p> <p><del>f.—the site is more than 1,000m<sup>2</sup> in area, the valuation of this site will be only based on the value of a 1,000m<sup>2</sup> of land immediately surrounding the proposed residential unit; and</del></p> <p><del>g.—it is a replacement unit of an existing residential unit; and</del></p> <p><del>h.—the valuation must be undertaken by a registered valuer no longer than 6 months prior to the building consent being lodged.—</del></p>