

OFFICER'S REPORT FOR:

**Independent Hearing Commissioners:
Trevor Robinson (Chair)
Miria Pomare
David McMahon
Mark St Clair
Julia Williams**

SUBJECT:

**Proposed Porirua District Plan: Residential
Zones, Planning Maps and General Topics**

PREPARED BY:

Michael David Rachlin

REPORT DATED:

10th February 2023

DATE OF HEARING:

13th March 2023

Executive Summary

1. This report considers PDP and Variation 1 submissions received by Porirua City Council (the Council) in relation to the relevant objectives, policies, rules, appendices and maps of the Proposed Porirua District Plan (PDP) and makes recommendations in response to the issues that have emerged from these submissions, as they apply to:
 - Residential Chapters – these being RESZ-General Objectives and Policies for all Zones (introduced by Variation 1), GRZ-General Residential Zone (deleted by Variation 1), MRZ-Medium Density Zone, and HRZ-High Density Residential Zone (introduced by Variation 1);
 - The incorporation of the MDRS into relevant residential zones through Variation 1;
 - The identification, location and spatial layer methods for urban intensification introduced by Variation 1 in the residential, commercial and mixed use zones as required by Policy 3 of the NPS-UD. This includes:
 - HRZ-High Density Residential Zone – introduced by Variation 1;
 - MRZ-Residential Intensification Precinct – introduced by Variation 1;
 - Eastern Porirua Residential Intensification Precinct – deleted by Variation 1;
 - Height Increase A and Height Increase B in the commercial and mixed use zones – introduced by Variation 1;
 - The following topics: Walkable catchments for determining urban intensification locations, urban design and built environment, achieving healthy built environments, Qualifying Matter – Shading, and retirement villages (general submissions);
 - Residential Chapters – these being RESZ-General Objectives and Policies for all Zones (introduced by Variation 1), GRZ-General Residential Zone (deleted by Variation 1), MRZ-Medium Density Zone, and HRZ-High Density Residential Zone (introduced by Variation 1);
 - PDP and Variation 1 submissions on the planning maps seeking changes to the spatial extent of the Metropolitan Centre Zone, Large Format Retail Zone, Local Centre Zone, Neighbourhood Centre Zone (at Pukerua Bay), and Mixed Use Zone (at Ranui);and
 - PDP and Variation 1 submissions on the planning maps seeking property specific rezonings and changes to active frontage identification.
2. There were a number of submissions and further submissions received on these topics through the initial submissions on the PDP, and on the amendments proposed through Variation 1. For the purposes of this report, PDP submissions have been carried over to the equivalent Variation 1 chapters and provisions. This report also addresses scope issues associated with Variation 1 submissions, in terms of whether they are in scope with the Intensification Planning Instrument introduced by Variation 1.
3. The submissions received were diverse and sought a range of outcomes. The following are considered to be the key issues in contention:

-
- The identification and spatial extent of walkable catchments for the purposes of implementing Policy 3(c)(i), 3(c)(iii) and 3(d) of the NPS-UD;
 - The role of urban design and urban design guides in the PDP and achieving high quality built environments;
 - Whether policy direction should reference “healthy” or “amenity” in relation to the built environment and the “day to day needs of residents”¹;
 - Changes sought to the objectives, policies, rules and standards of the Residential Zones – General Objectives and Policies for all Residential Zones chapter, HRZ-High Density Residential Zone and MRZ-Medium Density Residential Zone chapters;
 - The identification, location and spatial extent of the High Density Residential Zone, including a High Density Residential Zone at Pukerua Bay and Paremata;
 - Additional intensification provisions within 400m of the Metropolitan Centre Zone;
 - The hierarchy of commercial centres in Porirua and spatial extent of these centres;
 - Rezoning of individual sites to reflect current land use activity; and
 - Rezoning of rural land at Raiha Street.
4. This report addresses each of these key issues, as well as other issues raised in submissions.
5. The RESZ-General Objectives and Policies for the Residential Zones chapter, MRZ-Medium Density Residential Zone chapter and HRZ-High Density Residential Zone chapter are also subject to a number of consequential amendments arising from submissions to the whole of the PDP and other chapters.
6. I have recommended some changes to the PDP provisions to address matters raised in submissions. These are summarised below:
- Amending RESZ-O3 to remove reference to, “and sustainable”;
 - Amending RESZ-P11 to remove the phrase, “and amenity of the area”;
 - Amending RESZ-P13 to clarify the effects hierarchy to be applied to new retirement villages;
 - Amending notification preclusions for HRZ-R1 and MRZ-R1;
 - Adding a note to the HRZ-High Density Residential Zone and MRZ-Medium Density Zone standards to clarify that that HRZ-S1 and MRZ-S1 (number of residential units per site) do not apply to Papakāinga.
 - Adding a note to the HRZ-High Density Residential Zone and MRZ-Medium Density Zone standards to clarify that the following standards do not apply to retirement villages:
 - HRZ-S1/MRZ-S1 (number of residential units per site)

¹ MDRS Policy 4, incorporated into PDP as RESZ-P4.

- HRZ-S5/MRZ-S6 (landscaped area)
 - HRZ-S6/MRZ-S7 (outdoor living space)
 - HRZ-S7/MRZ-S8 (outlook space per unit)
 - HRZ-S8/MRZ-S9 (windows to street)
 - Amending HRZ-S3 to include a height in relation to boundary control for sites with a boundary to the MRZ-Medium Density Residential Zone;
 - Amending HRZ-S10 and MRZ-S11 to provide additional fencing option for sites adjoining PCC public reserves;
 - Amending the Planning Maps to:
 - Partial removal of primary active street frontage from New World, Whitby at 69A Discovery Drive.
7. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the PDP should be amended as set out in Appendix A of this report.
8. For the reasons set out in the Section 32AA evaluation and included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
- Achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives; and
 - Achieve the relevant objectives of the PDP, in respect to the proposed provisions.

Contents

Executive Summary.....	i
Contents.....	iv
Interpretation	vii
1 Introduction	1
1.1 Purpose	1
1.2 Author	2
1.3 Supporting Evidence	2
1.4 Key Issues in Contention.....	3
1.5 Procedural Matters	4
2 Statutory Considerations	5
2.1 Resource Management Act 1991.....	5
2.2 Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021	5
2.3 National Policy Statements Gazetted since PDP Notification.....	6
2.4 Proposed Change 1 to the RPS.....	7
2.5 Section 32AA	7
2.6 Trade Competition	8
3 Consideration of Submissions and Further Submissions	9
3.1 Overview	9
3.2 Planning maps.....	10
3.3 Walkable catchments.....	59
3.4 Urban design	66
3.5 Health and Wellbeing policies	74
3.6 Qualifying Matter - shading	78
3.7 Retirement villages – general submissions.....	82
3.8 Residential Zones - Introduction.....	84
3.9 GRZ-General Residential Zone Submissions	84
3.10 RESZ – General Objectives and Policies for all Residential Zones.....	86
3.11 HRZ-High Density Residential Zone chapter	108
3.12 MRZ-Medium Density Residential Zone	146
3.13 PDP General Submissions	195
4 Conclusions	198

Appendices

Appendix A.	Recommended Amendments to RESZ, MRZ and HRZ chapters
Appendix B.	Recommended Amendments to Planning Maps
Appendix C.	Recommended Responses to Submissions and Further Submissions
Appendix D.	Proposed Change 1 to the RPS Objectives and Policies
Appendix E.	Kāinga Ora Rezoning
Appendix F.	Retirement Villages General Submissions
Appendix G.	GRZ – General Residential Zone PDP Submissions
Appendix H.	Report Author's Qualifications and Experience

List of Figures

Figure 1: Area in pink sought to be rezoned to Metropolitan Centre Zone	15
Figure 2: Area in green sought to be rezoned to Metropolitan Centre Zone.....	15
Figure 3: 19 Parumoana Road site sought to be rezoned to Metropolitan Centre Zone	17
Figure 4: Extension of LCZ at Paremata sought by Kāinga Ora and Paremata Business Park	19
Figure 5: Extension of NCZ at Pukerua Bay sought by Kāinga Ora.....	20
Figure 6: Rezoning from MUZ to LCZ at Mana Esplanade, sought by Paremata Residents Association	23
Figure 7: 5 John Seddon Drive and surrounding LFRZ – rezoning sought by Harvey Norman	25
Figure 8: Map showing extension of HRZ at Elsdon and Takapūwāhia	27
Figure 9: Map showing extension of HRZ at Kenepuru	28
Figure 10: Map showing extension of HRZ at Mana.....	28
Figure 11: Extension of HRZ at Paremata	29
Figure 12: Map showing extension of HRZ at Plimmerton	29
Figure 13: Map showing HRZ extension and additional height limit at Rānui.....	30
Figure 14: Map showing existing zoning at Rānui.....	30
Figure 15: Screenshot of Kenepuru with local park pedestrian network	33
Figure 16: Screenshot of Mana with local park pedestrian network.....	33
Figure 17: Screenshot of Mana with primary school pedestrian network	34
Figure 18: Screenshot of Paremata with supermarket pedestrian network	34
Figure 19: Screenshot of Paremata with local park pedestrian network	35
Figure 20: Screenshot of Plimmerton with train station pedestrian network.....	36
Figure 21: Screenshot of Plimmerton showing SNA 051	36
Figure 22: Extension to MRZ-RIP at Cannons Creek	38
Figure 23: Extension to MRZ-RIP at Papakōwhai.....	38
Figure 24: Extension to MRZ-RIP at Whitby.....	39
Figure 25: Screenshot from submission OS64.7	40
Figure 26: Screenshot of Cannons Creek with local park pedestrian network.....	41
Figure 27: Screenshot of Papakowhai with local park pedestrian network	42
Figure 28: Screenshot of Papakowhai with primary school pedestrian network.....	42
Figure 29: Screenshot of Whitby with primary school pedestrian network.....	43
Figure 30: Z Mana site with primary frontage control shown as blue line.....	44

Figure 31: New World Whitby at 69A Discovery Drive with primary frontage control shown as blue line.....	45
Figure 32: 5 John Seddon Drive with secondary frontage control shown as olive green line	45
Figure 33: New World Whitby showing deleted Primary Frontage Control.....	47
Figure 34: Screenshot from submission 118.....	49
Figure 35: Land at Raiha Street/Kapanui Grove.....	51
Figure 36: Land at 60 Muri Road, Pukerua Bay.....	53
Figure 37: Increased height limit in Takapūwāhia	109
Figure 38: Increased height limit at Kenepuru (land zoned HRZ in Variation 1)	110
Figure 39: Map showing location of HRZ relevant to 400m walkable catchment to commercial centres.	125

List of Tables

Table 1: Abbreviations	vii
Table 2: Abbreviations of Submitters' Names	vii
Table 3: Submissions not being pursued by Kāinga Ora	11

List of Tables in Appendices

Table B 1: Recommended responses to submissions and further submissions on the PDP	
Table B 2: Recommended responses to submissions and further submissions on Variation 1 to the PDP	

Interpretation

9. Parts A and B of the Officer's reports utilise a number of abbreviations for brevity as set out in Table 1 below:

Table 1: Abbreviations

Abbreviation	Means
the Act / the RMA	Resource Management Act 1991
the Council	Porirua City Council
EPRIP	Eastern Porirua Residential Intensification Precinct
IPI	Intensification Planning Instrument
ISPP	Intensification Streamlined Planning Process
MDRS	Medium Density Residential Standards
NES	National Environmental Standard
NES-AQ	National Environmental Standards for Air Quality 2004
NES-CS	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
NES-ETA	National Environmental Standards for Electricity Transmission Activities 2009
NES-FW	National Environmental Standards for Freshwater 2020
NES-MA	National Environmental Standards for Marine Aquaculture 2020
NES-PF	National Environmental Standards for Plantation Forestry 2017
NES-SDW	National Environmental Standards for Sources of Drinking Water 2007
NES-TF	National Environmental Standards for Telecommunication Facilities 2016
NPS	National Policy Statement
NPS-ET	National Policy Statement on Electricity Transmission 2008
NPS-FM	National Policy Statement for Freshwater Management 2020
NPS-HPL	National Policy Statement for Highly Productive Land 2022
NPS-UD	National Policy Statement on Urban Development 2020
NPS-REG	National Policy Statement for Renewable Electricity Generation 2011
NZCPS	New Zealand Coastal Policy Statement 2010
the Operative Plan/ODP	Operative Porirua District Plan 1999
Proposed Change 1	Change 1 to the Regional Policy Statement for the Wellington Region 2013
PC19	Proposed Plan Change 19 to the Operative Porirua District Plan 1999
the Proposed Plan/PDP	Proposed Porirua District Plan 2020
PNRP	Proposed Wellington Natural Resources Plan Appeals Version – final 2022
RMA-EHS	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
RPS	Regional Policy Statement for the Wellington Region 2013
Variation 1	Variation 1 to the Proposed Porirua District Plan 2020

Table 2: Abbreviations of Submitters' Names

Abbreviation	Means
Dept of Corrections	Ara Poutama Aotearoa the Department of Corrections
DOC	Department of Conservation Te Papa Atawhai
FENZ	Fire and Emergency New Zealand

Abbreviation	Means
Foodstuffs	Foodstuffs North Island Limited
Forest and Bird	Royal Forest and Bird Protection Society
GWRC	Greater Wellington Regional Council
Harvey Norman	Harvey Norman Properties (N.Z.) Limited
Heritage NZ	Heritage New Zealand Pouhere Taonga
House Movers Association	House Movers section of the New Zealand Heavy Haulage Association Inc
KiwiRail	KiwiRail Holdings Limited
NZDF	New Zealand Defence Force
Oil companies	Z Energy, BP Oil NZ Ltd and Mobil Oil NZ Limited
Oranga Tamariki	Oranga Tamariki – Ministry of Children
QEII	Queen Elizabeth the Second National Trust
RNZ	Radio New Zealand
RVA	Retirement Villages Association
Survey+Spatial	Survey+Spatial New Zealand (Wellington Branch)
Telco	Spark New Zealand Trading Limited, Chorus New Zealand Limited, Vodafone New Zealand Limited
Transpower	Transpower New Zealand Ltd
TROTR	Te Rūnanga o Toa Rangatira
Waka Kotahi	Waka Kotahi NZ Transport Agency
WE	Wellington Electricity Lines Limited
Woolworths	Woolworths New Zealand Limited

In addition, references to submissions includes further submissions, unless otherwise stated.

1 Introduction

1.1 Purpose

10. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on the residential zones, planning maps, and a number of general topics that apply across the urban environment. It includes submissions made on the PDP as well as on Variation 1 (which incorporates the MDRS and implements Policy 3 of the NPS-UD in the existing urban area), and to recommend possible amendments to the PDP in response to those submissions. This includes submissions received on the:
 - RESZ-General Objectives and Policies for all Residential Zones, MRZ-Medium Density Residential Zone and HRZ-High Density Residential Zone chapters introduced into the PDP by Variation 1;
 - GRZ-General Residential Zone and EPRIP-Eastern Porirua Residential Intensification Precinct, both deleted by Variation 1;
 - Planning Maps, including locations for urban intensification, spatial layer methods to achieve urban intensification, spatial extent of commercial zones, and rezoning requests. This includes:
 - Rezoning requests to amend the spatial extent of the Metropolitan Centre Zone, Neighbourhood Centre Zone and Local Centre Zone and the High Density Residential Zone; and
 - Rezoning requests for individual properties/land parcels;
 - General topics that apply across the urban environment (all urban zones including residential, commercial and mixed use zones):
 - Walkable catchments;
 - Urban design;
 - Health and wellbeing;
 - Shading effects from taller buildings; and
 - Retirement villages.
11. Submissions received on the related Strategic Objectives are addressed in the Overarching Section 42A report. Submissions of the chapter provisions for the Commercial and Mixed Use zones and General Industrial Zone are addressed in the Officer's Report: Part B – Commercial and Mixed Use Zones and General Industrial Zone.
12. This report outlines the original and further submissions received following notification of the PDP and Variation 1, discusses the general issues raised by those submissions, and makes recommendations as to whether or not those submissions should be accepted or rejected. This report concludes with recommendations as to what changes to the PDP provisions or maps should be made, based on the discussion in the report.
13. The recommendations are informed by both the technical evidence provided by Graeme McIndoe which is available on the PDP Hearings Portal, and the evaluation undertaken by the

author. In preparing this report the author has had regard to recommendations made in other related s42A reports.

14. This report is provided to assist the Hearings Panel in their role as Independent Commissioners. The Hearings Panel may choose to accept or reject the conclusions and recommendations of this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.
15. This report is intended to be read in conjunction with Officer's Report: Part A – Overview which contains factual background information, statutory context and administrative matters pertaining to the district plan review and the PDP.

1.2 Author

16. My name Michael David Rachlin. My qualifications and experience are set out in Appendix H of this report.
17. My role in preparing this report is that of an expert planner.
18. I was involved in the preparation of the PDP and authored the 2022 Section 32 Evaluation Reports for Part B Urban Intensification – MDRS and NPS-UD Policy 3, and the 2020 Section Evaluation Reports for Residential Zones, Contaminated Land chapter, Hazardous Substances chapter, Temporary Activity chapter and General Industrial Zone.
19. I also co-authored the Section 32 Evaluation Report - Part A Overview to s32 Evaluation for Variation 1 and Plan Change 19.
20. I did not prepare the 2020 commercial and mixed use zone chapters, or corresponding section 32 evaluation reports. However, in preparing this s42A report I have reviewed the chapters and section 32 reports in detail and rely on the analysis within the reports where noted.
21. Although this is a Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the Practice Note issued by the Environment Court December 2023. I have complied with that Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.
22. The scope of my evidence relates to this topic. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.
23. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.
24. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

1.3 Supporting Evidence

25. The expert evidence, literature, legal cases or other material which I have used or relied upon in support of the opinions expressed in this report includes the following:

- Statement of evidence of Graeme McIndoe on behalf of Porirua City Council;
- The 2020 section 32 evaluation reports for Commercial and Mixed Use Zones, General Industrial Zone, and Residential Zones, and all legislation, technical and expert reports listed in those evaluation reports;
- The 2022 Section 32 Evaluation Report – Part A Overview to s32 Evaluation for Variation 1 and Plan Change 19, the 2022 Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3, and all legislation, technical and expert reports listed in those evaluation reports; and
- All submissions and further submissions to the Proposed Porirua District Plan, including Variation 1.

1.4 Key Issues in Contention

26. A number of submissions and further submissions were received on the provisions allocated to this topic. The submissions were diverse and sought a range of outcomes.
27. I consider the following to be the key issues in contention:
- The identification and spatial extent of walkable catchments for the purposes of implementing Policy 3(c)(i), 3(c)(iii) and 3(d) of the NPS-UD;
 - The role of urban design and urban design guides in the PDP and achieving high quality built environments;
 - Whether policy direction should reference “healthy” or “amenity” in relation to the built environment and the “day to day needs of residents”²;
 - Changes sought to the objectives, policies, rules and standards of the Residential Zones – General objectives and policies, HRZ-High Density Residential Zone and MRZ-Medium Density Residential Zone chapters;
 - The identification, location and spatial extent of the High Density Residential Zone, including a High Density Residential Zone at Pukerua Bay and Paremata;
 - Additional intensification provisions within 400m of the Metropolitan Centre Zone;
 - The hierarchy of commercial centres in Porirua and spatial extent of these centres;
 - Rezoning of individual sites to reflect current land use activity; and
 - Rezoning of rural land at Raiha Street.
28. I address each of these key issues in this report, as well as any other issues raised by submissions.

² MDRS Policy 4, incorporated into PDP as RESZ-P4.

1.5 Procedural Matters

29. At the time of writing this report there have not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on these topics.

2 Statutory Considerations

2.1 Resource Management Act 1991

30. The PDP and Variation 1, and the associated Plan Change 19 to the ODP, have been prepared in accordance with the RMA and in particular, the requirements of:
- Section 74 Matters to be considered by territorial authority; and
 - Section 75 Contents of district plans,
31. As set out in Section 32 Evaluation Report Part 1 - Overview to s32 Evaluation, there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the PDP. These are discussed in detail in the Section 42A report Part A – Overview, including the approach the Council has taken to giving effect to the NPS-UD.
32. The sections below provide a brief discussion on the relevant matters of the higher order planning documents relevant to urban intensification, the incorporation of the MDRS into the PDP, implementation of NPS-UD Policy 3, and the objectives, policies, rules and standards of the urban zones.

2.2 Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

33. The RMA-EHS gained Royal assent on 20 December 2021. Tier 1 councils are required by the RMA-EHS to make changes to their operative and/or proposed district plans for the purposes of:
- Incorporating Medium Density Residential Standards (MDRS) into all relevant residential zones (s77G(1));
 - Implementing the urban intensification requirements of Policy 3 of the National Policy Statement on Urban Development (NPS-UD) (s77G(2)) and give effect to policy 3 in non-residential zones (s77N); and
 - Including the objectives and policies in clause 6 to Schedule 3A of the RMA (s77G(5)).
34. The required plan changes and variations must be undertaken using Intensification Planning Instruments (IPIs) under sections 80E to 80H of the RMA. Councils must use the Intensification Streamlined Planning Process (ISPP) set out in Part 6 of Schedule 1 of the RMA. In accordance with the statutory timeframe in s80F of the RMA, Council was required to notify its IPI by 20 August 2022. The Council notified the IPI on 11 August 2022. The Minister for the Environment's Direction, gazetted on 27 April 2022, specifies that decisions on Council's IPI must be notified by 20 August 2023.
35. The primary focus of Variation 1 to the PDP is to achieve the above requirements of the RMA as amended by the RMA-EHS.

2.3 National Policy Statements Gazetted since PDP Notification

2.3.1 National Policy Statement on Freshwater Management

36. The NPS-FM 2020 came into force on 3 September 2020 and from that date replaced the NPS-FM 2017. The NPS-FM is addressed in the Section 32 Evaluation Report Part 1 - Overview to 32 Evaluation (2020). Additionally, a provision-by-provision analysis of PDP provisions against the Whaitua Implementation Plan and the Ngāti Toa Statement was provided in the Council's reply on Hearing Stream 1.
37. The NPS-FM 2020 is discussed in detail in relation to the approach to Variation 1 and Plan Change 19 in the Section 42A report Part A – Overview.

2.3.2 National Policy Statement on Urban Development

38. The NPS-UD was gazetted on 23 July 2020 and came into effect on 20 August 2020. It replaced the National Policy Statement on Urban Development Capacity 2016 (the NPS-UDC). The NPS-UD objectives and intensification policies in the RMA introduced by the RMA-EHS aim to ensure that local authorities through their planning activities, including the district plan:
- Achieve a well-functioning urban environment;
 - Recognise and provide for change in the built environment, as demand for housing in terms of numbers, types of housing and location for housing change over time;
 - Align urban development with infrastructure supply;
 - Enable increased building heights or densities in defined locations:
 - Walkable catchment of a Metropolitan Centre Zone;
 - Walkable catchment of a rapid transit stop; and
 - Areas of high demand and/or well-served by existing or planned active and public transport.
39. The City's urban zones represent key locations to achieve the above intensification and well-functioning urban environment outcomes. Variation 1 to the PDP and Plan Change 19 to the ODP have been promulgated to give effect to the NPS-UD, particularly the requirements to achieve greater intensification within urban environments.
40. A later variation or plan change will be required to insert the housing bottom line as set out in clause 3.36(4) of the NPS-UD. The relevant housing bottom lines were directly inserted into the Regional Policy Statement for the Wellington Region 2013 as Objective 22A and Table 9A under section 55(2) of the RMA.

2.3.3 National Policy Statement on Highly Productive Land

41. The NPS-HPL was approved on 12 September 2022. It seeks to ensure highly productive land is protected for use in land-based primary production. This is not relevant to the urban chapters.
42. The approach to the NPS-HPL 2022 is discussed in the Section 42A report Part A – Overview.

2.4 Proposed Change 1 to the RPS

43. GWRC notified Proposed Change 1 to the RPS on 19 August 2022, after the notification of Variation 1 to the PDP and Plan Change 19 to the ODP. The focus of Proposed Change 1 is to implement and support the NPS-UD and to start the NPS-FM. The proposed change also aims to address issues related to climate change, indigenous biodiversity and high natural character.
44. The Section 42A report Part A – Overview provides a detailed discussion on the implications of Proposed Change 1 to the RPS to Variation 1 to the PDP and Plan Change 19 to the ODP.
45. The objectives and policies as included or amended by Proposed Change 1 relevant to Residential Zones, Planning Maps, and General Topics are:
 - Objective 22;
 - Objective 22A³;
 - Objective CC.1; and
 - Policy CC.4 Climate resilient urban areas –district and regional plans.
46. These provisions are set out in Appendix D.
47. These provisions are discussed where relevant in relation to the amendments sought to Variation 1 of the PDP in section 3 below.

2.5 Section 32AA

48. I have undertaken an evaluation of the recommended amendments to provisions since the initial section 32 evaluation was undertaken in accordance with s32AA of the RMA. Section 32AA states:

32AA Requirements for undertaking and publishing further evaluations

(1) A further evaluation required under this Act—

(a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and

(b) must be undertaken in accordance with section 32(1) to (4); and

(c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and

(d) must—

(i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy

³ This was inserted under section 55(2) of the Resource Management Act (RMA) and as such is operative.

statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or

(ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.

(2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

49. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to these topics are contained within the assessment of the relief sought in submissions in section 3 of this report as required by s32AA(1)(d)(ii).

2.6 Trade Competition

50. No consideration of trade competition has been given with respect to these topics.
51. There are no known trade competition issues raised within the submissions.

3 Consideration of Submissions and Further Submissions

3.1 Overview

52. The residential zones and planning maps, including the topic of urban design, were the subject of a large number of submissions and further submissions on the 2020 PDP and again on Variation 1.
53. Submitters to the 2020 PDP generally sought the amendments to give effect to the NPS-UD, including enabling urban intensification within walkable catchments to the city centre and/or a rapid transit stop, a more enabling regulatory framework for buildings and appropriate land use activities, higher permitted building heights, and alignment of language with that used in the PDP. Submitters also sought a simplified rules framework.
54. Submitters to Variation 1 in relation to these topics, have generally sought greater enablement of urban intensification, new provisions for retirement villages, and further refinements to the regulatory framework; in particular to rules and standards to improve their useability and efficiency.

3.1.1 Report Structure

55. Submissions on these topics raised a number of issues which have been grouped into sub-topics within this report. Some of the submissions are addressed under a number of topic headings based on the topics contained in the submission. I have considered substantive commentary on primary submissions contained in further submissions as part of my consideration of the primary submission(s) to which they relate.
56. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on both an issues and provisions-based approach, as opposed to a submission by submission approach. I have organised the evaluation in accordance with the layout of chapters of the PDP as notified.
57. Due to the number of submission points, this evaluation is generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally. This approach is consistent with Clause 10(2)(a) of Schedule 1 to the RMA. Specific recommendations on each submission / further submission point are contained in Appendix C.
58. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submission table in Appendix C. Where I have undertaken further evaluation of the relief sought in a submission(s), the evaluation and recommendations are set out in the body of this report. I have provided a marked-up version of the Chapter with recommended amendments in response to submissions as Appendix A.
59. I consider that all PDP submissions referenced in this report are deemed to be on Variation 1 under clause 16B(1). As such, I have not included a column in the summary of submission tables in Appendix C to identify whether individual submission points are on Variation 1.

3.1.2 Format for Consideration of Submissions

60. For each identified topic, I have considered the submissions that are seeking changes to the PDP in the following format:
- Matters raised by submitters;
 - Assessment;
 - Summary of recommendations; and
 - Section 32AA evaluation.
61. The recommended amendments to the relevant chapter/s are set out in in Appendix A of this report where all text changes are shown in a consolidated manner.
62. I have undertaken a s32AA evaluation in respect to the recommended amendments in my assessment.
63. In these cases, recommendations in relation to these further submissions reflect the recommendations on the relevant primary submission.

3.2 Planning maps

3.2.1 Introduction

64. In this section I address submissions that seek the following amendments to the planning maps:
- Up zoning of residential areas from a lower density residential zone to a higher density residential zone.
 - Rezoning for commercial⁴ or mixed use zone and General Industrial Zone. These being:
 - Rezoning from Large Format Retail Zone to Metropolitan Centre Zone;
 - Rezoning from Large Format Retail Zone to General Industrial Zone;
 - Rezoning from Medium Density Residential Zone at Pukerua Bay to expand the Neighbourhood Centre Zone;
 - Rezoning from Medium Density Residential Zone at Paremata to expand the Local Centre Zone;
 - Removal or reduction of active frontage requirements to specific sites in the commercial zones;
 - Rezoning from Open Space Zone to residential zones;
 - Rezoning of stream corridors to Open Space Zone; and
 - Amendments to Precinct⁵ boundaries, these being:

⁴ Metropolitan Centre Zone, Large Format Retail Zone, Local Centre Zone, Neighbourhood Centre Zone

⁵ Eastern Porirua Residential Intensification Precinct (deleted by Variation 1), MRZ-Residential Intensification Precinct (introduced by Variation 1)

- Eastern Porirua Residential Intensification Precinct (deleted by Variation 1);
 - MRZ-Residential Intensification Precinct (introduced by Variation 1); and
 - Additional site specific spatial layer controls to enable further intensification of sites within 400m of the boundary of the Metropolitan Centre zone.
65. I do not address those submissions that seek a “downzoning” of a residential area to a lower density residential zone. These effectively involve a modification to building heights and/or density of urban form and as such have been considered as requests to apply qualifying matters across the areas identified in the relevant submissions. These submissions are addressed in the Overarching Section 42A report.
66. I also do not address the Kāinga Ora submissions seeking the rezoning of the commercial centre at Mana from Local Centre Zone to Town Centre Zone. This is addressed in the Overarching Section 42A report as part of the suite of changes sought by Kāinga Ora on this matter including to the strategic objectives and the introduction of a new TCZ chapter with associated provisions.
67. Kāinga Ora lodged a number of submissions on the PDP planning maps, many of which sought changes to give effect to the NPS-UD. The submitter has confirmed that they do not intend to pursue these and will instead rely on their Variation 1 submissions. The relevant submissions are detailed in Table 3 below:

Table 3: Submissions not being pursued by Kāinga Ora

Sub. Ref.	Summary of decision sought
81.926	This sought consideration of a Town Centre Zone at Waitangirua and Mana ⁶
81.18 and 81.941	These sought the extension of the MRZ within an 800m (10min) walkable catchment from Local Centres and within a 400m (5min) walk of public transport routes, and proximity to, various commercial and community facilities.
81.19 and 81.942	These sought the introduction of HRZ within 400m of City Centre and Rapid Transit Stops.
81.946	This sought rezoning of areas of GRZ in Eastern Porirua to MRZ
81.2, 81.3, 81.4	These supported the spatial extent of the LCZ, NCZ, MUZ but also sought height increase controls for areas within 400m of the CCZ/train stations
81.13 to 81.16	These sought the rezoning of a number of PCC reserves to MRZ.
81.9 to 81.12	These sought the retention of various rezonings (generally former PCC reserves) to MRZ
81.17	These sought the inclusion of a number of additional sites into the Eastern Porirua Residential Intensification

68. I will address the above submissions in the relevant sections of this report, but my assessment will concentrate on the submitter's Variation 1 submission on the planning maps which generally supersede those listed in the Table 3.
69. My assessments of submissions seeking rezonings will be informed by the following factors:

⁶ Submitter still seeking rezoning of the Mana Local Centre Zone to a Town Centre Zone in their Variation 1 submission.

- The interconnectedness of the commercial centres hierarchy with residential intensification as required by NPS-UD Policy 3 and in achieving a well-functioning urban environment. This interconnectedness is recognised in the Section 32 Evaluation Part A: Overview to Section 32 Evaluation;
- How areas for urban intensification have been identified under the requirements of NPS-UD Policy 3(c)(i), 3(c)(ii), and 3(d). This matter is addressed in the Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD Policy 3⁷ and the mapping methodology set out in Appendix H to that evaluation;
- The 2020 Section 32 Evaluation Report Part 2 - Commercial and Mixed Use Zones and 2020 Section 32 Evaluation Report Part 2 - General Industrial Zone, which address business land zoning. These are informed by:
 - The Property Group (2018) Local Centres Inventory and The Property Group (2018) Regulatory options and recommendations for the Industrial Zone, City Centre Zone and Suburban Shopping Centre Policy Areas; and
 - Property Economics (2019) Porirua Business Land Assessment, and Property Economics (2019) Porirua Commercial Centres Network Assessment.

3.2.2 Planning Maps – General submissions

3.2.3 Matters raised by submitters

70. Submissions to the PDP sought the following amendments to the planning maps:

- Retention of specific sites zoned MRZ in eastern Porirua - Kāinga Ora [81.9, 81.10, 81.11, 81.12];
- Extension of the MRZ-Medium Density Residential Zone to all western Porirua – TROTR [264.62, 264.63, 264.82], Te Āhuru Mōwai [265.2];
- Wider extension of the MRZ-Medium Density Residential Zone – Kāinga Ora [81.941, 81.18, 81.911];
- Rezoning of a number of land parcels in eastern Porirua and Aotea from GRZ to MRZ - Kāinga Ora [81.946], Gavin Faulke [107.12, 107.13, 107.14, 107.15, 107.17, 107.19], Andrew and Leanne Parsons [97.12, 97.13, 97.15, 97.14, 97.17, 97.19], Draycott Property Holdings Ltd [75.10, 75.11, 75.12, 75.13, 75.15, 75.17], Carrus Corporation Ltd [68.2];
- Amendment to zoning of areas around existing commercial centres to allow mixed use development on the ground floor and first floor - Gavin Faulke [107.6], Andrew and Leanne Parsons [97.6], Draycott Property Holdings Ltd [75.6];
- *“Introduce No Go Zones to combat the negative health implications of this development plan. These zones will be areas where there would be limited access to alcohol, tobacco and unhealthy food. These No Go Zones would be present throughout the whole city,*

⁷ For example, see 5.1.2 (Implementing NPS-UD intensification requirements), 9.1.1 (zoning structure), and 9.2.1 (spatial methods to enable greater building heights).

especially where our people are most vulnerable". - Porirua Pacific Services Network [214.1]; and

- Give consideration to a Town Centre Zone at Waitangirua - Kāinga Ora [81.6].

71. There are a number of Kāinga Ora [OS76.64, OS76.121, OS76.165] general submissions seeking that the various mapping changes sought to their Variation 1 submission be accepted.

3.2.4 Assessment

72. In relation to those submissions seeking various extensions and/or retention of the Medium Density Residential Zone, including in western and eastern Porirua, and Aotea, Variation 1 rezoned all GRZ-General Residential Zone land to MRZ-Medium Density Residential Zone or HRZ-High Density Residential Zone. In my opinion this achieves the outcome of "upzoning" from GRZ sought by these submitters. As such I do not assess these submissions further. My recommendation of accept in part for these submissions reflects that some areas are zoned HRZ-High Density Residential Zone, and others are within the MRZ-Residential Intensification Precinct, introduced by Variation 1.

73. A number of submitters sought rezoning of residential areas around existing commercial centres to enable mixed use development to occur on ground and first floors of buildings. The submissions do not identify the relevant commercial centres nor the spatial extent of the area around them to be rezoned. However, in my opinion the provisions for the MRZ-Medium Density Residential Zone and HRZ-High Density Residential Zone already provide for this outcome. For example, a range of non-residential activities are permitted as of right or as a restricted discretionary activity, such as educational facility, home business, visitor accommodation, and healthcare activity. As such, there are no regulatory barriers to mixed use development in the residentially zoned areas around the commercial centres.

74. In relation to the request from the Porirua Pacific Services Network, for "No Go Zones" I consider that this falls beyond the matters that the Council can regulate under the RMA. The functions of the Council under the RMA⁸ are generally limited to achieving the integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district. The outcomes sought by the submitter do not readily lend themselves to being addressed by resource management plans. Furthermore, I do not consider that the District Plan is the appropriate tool to achieve the outcomes sought by the submitter in any event. As such I recommend that this submission be rejected.

75. In relation to the general submission points from Kāinga Ora seeking that the changes they request to the planning maps be accepted, I would note that its submission seek a suite of specific changes to the planning maps which I address later. For the reasons I have discussed later in this report I recommend that the various mapping changes sought be rejected. As such I recommend that the general submission points seeking acceptance of all the changes it seeks to the planning maps also be rejected.

76. I would also note that Kāinga Ora will not be pursuing a Town Centre Zone at Waitangirua. As such I do not assess this further.

⁸ S31 to RMA.

77. The following submitters have not submitted on Variation 1: Gavin Faulke, Andrew and Leanne Parsons, Draycott Property Holdings Ltd, Carrus Corporation Ltd, Te Āhuru Mōwai, and Porirua Pacific Services Network.

3.2.5 Summary of recommendations

78. I recommend that the submissions from Kāinga Ora [81.9, 81.10, 81.11, 81.12, 81.946], 81.941, 81.18, 81.911], TRORT [264.62, 264.63, 264.82], Te Āhuru Mōwai [265.2], Gavin Faulke [107.12, 107.13, 107.14, 107.15, 107.17, 107.19, 107.6], Andrew and Leanne Parsons [97.6, 97.12, 97.13, 97.15, 97.14, 97.17, 97.19], Draycott Property Holdings Ltd [75.10, 75.11, 75.12, 75.13, 75.15, 75.17, 75.6], Carrus Corporation Ltd [68.2], be **accepted in part**.
79. I recommend for the reasons given in the assessment, that the submissions from Porirua Pacific Services Network [214.1], Kāinga Ora [81.6, OS76.64, OS76.121, OS76.165], be **rejected**.
80. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

3.2.6 Planning Maps – Extension of Metropolitan Centre Zone and reduction in Large Format Retail Zone

3.2.7 Matters raised by submitters

81. Kāinga Ora [81.726, 81.925, 81.7, OS76.308, OS76.334, OS76.335, OS76.336, OS76.30, OS76.51, OS76.306] seek that the Metropolitan Centre Zone⁹ is extended northwards by rezoning the area shown in Figure 1 and Figure 2 below from Large Format Retail Zone:

⁹ Their PDP submissions refer to the City Centre Zone, which was renamed Metropolitan Centre Zone in Variation 1. For the purpose of this assessment, I will refer only to Metropolitan Centre Zone.

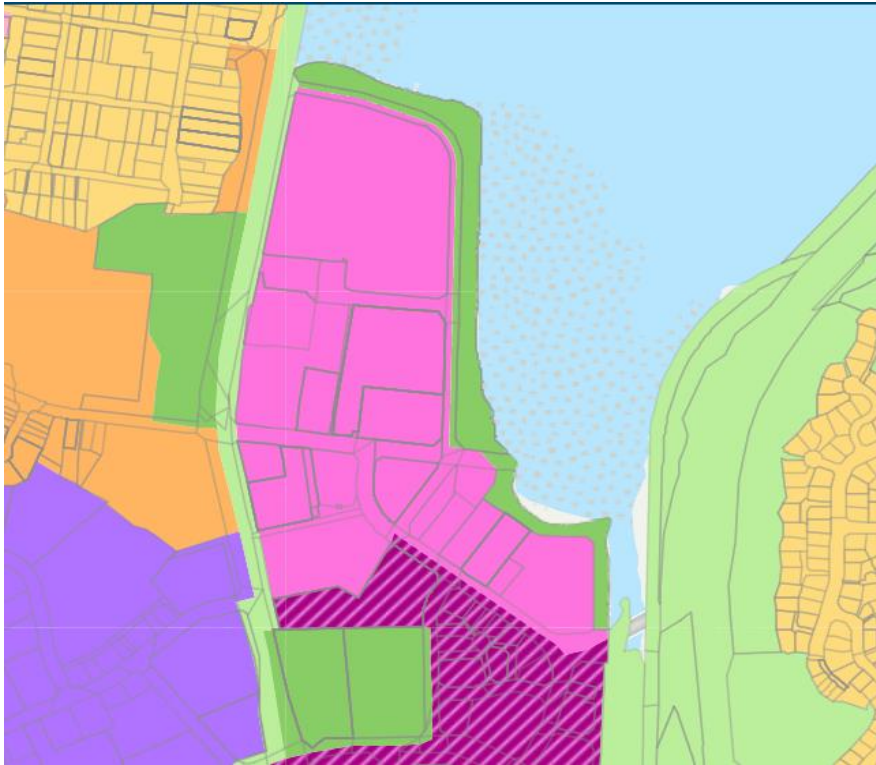


Figure 1: Area in pink sought to be rezoned to Metropolitan Centre Zone



Figure 2: Area in green sought to be rezoned to Metropolitan Centre Zone

82. Kāinga Ora considers that this area operates and functions as part of the overall city centre (noting it is zoned as such in the operative District Plan) and should continue to be enabled to function in this capacity. They also seek this change to ensure that they can carry out their statutory obligations, and:
- Ensure 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;
 - Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
 - Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - Provide clarity for all plan users; and
 - Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
83. Harvey Norman [144.1, 144.3] seek the rezoning of 19 Parumoana Road from Large Format Zone to “City Centre” and only support the primary frontage control if the site is rezoned. They note that the site (used as a Harvey Norman store) is adjacent to the Porirua Museum, art gallery and library. The submitter considers there is potential for improved connectivity between the Harvey Norman site and these civic amenities. They believe a City Centre zone would facilitate future activities and development to create a more attractive built environment surrounding these important civic facilities and provide an appropriate commercial “bookend” to the northern end of the City Centre.
84. The Harvey Norman site is shown in Figure 3 below:

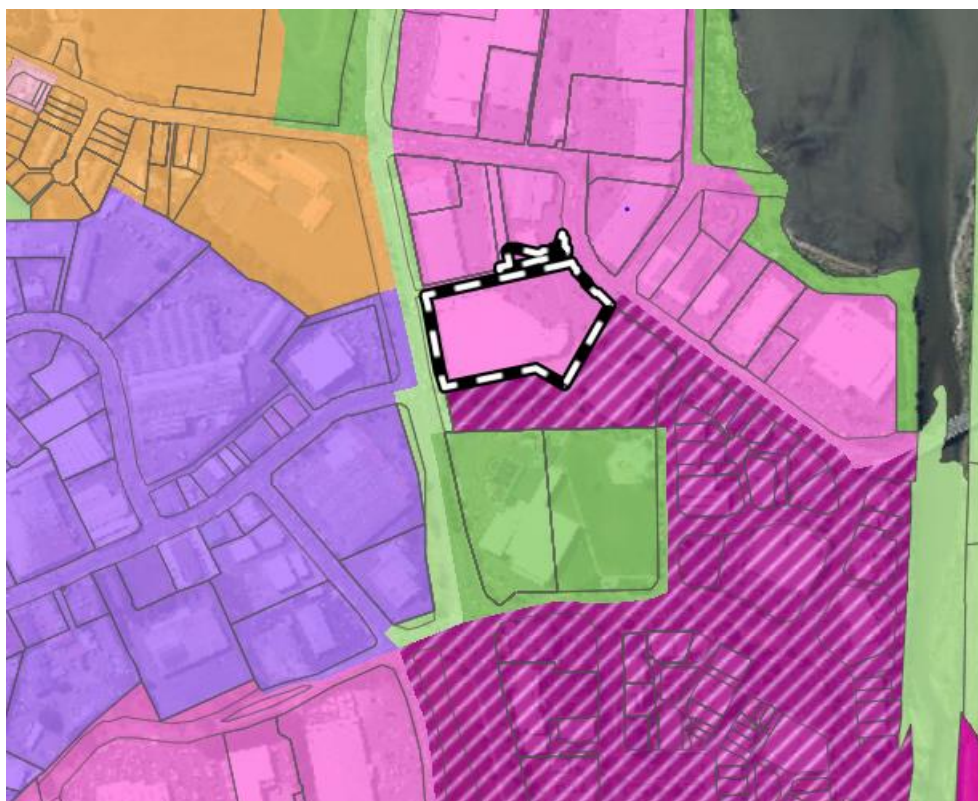


Figure 3: 19 Parumoana Road site sought to be rezoned to Metropolitan Centre Zone¹⁰

3.2.8 Assessment

85. The spatial extent of the Metropolitan Centre Zone¹¹ and the Large Format Retail Zone was addressed in the 2020 Section 32 Evaluation Report Part 2: Commercial and Mixed Use Zones¹². Specifically, it noted that:

Under the previous approach the City Centre Zone had a larger footprint which was then split into three different City Centre Zone Activity Areas (Inner Pedestrian, Outer Pedestrian and Vehicle Area) and three different City Centre Height Areas (with different footprints from the activity areas).

The reduced footprint combined with a more permissive activity framework intends to focus and encourage high density commercial and residential development in the core area of the city. It recognises the established lower density built environment and more vehicle focused activities in the northern part of the current City Centre Zone and provides for them in a more suitable Large Format Retail Zone.

86. The Section 32 Evaluation Report was informed by a number of technical studies and reports, including The Property Group (2018) Regulatory options and recommendations for the Industrial Zone, City Centre Zone and Suburban Shopping Centre Policy Areas. This undertook a multi-criteria analysis of zoning options for the City Centre Zone as defined by the ODP. A key finding

¹⁰ The submitter sought rezoning to City Centre Zone. Variation 1 renamed zone to Metropolitan Centre Zone

¹¹ Identified as the City Centre Zone rather than Metropolitan Centre Zone

¹² For example, see part 9.8 to the s32 evaluation report

was the need to recognise the commercial 'heart' of the city centre from the lower density large format retailing area to the north:

Options 3 and 4 have similar outcomes and intentions with respect to separating the City Centre Zone into either two precincts or two zones – one focusing on central city commercial activities, or the commercial 'heart' of the city and the other focusing on large format retail approach. It is considered that these two areas are appropriate, however, the key consideration then becomes whether Precincts or Zones are more appropriate as resource management tools.

87. Overall, the report concluded that the use of precincts would be more appropriate than zones. The Section 32 evaluation, however, concluded that a separate zone with lower density standards was more appropriate¹³.

88. Kāinga Ora and Harvey Norman have not provided any planning evaluation, urban design or other technical report, nor a s32AA evaluation report to support their rezoning request. For example, the extension of the zone to the north would increase the permitted height limit from 22m (height limit in the LFRZ-Large Format Retail Zone) to 50m¹⁴, being the MCZ-Metropolitan Centre Zone, for all this area. With this in mind, I note that in the PDP, Te Rūnanga o Toa Rangatira [FS70.3] opposed Kāinga Ora's request:

TROTR opposes the proposed extension of the City Centre Zone on the grounds that future development around the shoreline is unsuitable when considering the cultural value of Te Awarua o Porirua and climate change.

89. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitter, I consider the notified spatial extent of the MCZ-Metropolitan Centre Zone and LFRZ-Large Format Retail Zone most appropriately implement the objectives of the PDP.

3.2.9 Summary of recommendations

90. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [81.726, 81.925, 81.7, OS76.308, OS76.334, OS76.335, OS76.336, OS76.30, OS76.51, OS76.306], and Harvey Norman [144.1, 144.3], be **rejected**.

91. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

3.2.10 Planning Maps – Local Centre Zone and Neighbourhood Centre Zone

3.2.11 Matters raised by submitters

92. The following matters are raised by submitters:

- The Local Centre Zone at Paremata be enlarged by rezoning MRZ-Medium Density Residentially zoned land that occupies the area between the two parts of the Local Centre Zone. This is shown in Figure 4 below;
- Kāinga Ora [OS76.245, OS76.37, OS76.56] and Paremata Business Park [OS28.1]The Neighbourhood Centre Zone be enlarged at Pukerua Bay by rezoning MRZ-Medium

¹³ See 9.8.2 to the s32 evaluation report

¹⁴ The submitter is seeking that this be increased to 53m.

Density Residentially zoned land that occupies an area of residential houses immediately to the east of the notified Neighbourhood Centre Zone and a group of houses located the other side of SH59 to the west of the notified Neighbourhood Centre Zone. This is shown in Figure 5 below:

Kāinga Ora [OS76.219, OS76.44, OS76.55]



Figure 4: Extension of LCZ at Paremata sought by Kāinga Ora and Paremata Business Park



Figure 5: Extension of NCZ at Pukerua Bay sought by Kāinga Ora

93. In their submission OS76.243, Kāinga Ora also seek to retain the Local Centre Zone and spatial extent as notified¹⁵, except for Mana, where a new Town Centre Zone is sought. This submission seems to conflict with their other submissions that seek an extension of the Local Centre Zone at Paremata. The submitter might wish to clarify this matter either before or at the hearing.
94. In relation to the Local Centre Zone at Paremata, Paremata Business Park Ltd notes that these seven properties are “bookended” by the Local Centre Zone at each end. They consider that including these as Local Centre Zone will increase the overall area of mixed use, create a cohesiveness to the streetscape, and will consequently improve the overall village character of the area.
95. Kāinga Ora seek these rezonings to ensure that they can carry out their statutory obligations, and:

¹⁵ Throughout the city.

- Ensure 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;
- Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
- Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
- Provide clarity for all plan users; and
- Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.

3.2.12 Assessment

96. Variation 1 did not amend the spatial extent of the LCZ-Local Centre Zone¹⁶ or the NCZ-Local Centre Zone. The spatial extent of these zones was addressed in the 2020 Section 32 Evaluation Report Part 2: Commercial and Mixed Use Zones¹⁷.

97. Neither Kāinga Ora nor Paremata Business Park Ltd have provided any planning evaluation, urban design or other technical report, nor a s32AA evaluation report to support their rezoning requests. For example, I would note:

- 17, 19, 21, 23, 25, 27 and 29 Paremata Crescent are generally in residential use rather than business and as such rezoning to Local Centre Zone would not reflect existing land uses;
- In relation to Pukerua Bay, the area to be rezoned to Neighbourhood Centre Zone is generally in residential use and as such rezoning to Neighbourhood Centre Zone would not reflect existing land uses;
- Paremata School is designated by the Minister of Education for education purposes and is zoned MRZ-Medium Density Residential Zone. Under s77(6)M of the RMA, the site benefits from the following provision:

Works undertaken under a designation of the kind referred to in subsection (5) may rely on the provisions of the relevant residential zone that incorporate the density standards in Part 2 of Schedule 3A if those provisions are more lenient than conditions included in the designation.

I am not aware if Kāinga Ora, who seek the rezoning of the school to LCZ-Local Centre Zone, have engaged or otherwise consulted with the Minister of Education on their requested rezoning;

¹⁶ For example, see 9.2.3 of the Section 32 Evaluation Report Part B: Urban intensification – MDRS and NPS-UD Policy 3.

¹⁷ For example, see 9.8.4 and 9.8.5 to the s32 evaluation report.

- The Property Economics report, Porirua City Business Land Demand and Supply Assessment (November 2019) found that there was generally sufficient land supply for commercial offices and retailing over the short and medium terms (up to 10 years)¹⁸; and
- The Property Economics report, Pukerua Bay Retail Centre Economic Assessment (July 2022) found that, “..... a future ‘at capacity’ Pukerua Bay market, a convenience retail centre with an estimated provision of 3,400sqm GFA (circa 0.76ha of efficiently developed land) is considered appropriate and sustainable to service the future population’s convenience retail and commercial service requirements”¹⁹. This is to be provided as part of the rezoning of the Northern Growth Development Area²⁰. In other words, any additional capacity to Neighbourhood Centres in Pukerua Bay will be used in the purpose built and planned Neighbourhood Centre Zone at the Northern Growth Development Area. This new Neighbourhood Centre is identified on the Structure Plan incorporated into the PDP by Variation 1.

98. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitter, I consider the notified spatial extents of the NCZ and LCZ most appropriately implement the objectives of the PDP. This is supported by the subsequent Property Economics report referred to above regarding the amount of commercial land required at Pukerua Bay.

3.2.13 Summary of recommendations

99. I recommend that the submission from Kāinga Ora [OS76.243], be **accepted in part**²¹.
100. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.245, OS76.37, OS76.56, OS76.219, OS76.44, OS76.55] and Paremata Business Park [OS28.1], be **rejected**.
101. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

3.2.14 Planning Maps – Mixed Use Zone

3.2.15 Matters raised by submitters

102. Paremata Residents Association [190.1, 190.2] seek that the proposed Mixed Use Zone at the southwestern end of Mana Esplanade be rezoned to Local Centre Zone. The submitter does not agree that Mixed Use Zone is appropriate for the area. They note that activities in this area service community and commercial needs, such as a fitness centre, childcare, food and beverage, realty services, retail and office space. They consider that this fits comfortably within the definition of Local Centre Zone and the area is complementary to the proposed Local Centre Zone further north on Mana Esplanade. The relevant area is shown in pink in Figure 6 below:

¹⁸ Also see Table 7 to 2020 Section 32 Evaluation Report Part 1: Overview to s32 Evaluation

¹⁹ For example, see summary on page 12 of the report

²⁰ I note that the submitter seeks that the NCZ proposed for the Northern Growth Development Area be a Local Centre Zone rather than a Neighbourhood Centre Zone, as notified. [OS76.355].

²¹ Insofar as it relates to retaining the spatial extent of the Local Centre Zone.



Figure 6: Rezoning from MUZ to LCZ at Mana Esplanade, sought by Paremata Residents Association

103. Kāinga Ora [OS76.279] seeks retention of the spatial extent of the MUZ-Mixed Use Zone as notified, with the exception of the MUZ to the east of the Mungavin Interchange (west of Rānui), where HRZ is sought²².

3.2.16 Assessment

104. Variation 1 did not amend the spatial extent of the Mixed Use Zone. This was addressed in the 2020 Section 32 Evaluation Report Part 2: Commercial and Mixed Use Zones²³ and for this part of Mana Esplanade, it noted, *“The rezoning of these smaller areas that were previously zoned Suburban to Mixed Use reflects their non-residential character and the range of activities that are currently established in these areas”*.
105. I would also observe that this area only has residential areas to the north and is some distance from other residential areas, which lie to the south and over the bridge in Paremata. This is unlike other Local Centres which are more clearly located within residential neighbourhoods. Consequently, I do not consider that the requested rezoning would meet the planned purpose

²² I address the requested rezoning to HRZ-High Density Residential Zone later in this report in relation to submissions seeking extension of the spatial extent of the HRZ-High Density Residential Zone.

²³ For example, see 9.8.3 to the s32 evaluation report.

for a Local Centre Zone, as identified in objective, LCZ-O1²⁴ and strategic objective, CEI-O4²⁵. These clearly anticipate that Local Centres will serve a surrounding residential catchment.

106. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitter, I consider the notified spatial extent of the MUZ most appropriately implements the objectives of the PDP.

3.2.17 Summary of recommendations

107. I recommend that the submission from Kāinga Ora [OS76.279], be **accepted in part**²⁶.
108. I recommend for the reasons given in the assessment, that the submissions from the Paremata Residents Association [190.1, 190.2], be **rejected**.
109. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

3.2.18 Planning Maps – General Industrial Zone

3.2.19 Matters raised by submitters

110. Harvey Norman [144.2] seek the rezoning of 5 John Seddon Drive and the surrounding Large Format Retail Zone to the west of the city centre to General Industrial Zone. They advise that 5 John Seddon Drive is used as a warehouse facility and that this activity falls within “Industrial activities” in the nesting table and as such is a non-complying activity within the Large Format Zone. The submitter considers that the site and the locality is characterised by general business and light industrial-type activities. They consider that the General Industrial Zone would be a more appropriate zoning for the site and the locality.
111. Figure 7 shows submitter’s property and the surrounding Large Format Retail zone which they seek to be rezoned to General Industrial Zone. The relevant area is the land shown in pink:

²⁴ This states that:

Local Centres are commercial centres that:

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

²⁵ This states that: Local Centres are where local residential communities source convenience and specialty goods and services, along with recreational and community activities.

²⁶ Insofar as it relates to retaining the spatial extent of the Mixed Use Zone.

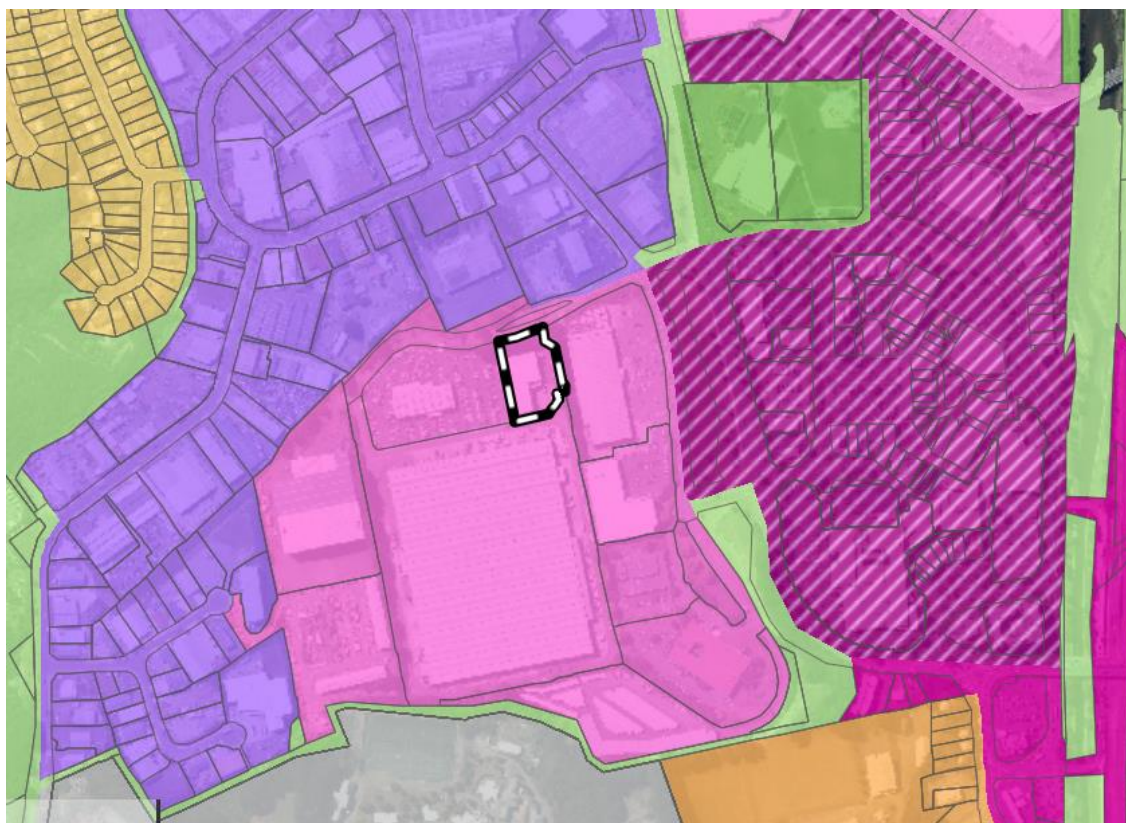


Figure 7: 5 John Seddon Drive and surrounding LFRZ – rezoning sought by Harvey Norman

3.2.20 Assessment

112. Variation 1 did not amend the spatial extent of the General Industrial Zone or the Large Format Retail Zone. These are addressed in the 2020 Section 32 Evaluation Report Part 2: General Industrial Zone and 2020 Section 32 Evaluation Report Part 2: Commercial and Mixed Use Zones. The commercial and mixed use zones evaluation²⁷ report identifies that:

The land to the west of the City Centre is currently zoned industrial and proposed to be rezoned to Large Format Retail Zone. This reflects the predominant use of the site for big box retail. It also provides a buffer between the City Centre Zone, which is envisaged to be a high quality environment with high quality residential development, and the current and future Industrial Zone to the west.

113. The above is illustrated in Figure 7 with the Metropolitan Centre Zone shown in cross hatching to the east, and the General Industrial Zone to the west and north, shown in purple.
114. Industrial activities²⁸ are a non-complying activity in the Large Format Retail Zone, but I would comment that the submitter can rely on existing use rights to continue operating their warehouse facility at this location. I would also note that the wider area, as identified in the

²⁷ See 9.8.2 of the s32A evaluation report.

²⁸ National Planning Standards and PDP define this as, “means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity”.

s32A evaluation report, consists of a range of activities including a Bunnings DIY store and central government offices (Ministry of Business, Innovation and Employment). This reflects the findings of the 2020 Section 32 Evaluation report.

115. The submitter has not provided any planning evaluation, or other technical report, nor a s32AA evaluation report to support such a significant rezoning proposal.
116. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitter, I consider the notified spatial extent of the GIZ most appropriately implements the objectives of the PDP.

3.2.21 Summary of recommendations

117. I recommend for the reasons given in the assessment, that the submission from the Harvey Norman [144.2], be **rejected**.

3.2.22 Planning Maps – Extension to HRZ-High Density Residential Zone

3.2.23 Matters raised by submitters

118. Kāinga Ora [81.19, 81.942, 81.912] in their submission to the PDP, sought the introduction of a HRZ-High Density Residential Zone in areas (around the City Centre/Large Format Zones - 400m proximity, and around planned and existing Rapid Transit Stops - 400m proximity). These locations were shown on maps attached to their submission.

119. In their submission on Variation 1, Kāinga Ora [OS76.25, OS76.26, OS76.48, OS76.116, OS76.117, OS76.163, OS76.47, OS76.27, OS76.52, OS76.53, OS76.120] and Waka Kotahi [OS81.8] seek the extension of the HRZ-High Density Residential Zones²⁹, generally in the following locations:

- Around the extended Metropolitan Centre Zone sought in other Kāinga Ora submissions. This includes land in Takapūwāhia and Elsdon – rezoning from MRZ to HRZ;
- Land at Raiha Street, Kenepuru – rezoning from MRZ to HRZ;
- Around the Town Centre Zone at Mana, sought in other Kāinga Ora submissions – rezoning from MRZ to HRZ;
- Land off Lily Close, Plimmerton – rezoning from MRZ to HRZ;
- Paremata – rezoning from MRZ to HRZ;
- Pukerua Bay – rezoning from MRZ to HRZ; and
- Eastern side of the Mungavin interchange, at the western extent of Rānui – rezoning from MUZ to HRZ.

120. At Appendix E I show the proposed extensions to the HRZ at a district wide level. Figure 8 to Figure 13 below show the relevant areas in more detail:

²⁹ Waka Kotahi submission is limited to seeking HRZ at Pukerua Bay.

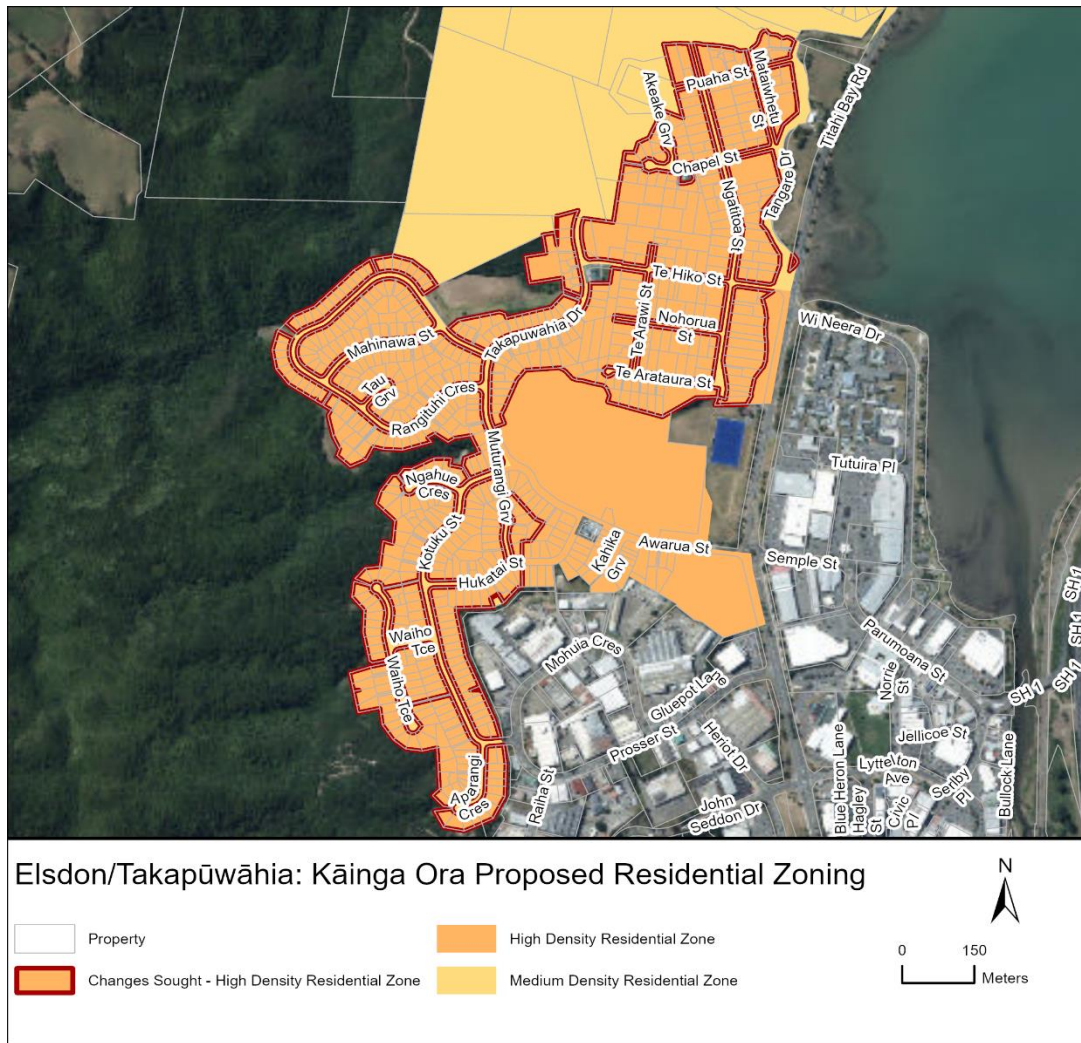


Figure 8: Map showing extension of HRZ at Elsdon and Takapūwāhia

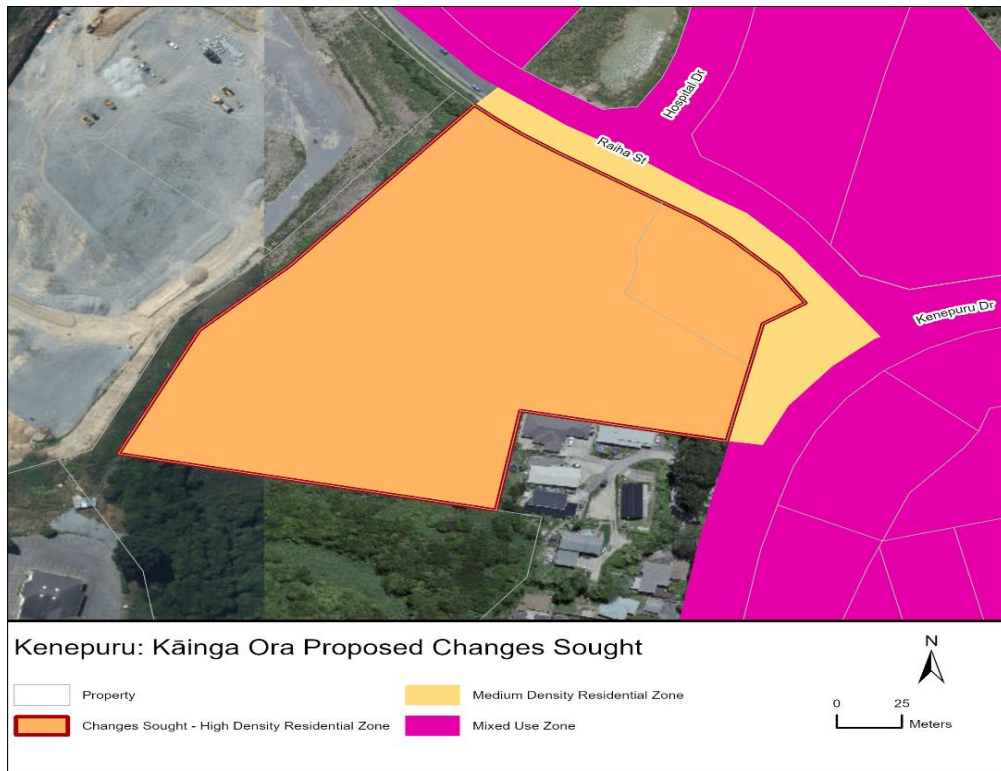


Figure 9: Map showing extension of HRZ at Kenepuru

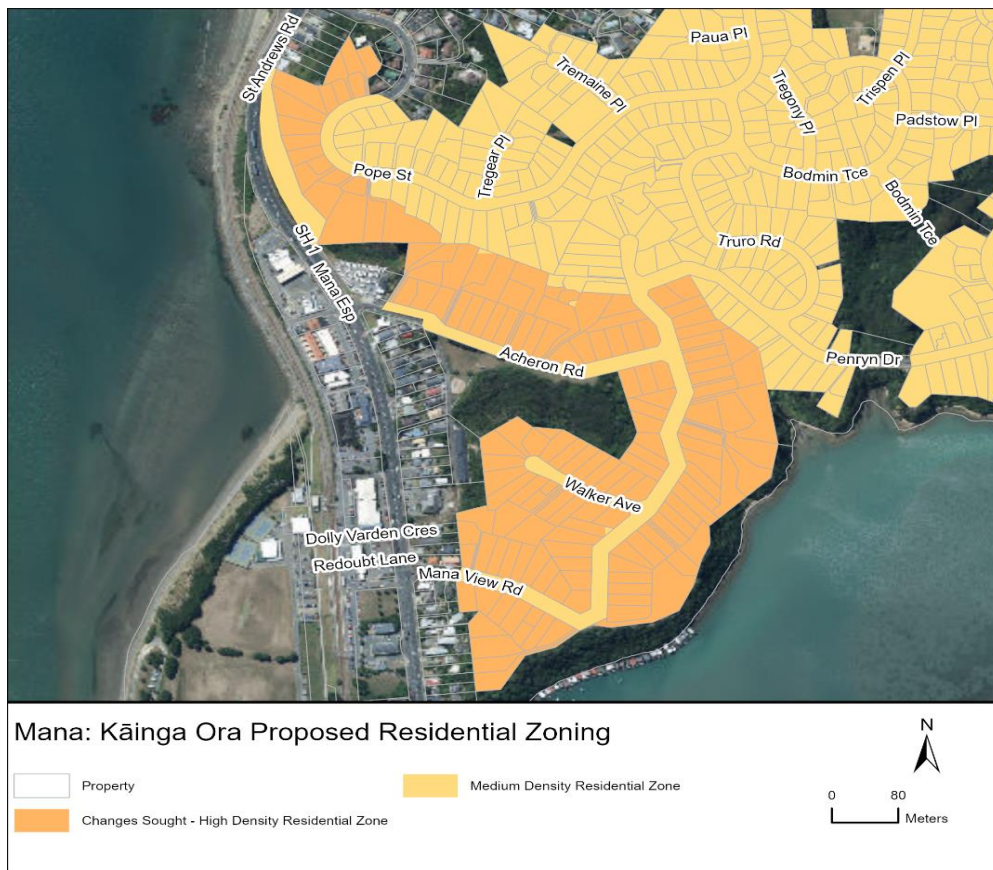


Figure 10: Map showing extension of HRZ at Mana

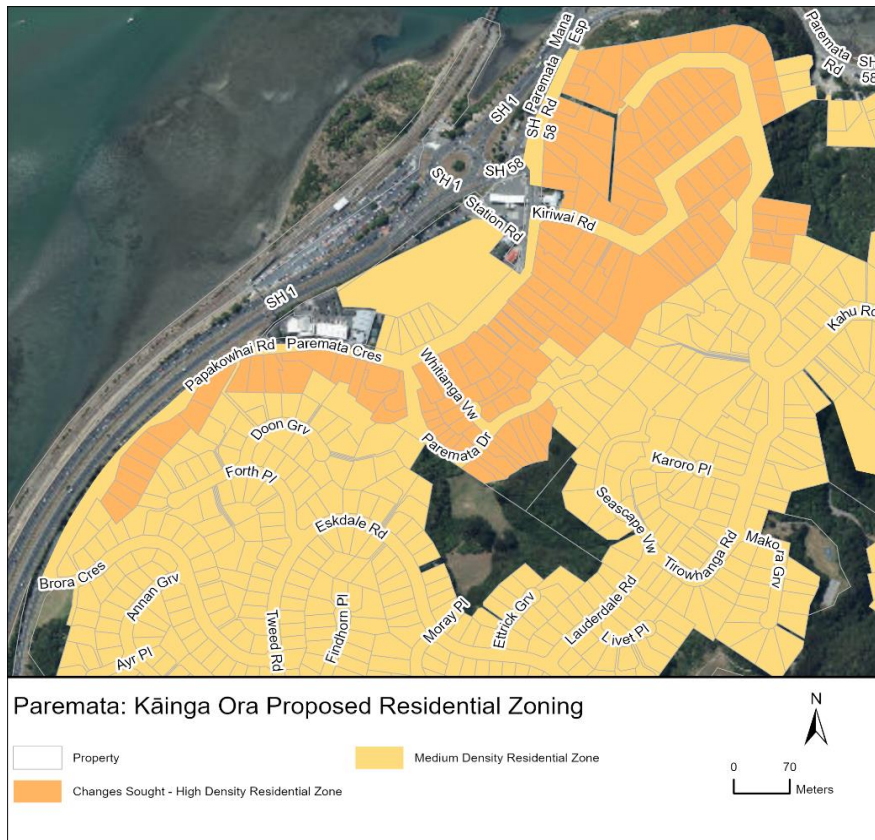


Figure 11: Extension of HRZ at Paremata

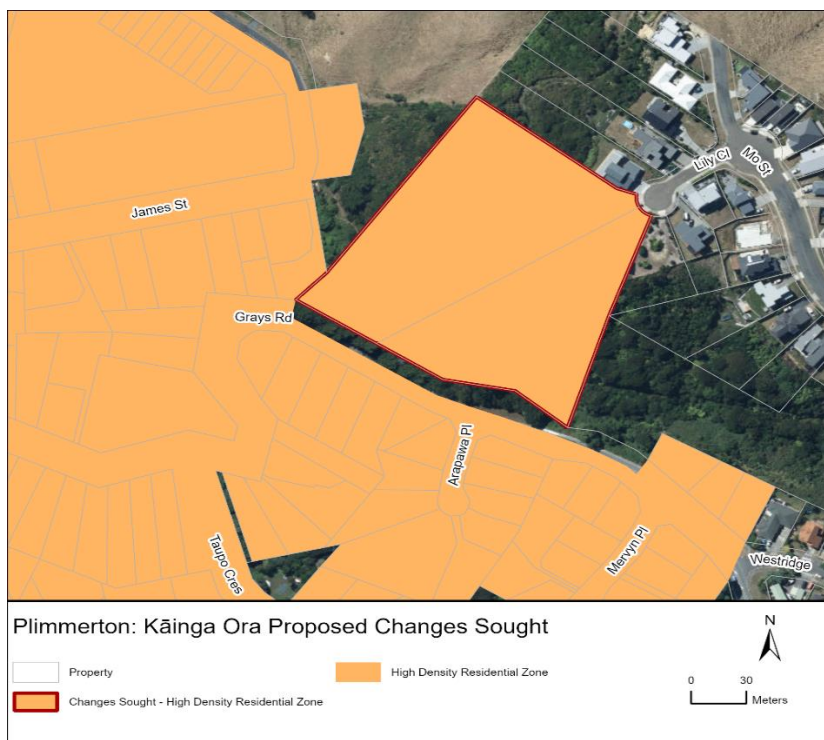


Figure 12: Map showing extension of HRZ at Plimmerton

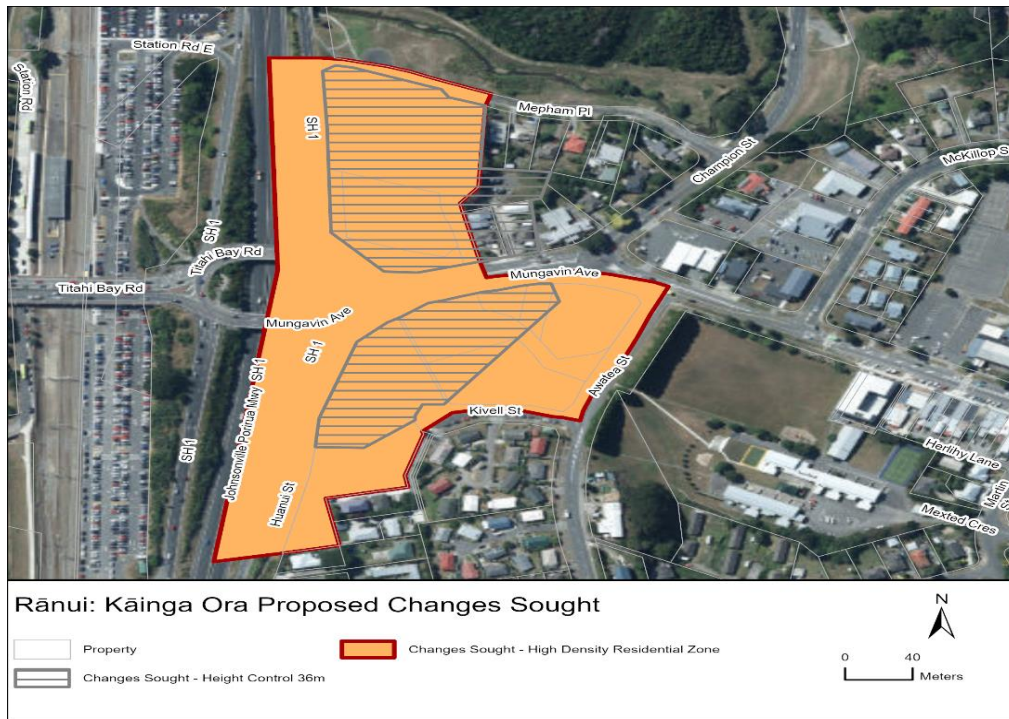


Figure 13: Map showing HRZ extension and additional height limit at Rānui

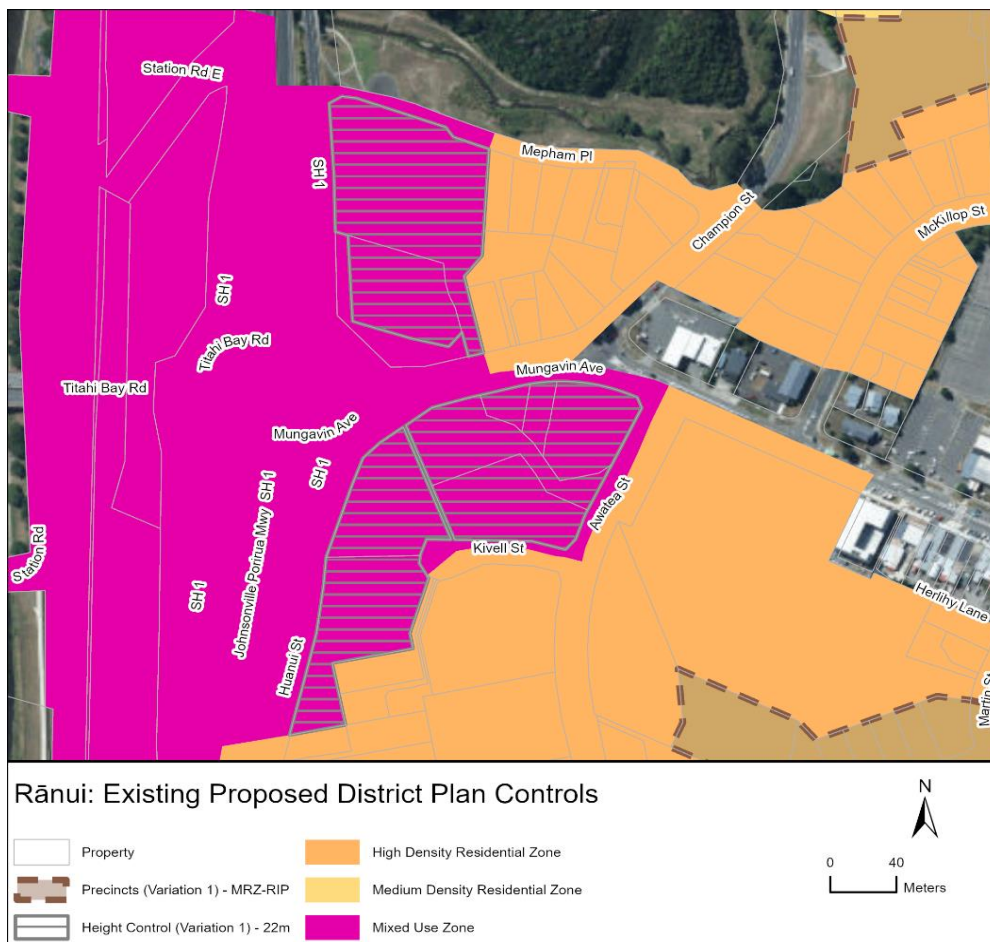


Figure 14: Map showing existing zoning at Rānui

121. Waka Kotahi notes that Pukerua Bay is located within a walkable catchment of a rapid transit stop but has been excluded from being a High Density Residential Zone. They consider that this is not consistent with Policy 3(c) of the NPS-UD. They assume that Council may have justified the building density of Pukerua Bay in accordance with NPS-UD Policy 3(d), but that no justification has been provided within the s32 report.
122. Kāinga Ora seek the changes to:
- Ensure that Kāinga Ora can carry out its statutory obligations;
 - 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;
 - Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
 - Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - Provide clarity for all plan users; and
 - Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
123. They also consider that opportunities for further high density housing should be explored to support the role and function of a wider range of Centres and Rapid Transit Stops in order to achieve well-functioning urban environments in accordance with the NPS-UD.

3.2.24 Assessment

124. Kāinga Ora advise that they will not be pursuing their PDP submissions regarding the identification of a HRZ-High Density Residential Zone and instead seek the relief sought in their Variation 1 submission. As such I do not assess these any further, other than to note that Variation 1 introduced a HRZ-High Density Residential Zone, as sought by these submissions. My recommendation of accept in part reflects the differences in spatial extent of the zone from the submission.
125. In view of the above, my assessment concentrates on the extension to the spatial extent of the HRZ-High Density Residential Zone sought by Kāinga Ora and Waka Kotahi.
126. Variation 1 introduced the HRZ-High Density Residential Zone to give effect to NPS-Policy 3(c), which requires the enabling of building heights within at least a walkable catchment of existing or planned rapid transit stops and/or the edge of Metropolitan Centre Zones.
127. The mapping methodology for the identification of the HRZ-High Density Residential Zone is addressed in Appendix H of the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3. This shows how a multi-criteria approach was adopted, which in summary included:
- Mapping areas 800m from the edge of the Metropolitan Centre Zone and/or a train station mapped by PCC GIS team using pedestrian network. Mapping based on

entry/exit points to the city centre and for train stations. This identified qualifying areas that were then mapped against identified well-functioning urban environment factors; these being walkable catchments for primary schools, supermarket, and local parks (active play space and/or playground). These are factors identified by the Council as being physical resources necessary to support high density living environments.

- Outputs reviewed and where necessary, an assessment made against secondary well-functioning urban environment factors for qualifying areas that did not meet the other criteria;
- Review and adjustment of qualifying areas to refine and define zone boundary³⁰. This included:
 - Zone boundary to follow cadastral boundaries at mid-block and/or at streets and other public rights of way/walkways;
 - Equal treatment on both sides of the street;
 - The length of access via the street and suitable walkways determined whether individual lots were included within the zone; and
 - Rear lots at the periphery of the zone excluded from up-zoning.

128. As addressed in 9.1.1 in the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3, Pukerua Bay and Paremata were not included in the HRZ-High Density Residential Zone as doing so will not achieve a well-functioning urban environment.

129. Kāinga Ora has not identified the mapping methodology by which the additional areas they wish to include within the spatial extent of the HRZ-High Density Residential Zone have been identified and how aligned this is with the Council's methodology. Nor has Kāinga Ora yet provided any planning evaluation, urban design or other technical reports, or a s32AA evaluation report to support such a significant rezoning proposal. In addition, I also note the following:

- The extension of the HRZ into Takapūwāhia and Elsdon seems to rely on the Metropolitan Centre Zone being extended northwards, as sought by the submitter. I have addressed these submissions seeking an extension to the MCZ earlier in this report and have recommended that they be rejected;
- The extension of the HRZ at Mana seems to rely on the Local Centre Zone being rezoned to Town Centre Zone, as sought by the submitter. I address these submissions in the Section 42A Report - Overarching and have recommended that they be rejected;
- It is unclear whether the submitter's methodology incorporates the well-functioning urban environment criteria used in the Council methodology in terms of the identified physical resources of access to a supermarket, primary school and local park that the Council consider necessary to support a high density living environment; and
- It is unclear whether the submitter's methodology undertook a review and adjustment of zone boundaries that incorporates the principles adopted by Council, as detailed in

³⁰ This is more fully described in Appendix H of the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3 and the MU Urban Design Memo 20 (McIndoe Urban, 2022).

Appendix H of the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3 and the MU Urban Design Memo 20 (McIndoe Urban, 2022).

130. The PCC GIS team has mapped the High Density Residential zoned area sought by Kāinga Ora against the pedestrian network used by Council. I show screen shots of the results and note the following:

- The extension sought at Kenepuru would be outside of a walkable catchment for a local park. The complying pedestrian network (ie 400m from a local park) is shown in red:



Figure 15: Screenshot of Kenepuru with local park pedestrian network

- The extension at Mana is nearly all outside of the walkable catchment for a primary school and large parts are also outside the walkable catchment for a local park (complying pedestrian networks shown in red or blue).



Figure 16: Screenshot of Mana with local park pedestrian network



Figure 17: Screenshot of Mana with primary school pedestrian network

- The extension at Paremata is nearly all outside of the walkable catchment for a supermarket and large parts are also outside the walkable catchment for a local park (complying pedestrian networks shown in purple or blue).

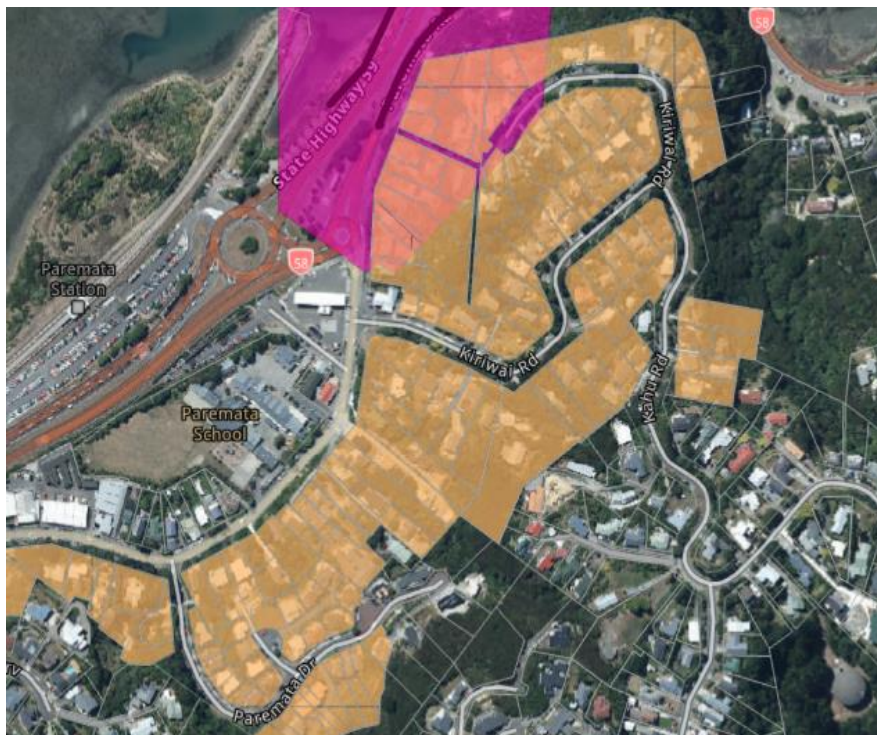


Figure 18: Screenshot of Paremata with supermarket pedestrian network

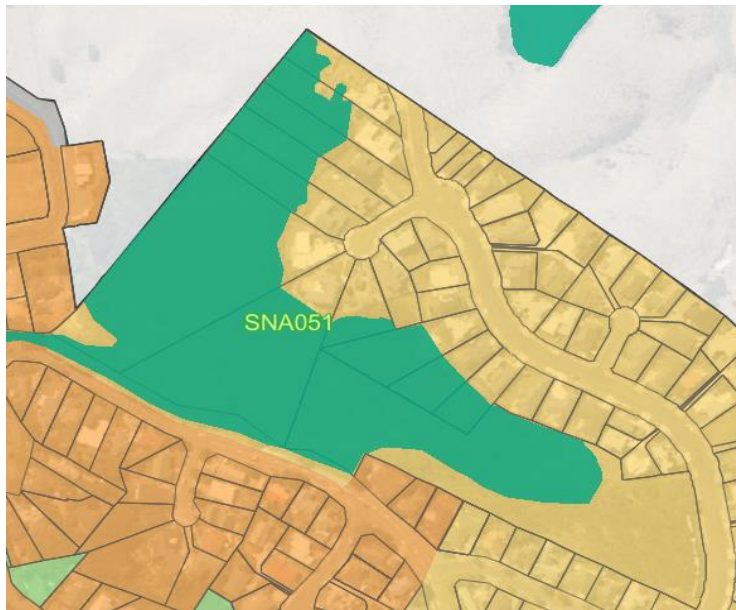


Figure 19: Screenshot of Paremata with local park pedestrian network

- The extension at Plimmerton (shown in Figure 20) is accessed via Moa Street and would be outside of walkable catchments for a train station, supermarket, school, and local park. The site has a frontage to Gray Street and if access came from here, then large parts of the site would be within the walkable catchments. However, the frontage with Gray Street is a Significant Natural Area³¹, as is the majority of the site.



³¹ SNA 051 (Camborne Clay Pit Bush) in Schedule 7 to the PDP.

Figure 20: Screenshot of Plimmerton with train station pedestrian network**Figure 21: Screenshot of Plimmerton showing SNA 051**

131. In relation to the submission from Waka Kotahi, I would note that the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3, does address in 9.1.1 why Pukerua Bay has not been identified for a HRZ-High Density Residential Zone.
132. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitters, I consider the notified spatial extent of the HRZ most appropriately implements the objectives of the PDP.

3.2.25 Summary of recommendations

133. I recommend that the submissions from Kāinga Ora [81.19, 81.942, 81.912], be **accepted in part**.
134. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.25, OS76.26, OS76.48, OS76.116, OS76.117³², OS76.163, OS76.47, OS76.27, OS76.52, OS76.53, OS76.120] and Waka Kotahi [OS81.8], be **rejected**.

3.2.26 Planning Maps – Precincts

3.2.27 Matters raised by submitters

135. This group of submissions seek extensions and other amendments to the Eastern Porirua Residential Intensification Precinct and the MRZ-Residential Intensification Precinct.

PDP Submissions

³² Insofar as it relates to extensions to the HRZ-High Density Residential Zones.

136. Kāinga Ora [81.17, 81.922] sought the inclusion of additional sites within the Eastern Porirua Residential Intensification Precinct and additional height limits.
137. Andrew and Leanne Parsons [97.4, 97.5], Draycott Property Holdings Ltd [75.4], Gavin Faulke [107.5] sought the following:
- Amend the Eastern Porirua Residential Intensification Precinct based upon a 5 km/ph walking speed and a 10 minute walking time to rail stations, bus routes (all routes not just high frequency routes), centres, open spaces and schools.*
138. The submitters considered that the use of a 3.0km per hour walking speed to define precinct boundaries for the EPRIP to be very conservative and that the use of mid-range walking speed (4.7km per hour) from NZTA's Pedestrian Planning and Design Guide 12 would be more appropriate in eastern Porirua. They noted that Wellington City Council used 5km per hour and that it is not clear why a 5-minute walk to a high frequency bus route and open space was used when a 10 minute walk time is used to a rail station, schools and centres. They considered that a 5km per hour walking speed placed more of eastern Porirua within areas identified as suitable for intensification.
139. This same group of submitters³³ also sought that land along all approaches to each centre to the EPRIP be rezoned³⁴ to provide aesthetic cohesiveness and that the EPRIP boundaries be amended to better reflect natural breakpoints such as roads, parks and walkways to create more developable blocks and minimise potential for adverse effects between different zones.
140. These submitters³⁵ also sought inclusion of areas along the existing No. 226 Bus route into the Eastern Porirua Residential Intensification Precinct and generally a broader precinct area. The submitters noted that one of the factors considered in the Urban Design Technical Report for the EPRIP was proximity to a high frequency bus stop and that only the 220 bus was considered a high frequency service in the report. The submitters commented that as the population of eastern Porirua grows, existing bus services and network capacity will change in response, but frequencies of bus services will not increase unless there is demand for the service. They believed the 226 bus provided a reliable and frequent service and noted that it provided a link between Porirua CBD and Cannons Creek.
141. Andrew and Leanne Parsons [97.8] and Gavin Faulke [107.8] for the same reasons set out above, sought the provision of additional development potential via the EPRIP both where there was currently, or where there could be, a high frequency bus route rather than just based on the current high frequency bus route.

Variation 1 submission

142. Kāinga Ora [OS76.164] seek the extension of the MRZ-Residential Intensification Precinct at Papakōwhai, Cannons Creek, and Whitby. These are shown in Figure 22 to Figure 24 below:

³³ Andrew and Leanne Parsons [97.2, 97.3, 97.7], Gavin Faulke [107.3, 107.4, 107.7], Draycott Property Holdings Ltd [75.22, 75.23, 75.5]

³⁴ For the purposes of assessment, I have assumed the submitters were seeking the extension of the EPRIP rather than rezoning to a different zone.

³⁵ Andrew and Leanne Parsons [97.1, 97.9], Gavin Faulke [107.1, 107.2, 107.9], Draycott Property Holdings Ltd [75.1, 75.2, 75.3]

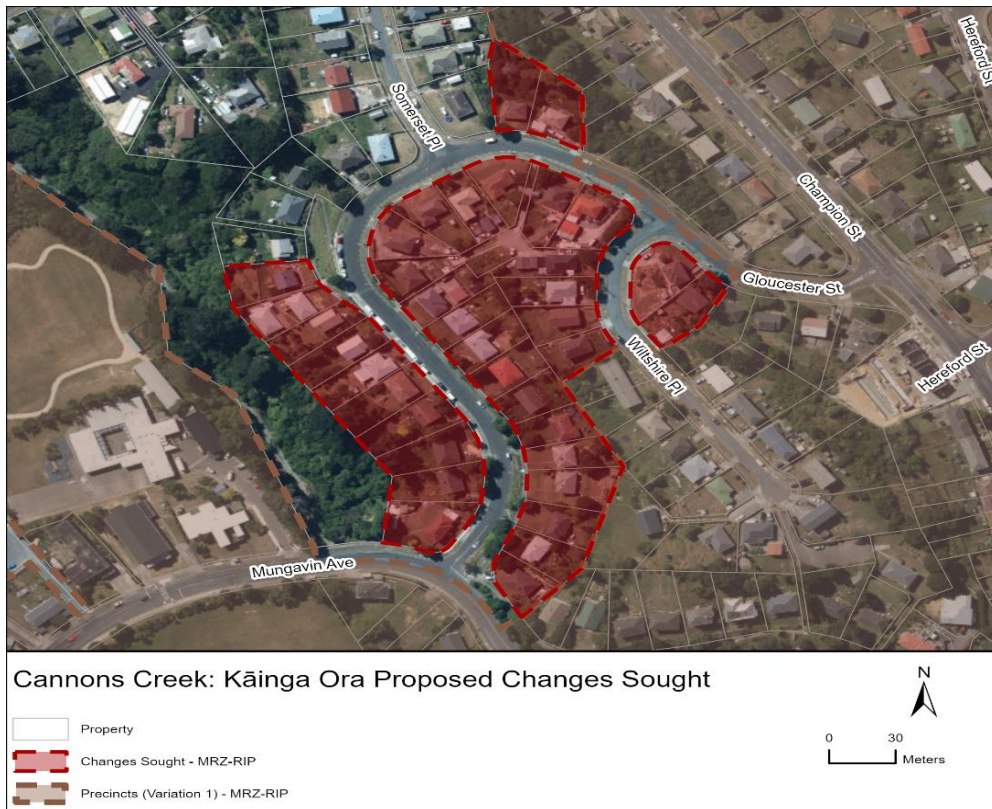


Figure 22: Extension to MRZ-RIP at Cannons Creek

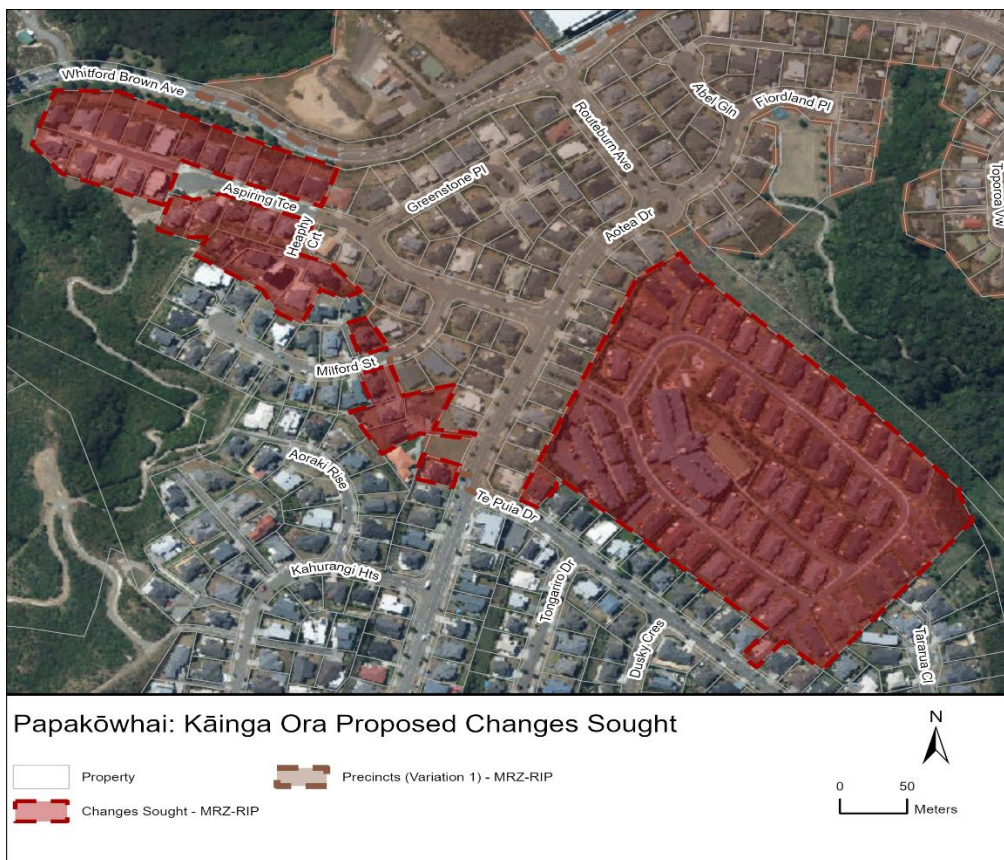


Figure 23: Extension to MRZ-RIP at Papakōwhai

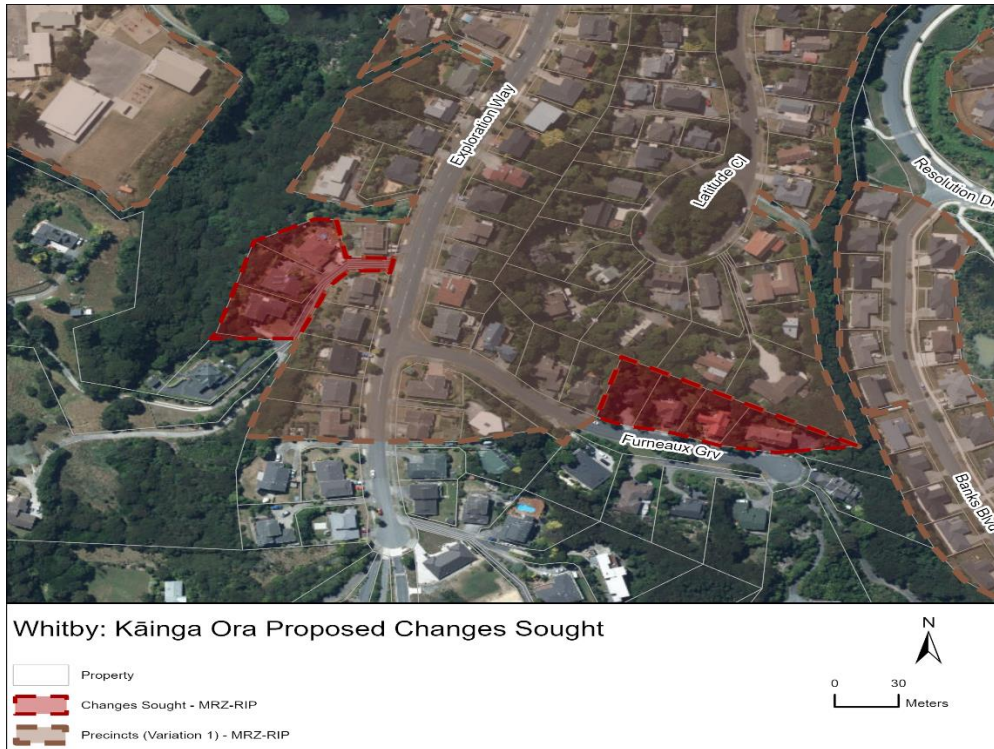


Figure 24: Extension to MRZ-RIP at Whitby

143. The submitter generally supports the use and spatial extent of the MRZ-Residential Intensification Precinct within the MRZ but seeks increases in some locations to ensure the coverage includes sites in the MRZ that are within a 400m catchment of the Local Centre.
144. Brian Warburton [OS64.7] seeks that “as far as the MRZ-RIP in Titahi Bay and the ‘accessibility’ parameter of the NPS-UD are concerned, the Council should discount St Pius School”. The submission includes the following map, showing the area the submitter wishes to be excluded from the MRZ-Residential Intensification Precinct:

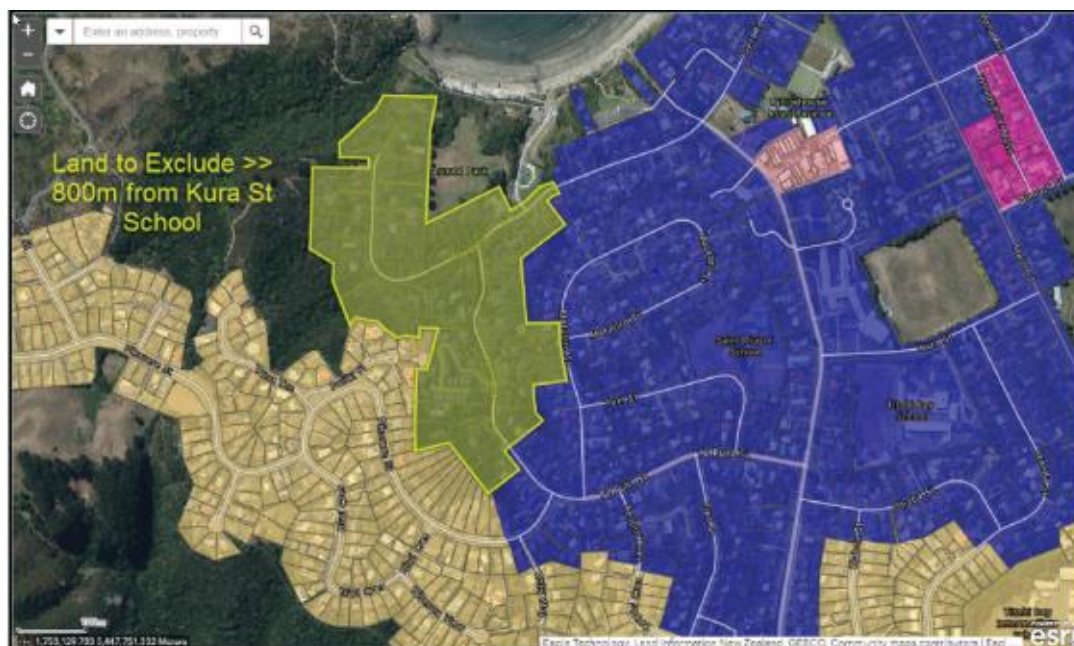


Figure 25: Screenshot from submission OS64.7

145. The submitter understands that the delineation of the MRZ-Residential Intensification precinct was based on three parameters: These being proximity to a supermarket, public transport and to a school. He considers that this simple proximity parameter distorts analysis and that the NPS-UD requires an 'accessibility' parameter rather than simple proximity. The submitter considers that as a faith-based school St Pius is not accessible to, "about 90% of children", and that as such the MRZ-Residential Intensification Precinct at Titahi Bay should be amended accordingly. The submitter also states:

Allowing high density residential development to occur further than 800m from a school which is inaccessible to the entire population does not have any rationale justification.

- *The Council's own website refers to 800m walkable distance.*
- *The MfE's guidance refers to an 800m walkable distance.*
- *Other councils are adopting the 800m accessibility test as per MfE's guidance.*
- *A large proportion of the population would consider that St Pius School is not 'accessible'.*
- *The NES-UD test is about accessibility. It is not about proximity.*

3.2.28 Assessment**PDP submissions**

146. Kāinga Ora advise that they will not be pursuing their PDP submissions and will instead seek the relief sought in their Variation 1 submission. Therefore, I do not assess this submission further other than to note that the comments below are equally relevant and as such have recommended the submission be rejected.
147. I do not support the submissions from Andrew and Leanne Parsons [97.1, 97.2, 97.3, 97.4, 97.7, 97.5, 97.9, 97.8], Gavin Faulke [107.3, 107.1, 107.2, 107.7, 107.8, 107.9, 107.5], and Draycott Property Holdings Ltd [75.1, 75.2, 75.4, 75.3, 75.22, 75.5, 75.23]. These seek amendments to the spatial application of the EPRIP, notified as part of the PDP in 2020. Variation 1 to the PDP removes this precinct from the PDP and replaces it with more appropriate spatial methods and density standards to implement the MDRS and NPS-UD Policy 3. This is described in more detail in the Section 32 Evaluation Report - Part A: Overview to s32 evaluation for Variation 1 and Plan Change 19, and s32 evaluation report for Urban Intensification – MDRS and NPS-UD Policy 3.
148. Andrew and Leanne Parsons, Gavin Faulke, and Draycott Property Holdings Ltd did not submit on Variation 1.

Variation 1 submissions

149. I disagree with Brian Warburton that the MRZ-Residential Intensification Precinct should be reduced. I also believe the submitter has misunderstood the methodology used to identify the precinct.
150. The mapping methodology for the identification of the MRZ-Residential Intensification Precinct is addressed in Appendix H of the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3. This clearly shows how a number of variables were used to define the walkable catchment, but with an overriding principal criterion of having to be within 800m from a LCZ-Local Centre Zone for the MRZ-Residential Intensification Precinct.

151. The well-functioning urban environment factors used to map the precinct were proximity to a primary school and local parks, not supermarkets as stated by the submitter.
152. In my opinion, zoning and precincts determine development patterns over the long term and as such they need to be considered in this context. St Pius primary school represents a long-term physical resource within this urban environment. While the school's current admissions policy gives preference to Catholic children, this may change over time, but it is unlikely that the school will close or move.
153. The Section 32 Evaluation Report Part A: Overview to s32 Evaluation addressed the issue of where and how urban intensification should occur in a way that achieves well-functioning urban environments³⁶. This describes how the mapping factors were derived and notes³⁷:

The primary criteria represent key physical resources that support access to community services, open spaces, and retail services that cannot easily be replicated in an urban environment. In other words, it is difficult to create new primary schools, supermarkets and parks within existing urban areas.

154. I consider that the identification of the MRZ-Residential Intensification Precinct in Titahi Bay is appropriate, meets the methodology established by the Council and helps achieve implementation of the NPS-UD.
155. The PCC GIS team has mapped the MRZ-Residential Intensification areas sought by Kāinga Ora against the pedestrian network used by Council. I show screen shots of the results and note the following:
- The extension at Cannons Creek is nearly all outside of the walkable catchment for a local park (complying pedestrian networks shown in red).



Figure 26: Screenshot of Cannons Creek with local park pedestrian network

³⁶ See part 5.4 to the report

³⁷ Page 63

- The extension at Papakowhai is nearly all outside of the walkable catchment for a local park and a primary school (complying pedestrian networks shown in red and blue).



Figure 27: Screenshot of Papakowhai with local park pedestrian network

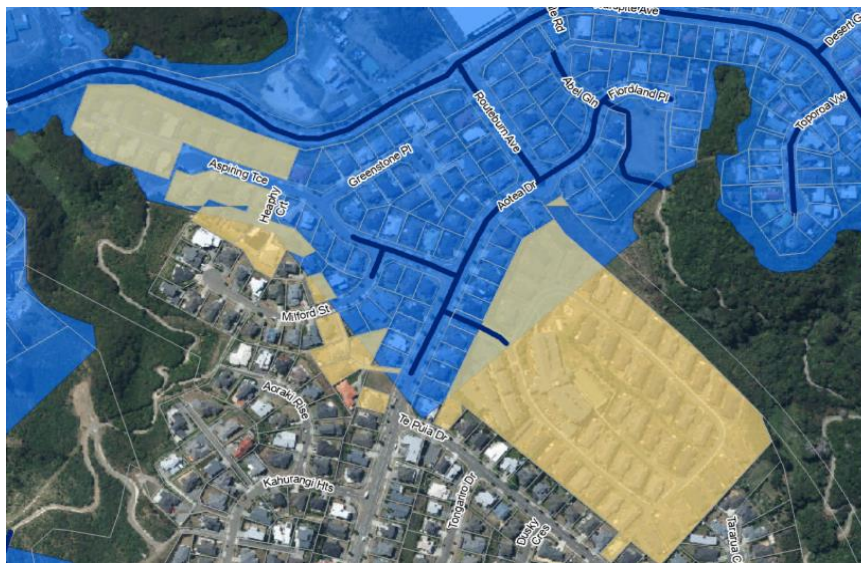


Figure 28: Screenshot of Papakowhai with primary school pedestrian network

- The extension at Whitby is nearly all outside of the walkable catchment for a local park (complying pedestrian networks shown in red).



Figure 29: Screenshot of Whitby with primary school pedestrian network

156. Kāinga Ora has not identified the mapping methodology by which the additional areas they wish to include within the spatial extent of the MRZ-Residential Intensification Precinct have been identified and how aligned this is with the Council's methodology. For example:

- It is unclear whether the submitter's methodology incorporates the well-functioning urban environment criteria used in the Council methodology; and
- It is unclear whether the submitter's methodology undertook a review and adjustment of precinct boundaries that incorporates the principles adopted by Council, as detailed in Appendix H of the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3 and the MU Urban Design Memo 20 (McIndoe Urban, 2022).

157. Additionally, the submitter has not provided any planning evaluation, urban design or other technical report, nor a s32AA evaluation report to support their proposal.

158. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitters, I consider the notified spatial extent of the MRZ-Residential Intensification Precinct most appropriately implements the objectives of the PDP and the NPS-UD.

3.2.29 Summary of recommendations

159. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [81.17, 81.922, OS76.164], Brain Warburton [OS64.7], Andrew and Leanne Parsons [97.3, 97.4, 97.7, 97.5, 97.9, 97.8], Gavin Faulke [107.1, 107.2, 107.3, 107.4, 107.7, 107.8, 107.9, 107.5], and Draycott Property Holdings Ltd [75.4, 75.3, 75.22, 75.5], be **rejected**.

3.2.30 Planning Maps – Active frontages

3.2.31 Matters raised by submitters

160. Z Energy Limited [92.3] seek the deletion of the Active Street Frontage – Primary Frontage Control from Z MANA petrol station at 143 Mana Esplanade, Mana. They consider that it is inappropriate to apply an active street frontage to this site as it supports a vehicle orientated activity, is located on a major arterial route and is at the edge of the local commercial centre where there is no material benefit to the provision of an active road frontage. They consider that

buildings on site are of limited scale, the forecourt is open in nature and provides a degree of visual interest to passers-by, and the open nature of the forecourt helps to achieve passive surveillance outcomes. Extract from the planning maps is shown below:



Figure 30: Z Mana site with primary frontage control shown as blue line

161. Foodstuffs North Island Limited [122.44] seek the removal of Active Street Frontage - Primary frontage and building line controls from their New World supermarket site at 69A Discovery Drive. Extract from the planning maps is shown below:

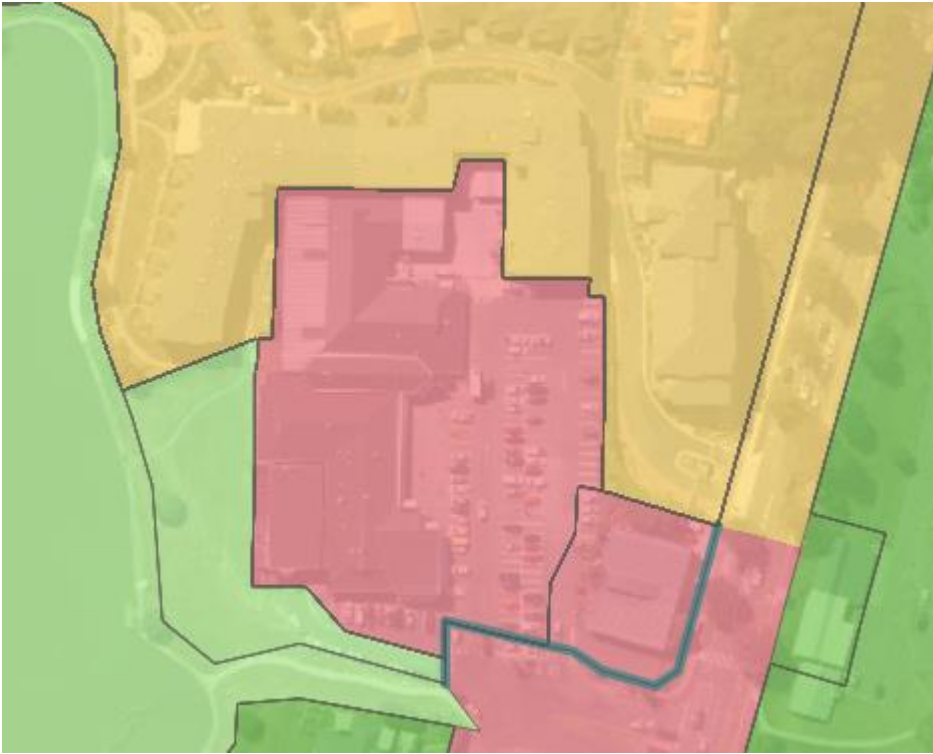


Figure 31: New World Whitby at 69A Discovery Drive with primary frontage control shown as blue line

162. Harvey Norman [144.4] seek the removal of the Secondary Frontage Control from 5 John Seddon Drive. They note that the Secondary Frontage Control has been applied to the southern boundary of the site, which adjoins a private driveway belonging to the neighbouring property. The submitter does not consider this control appropriate as this frontage is not a public road.



Figure 32: 5 John Seddon Drive with secondary frontage control shown as olive green line

3.2.32 Assessment

163. Sites identified on the planning maps with primary or secondary frontage controls are subject to specific zone based standards relating to those frontages. The Z Mana and New World Whitby sites are in the Local Centre Zone and as such subject to LCZ-S4-2:

1. For sites with primary frontages and building lines identified on the planning maps, all buildings must be built up to and oriented towards the identified building line and provide a veranda that:

- a. Extends along the entire length of the building frontage;*
- b. Provides continuous shelter with any adjoining veranda; and*
- c. Has a minimum setback of 500mm from any kerb face.*

2. For sites with primary frontage controls identified on the planning maps:

- a. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and*
- b. The principal public entrance to the building must be located on the front boundary.*

[.....]

164. The site at 5 John Seddon Drive is in the Large Format Retail Zone and is subject to LFRZ-S4-2:

[.....]

2. For sites with secondary street frontage controls identified on the planning maps, at least 20% of the ground floor building frontage must be display windows or transparent glazing.

165. The submitters requests have been assessed by Graeme McIndoe in his statement of evidence.

166. **Z Mana Site:** Mr McIndoe considers that the primary frontage requirement for this site should be retained but that the wording of LCZ-S4 should also be amended. He considers that in this situation where the frontages may be set back from the edge but remain prominent, it is appropriate that a certain minimum amount of glazing is required and that the 55% identified in the standard is appropriate.

167. I address the issue of the wording of LCZ-S4 later.

168. **New World Whitby:** Mr McIndoe suggests that the primary frontage requirement for this site be reduced to that part of the site where it fronts the short stub of the entry road from Discovery Drive. This is shown in Figure 33 below.

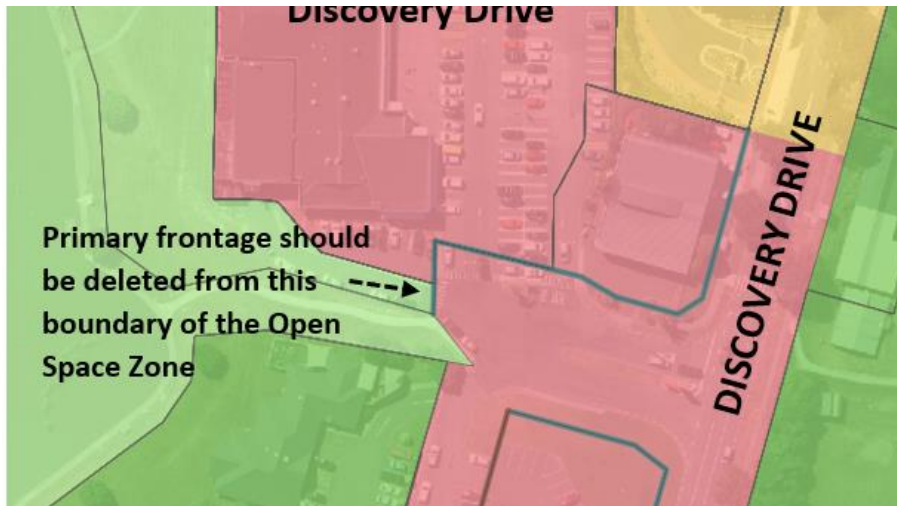


Figure 33: New World Whitby showing deleted Primary Frontage Control

169. Mr McIndoe advises that identification of a primary frontage to a small part of the boundary of the Open Space Zone close to the entry to 69A Discovery Drive is a graphic error and should be deleted.
170. **5 John Seddon Drive:** Mr McIndoe considers that the Secondary Frontage controls for this site should be retained as notified. He comments that:
- *“The site and this accessway are in the Large Format Retail Zone which attracts members of the public for retail purposes, and therefore control along the identified edge is important for purpose of both a degree of visual amenity and to allow informal surveillance for enhanced public safety and security.*
 - *While the frontage may be to a private road, it is also the means by which public access is provided to the site and through the zone.*
 - *The current edge condition is sub-optimal, and not consistent with what should be permitted should redevelopment occur. That is, development is internalised in many areas and service and parking edges are presented to streets and spaces which are intended for public access. Therefore, the recommended secondary frontage control, which is not onerous in recognition of the relatively internalised nature of this site, aims to over time remedy that condition”.*
171. **LCZ-S4:** As identified above, Mr McIndoe expresses concern with the notified wording of this standard. In his opinion, LCZ-S4-2.b has put in place a de facto building line at the street edge, since it requires:
2. *For sites with primary frontage controls identified on the planning maps:*
 - a. *At least 55% of the ground floor building frontage must be display windows or transparent glazing; and*
 - b. *The principal public entrance to the building must be located **on**³⁸ the front boundary.*
172. He considers that this is not required and should not be required for primary frontages. He further comments that this is unnecessary to implement LCZ-P9 (Public space interface) which

³⁸ My emphasis

has a focus on primary frontages being orientated towards the front boundary and transparent glazing. In his opinion, to build the front entry at the front boundary would be inconsistent in situations where a primary frontage is identified, such as at Whitby.

173. Mr McIndoe notes that the application of the standard as currently expressed is inconsistent with McIndoe Urban's analysis and advice to Council for frontages provided when the PDP was promulgated.
174. For the purposes of this assessment, however, I focus only on the amendments sought by submitters in relation to the identification of active frontages on the planning maps. While I recognise the issue raised by Mr McIndoe in relation to LCZ-S4, I am satisfied that recommendations on the planning maps are not dependent on whether LCZ-S4³⁹ is amended. The issue of the wording of LCZ-S4 is addressed in Officer's report Part B: Commercial and Mixed Use Zones and General Industrial Zone, in response to submissions on this standard⁴⁰.
175. Based on expert evidence from Mr McIndoe I consider that the appropriate planning response to these submissions is to retain the primary frontage control for the Z Mana site and the secondary frontage control for 5 John Seddon Drive, and for a minor amendment to remove part of the primary frontage control for the New World Whitby site (as shown in Figure 31).
176. The above will ensure that these sites have positive interfaces with the streetscape and public spaces, as required by LCZ-P9-2 (Z Mana and New World Whitby) and LFRZ-P8-2 (5 John Seddon Drive), when they are redeveloped or undergo other building works that trigger the active frontage standard. In so doing this appropriately implements LCZ-O2 and LFRZ-O2 to achieve a safe and attractive urban built environment that contributes positively to the streetscape for the Local Centre and Large Format Retail zones.

3.2.33 Summary of recommendations

177. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. Amend the primary frontage control at 69A Discovery Drive as set out in Appendix B.
178. I recommend that the submissions from Foodstuffs North Island Limited [122.44], be **accepted in part**.
179. I recommend for the reasons given in the assessment, that the submissions from Z Energy Limited [92.3] and Harvey Norman [144.4], be **rejected**.
180. I have not undertaken a section 32AA evaluation of the recommended amendment to the primary frontage control. I consider that the small scale of the change does not necessitate such an evaluation over and above that undertaken in this report.

³⁹ Or the equivalent active frontage standards in the MCZ-Metropolitan Centre Zone (MCZ-S2), LFRZ-Large Format Retail Zone (LFRZ-S4), MUZ-Mixed Use Zone (MUZ-S4), and NCZ-Neighbourhood Centre Zone (NCZ-S4).

⁴⁰ I would note that Foodstuffs [122.14, 122.8] seek amendments to LCZ-S4.2.b and NCZ-S4-3 to replace "located on" with "orientated to". I am not aware of submissions seeking similar changes to MCZ-S2, LFRZ-S4, or MUZ-S4.

3.2.34 Planning Maps – Other rezoning requests

3.2.35 Matters raised by submitters

181. This group of submissions are concerned with the zoning of two sites:

- 10A The Track, Plimmerton (Area: 0.64ha); and
- Land at Raiha Street (LOT 12 DP 312536) (Area: 10.4ha)

10A The Track

182. Paul and Julia Botha [118.2] support the rezoning for 10A The Track (from Rural Zone in ODP to General Residential Zone in PDP⁴¹) but consider that “*the proposed residential boundary zone on our land could extend northwards a little and end at the ponding mapping shown in light blue in Figure 1*”. I provide a screenshot of Figure 1 from the submission and have annotated it with an arrow to identify the area:

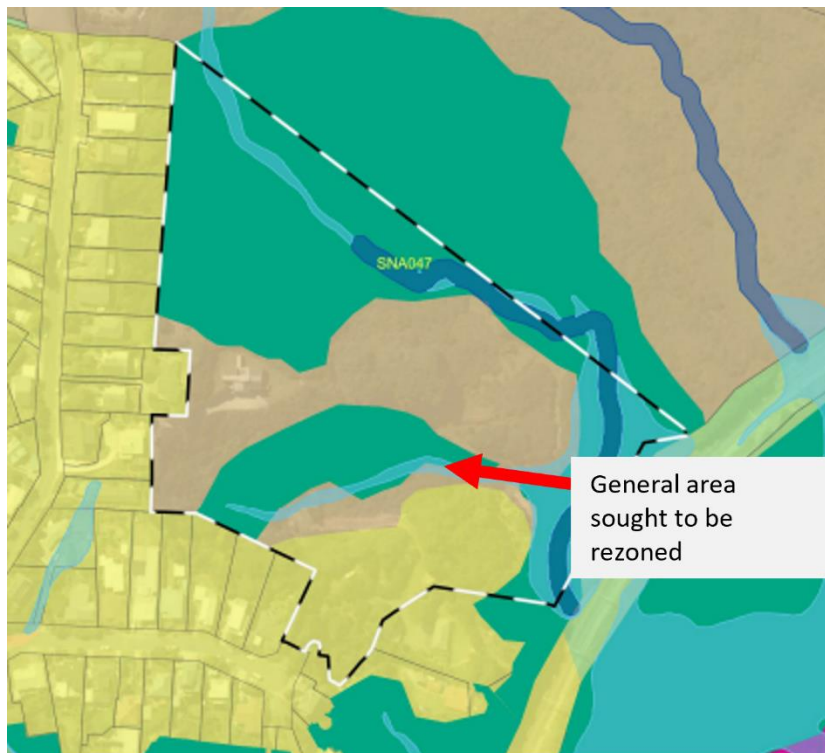


Figure 1. Residential rezoning map of 10A The Track

Figure 34: Screenshot from submission 118

183. The submitter considers this will eliminate a small area of the Rural Lifestyle Zone being wedged between the residential zone and the flood mapped area, which is otherwise unusable. They consider that it seems a more natural location to locate the boundary.

184. Robyn Smith [168.17] and Friends of Taupo Swamp & Catchment Inc [178.21] seek that the area at 10A The Track currently zoned residential be rezoned to “Rural-Residential Zone”. Robin

⁴¹ Zoned MRZ in Variation 1 which deleted the General Residential Zone

Jones [207.2] and Plimmerton Residents' Association Inc [218.3] seek to ensure that the rezoning of the property is subject to adequate protection and mitigation for the Taupō Swamp wetland. This group of submitters seek these changes because they consider:

- There has been inadequate consultation on the rezoning;
- The rezoning is inconsistent with the Northern Growth Structure Plan and Growth Strategy 2048;
- Insufficient wastewater infrastructure capacity;
- Part of the site comprises and SNA - 'Taupō Swamp West (south) - SNA047'. This wetland is also part of the Taupō Swamp Complex which is recognised in the proposed Natural Resources Plan (pNRP) as 'a waterbody with outstanding biodiversity values';
- This property is located above and adjacent to the Taupō Swamp Outstanding Natural Feature and Landscape (ONFL002); and
- Asks that PCC consider imposing conditions on any rezoning and subsequent development to protect this fragile wetland.

Rural zoned land at Raiha Street/Kapuni Grove

185. Remi Leblanc [217.1] seeks rezoning of LOT 12 DP 312536 - SUBJ TO & INT IN ROW, Raiha Street, Kenepuru, to:

- *“Medium Density housing as required by the NPS-UD 20; or*
- *General Residential Zone; or*
- *Zone the same as Kenepuru Landing which has the same qualities for location.”*

186. The land is shown below (identified by light blue outline) in Figure 35.

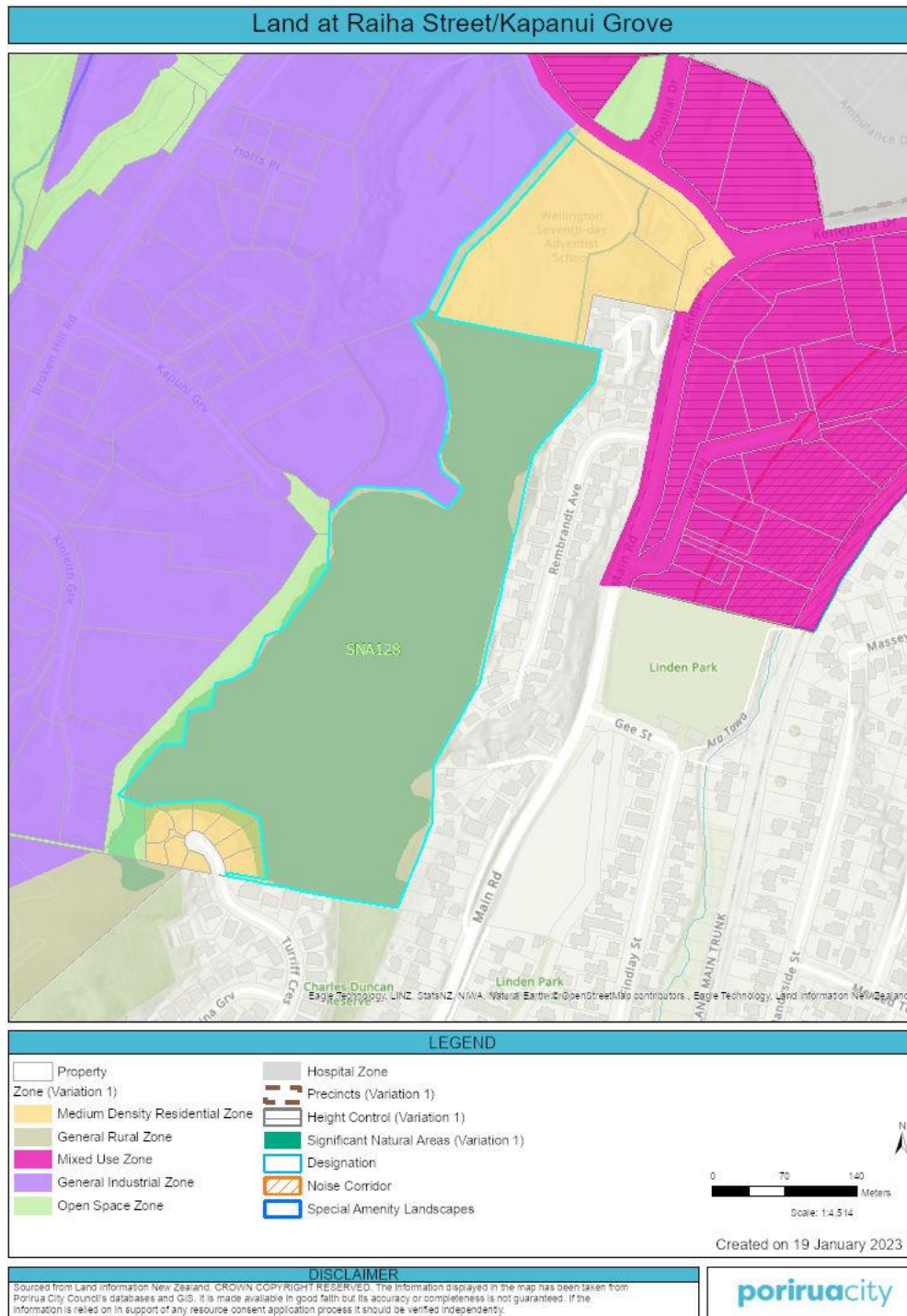


Figure 35: Land at Raiha Street/Kapanui Grove

187. In support of the submission, the submitter has made the following points:

- “The property at Raiha Street Lot 12 DP 312536 is 10.73ha and is an undeveloped contoured site with vegetation of bush and gorse. The site has legal vehicle access from Raiha St, Rembrandt Terrace and Turriff Crescent. The owner of the site also owns sections at 37, 39 and 40 Turriff Crescent which could provide additional access. There is possible physical access to the top of the land from a vacant site at 11 Kapuni Grove but this would require negotiation with the owner. There is a Council reserve strip around 20

metres wide separating the land from the industrial properties on Kinleith Grove and 5 Kapuni Grove. The land neighbours a church on proposed General Industrial zoned land in Kapuni Grove and a school on General Residential zoned land in Raiha St, and residential properties at Kenepuru Drive, Rembrandt Avenue, Main Road Tawa, Thomas Hook St and Turriff Crescent. Directly across the road from the entrance on Raiha Street in the Kenepuru Landing medium density housing development. There are two bush reserves neighbouring the property to the South and the Colonial Knob bush reserve is within 500m of the land. The present zoning is Landscape Protection and the proposed zoning is General Rural. In the proposed plan there is a new SNA designation which relates the bush cover. The relevant one is SNA128 for Broken Hill Bush.”

- The submitter believes that the land was originally taken by the Crown for the purposes of housing and owned by the New Zealand Housing Corporation. Around 1988 they believe the Block was rezoned as Rural so that it would be absorbed by Porirua City Council during the split up of Tawa Borough Council between Wellington and Porirua. The submitter states that in 2002, the owners were told by the then Mayor that the re-zoning was to ensure that the Land would be part of the Porirua Catchment and that it was never the Council's intention for it to remain Rural. The submitter refers to an ecological report around that time commissioned by the council as part of the RMA process cited the land as having no rare bush or species and the likely use was for future development. They attach this report to their submission.
- The submitter states that prior to the proposed plan being notified the council was contacted to suggest the land be zoned residential under the plan review but no formal submission was made at the time. The owners were surprised to find the Proposed plan zone was General Rural and an SNA was listed on the land without discussion.
- The submitter notes that their site is very close to the Kenepuru on/off ramp to Transmission Gully and the Wellington to Porirua Motorway. They state that the land is within 800m walking distance of the Linden commuter train station and that there are five bus stops which serve the site. Additionally, the submitter advises that walking distances to schools are 1500m to Tawa College and Tawa Intermediate, 1200m to Linden Primary School and 1400m to Bishop Viard College. They also note that there is a large amount of employment within walking distance of the land both in Kenepuru and Broken Hill areas, and it is a short drive or bus trip to Porirua city centre jobs. There are shopping areas nearby at Tawa and Porirua. They note there is a large sports field complex directly across the Main Road for football and cricket. The Tawa Pool is 1400m walking distance.
- They note that the land is almost entirely surrounded by residential zones and there is good buffer to the industrial land to the west. There is a water main going directly through the property and other services are near the site. The submitter believes stormwater neutrality can be achieved with relative ease. In the submitter's opinion, under the new NPS-UD 2020 the site qualifies for six storey housing as it is less than 800m from the Linden railway station.
- The submitter does not support the proposed General Rural zoning and note, “The General Rural Zone is used primarily for primary production, activities that support primary production, and other activities that require a rural location.” They believe it is

inconceivable that this land would be used for farming activities and consider there could be reverse sensitivity issues if it was (such noise from animals or farm equipment). They note the land is not currently used as a farm.

60 Muri Road

188. Jeanette and Bruce Menzies [141.1] seek to rezone 60 Muri Road to residential. The submitter advises that the property had mixed residential/rural zoning when purchased and that it is bordered by over 20 residential allotments. They consider that the rural land cannot be farmed economically. The submitter also states that the land is close to the railway station and within commuting distance of the CBD and suitable for residential development.

189. The land block is shown below (identified by light blue outline) in Figure 36.

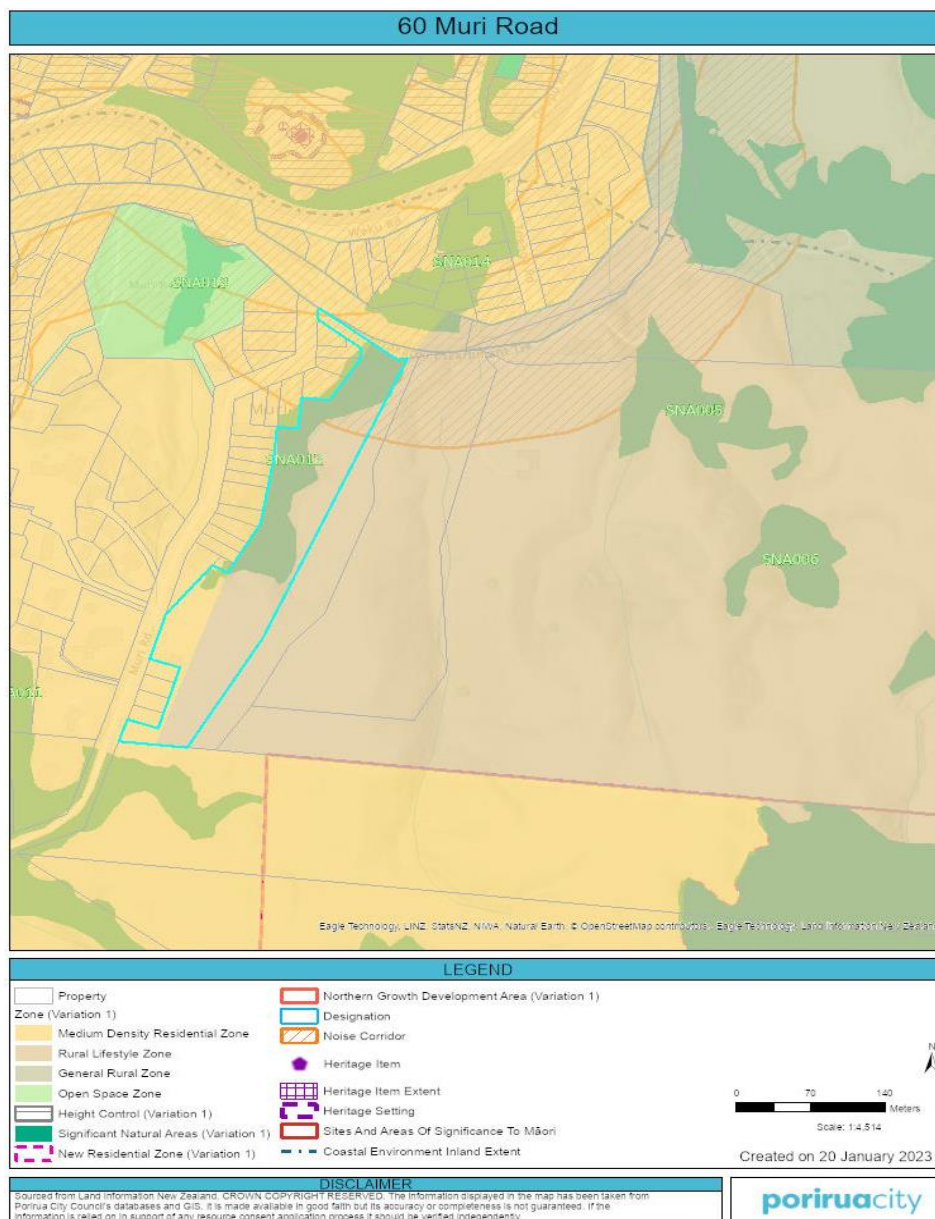


Figure 36: Land at 60 Muri Road, Pukerua Bay

3.2.36 Assessment

10A The Track

190. This land was zoned GRZ-General Residential Zone and RLZ-Rural Lifestyle Zone as part of the 2020 PDP. The Council rezoning report was included on the Council's website as supporting information. The report assessed the merit of rezoning, the zone boundaries and considered a range of alternative zonings, including Rural Lifestyle Zone for the whole 4.5ha Lot. It concluded that that the land block should be subject to a split zoning based on a subdivision layout provided by the landowner, included in the rezoning report. The GRZ occupies approximately 0.68ha of the 4.5ha Lot.
191. Variation 1 deleted the GRZ-General Residential Zone from the PDP, and the residentially zoned part of the 4.5 Lot is now zoned, MRZ-Medium Density Residential Zone.
192. The request from Paul and Julia Botha⁴² to extend the residential zoning northwards, is not supported by a map showing the exact new zone boundaries. My assessment is, therefore, based on the description contained in the submission which I have included above. The submitter might wish to provide a map showing exactly the area they wish to see rezoned before or at the hearing.
193. The rezoning request has not been supported by a planning or technical evaluation or s32AA evaluation to demonstrate that the rezoning of land from RLZ to MRZ is the most appropriate zoning. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitter, I consider the notified spatial extent of the MRZ at this site most appropriately implement the objectives of the PDP.
194. In relation to the rezoning request from Robyn Smith and Friends of Taupo Swamp & Catchment Inc to rezone from residential to a rural-residential zone, I have assumed for the purposes of this assessment a rezoning to the RLZ-Rural Lifestyle Zone.
195. In the PDP, this zone provides for, *The Rural Lifestyle Zone is used primarily for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone, while still enabling primary production to occur*⁴³. Minimum allotment sizes are 2ha.
196. The rezoning request from Robyn Smith and Friends of Taupo Swamp & Catchment Inc has not been supported by a planning or technical evaluation or s32AA evaluation to demonstrate that the rezoning of land from Medium Density Residential Zone to Rural Lifestyle Zone is the most appropriate zoning. I am also unclear on how the residential zoning of this relatively small area of land is inconsistent with the Porirua Growth Strategy 2048. Additionally, the Northern Growth Area Structure Plan (Porirua City Council, 2014) has been overtaken by the Porirua Growth Strategy 2048 and the Northern Growth Development Area Structure Plan (incorporated into the PDP by Variation 1).

⁴² Submitter also sought [118.12] changes to the PDP flood maps for their property. This was addressed in Hearing Stream 3. See Statement of supplementary planning evidence - Torrey James McDonnell on behalf of Porirua City Council, dated 1 December 2021, which addresses this submission following re-modelling by Wellington Water Ltd.

⁴³ RLZ-O1

197. I would also note that the Council rezoning report addresses issues of natural environment values and infrastructure.
198. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitters, I consider the notified spatial extent of the MRZ and RLZ at this site most appropriately implement the objectives of the PDP.
199. In relation to the concerns raised by Robin Jones and Plimmerton Residents' Association Inc I would comment that:
- The area of residentially zoned land is not subject to any natural environment overlays in the PDP such as Significant Natural Area or Outstanding Natural Feature or Landscape; and
 - Discharges of contaminants to air, land and water are managed by the Natural Resources Plan for the Wellington region⁴⁴. I would also note that Greater Wellington Regional Council⁴⁵ are proposing three plan changes in 2023 concerned with implementing the National Policy Statement for freshwater management for the Te Awarua-o-Porirua Whaitua and Whaitua Te Whanganui-a-Tara, and provisions for management of important biodiversity sites, such as for threatened bird species and significant natural wetlands.

Rural zoned land at Raiha Street/Kapuni Grove

200. This site is a 10.75ha area of greenfield land, much of which is a scheduled Significant Natural Area (SNA 128 – Broken Hill bush) in the PDP. This SNA was the subject of Hearing Stream 2⁴⁶ and I would note that the reporting officer, Mr McDonnell, further addressed this property in his Right of Reply in response to the Hearing Panel's question, *What proportion of the Raiha Street property discussed in Mr Leblanc's submission (Lot 12 DP 312536) is covered by SNA128, and is this a problem from a Section 85 perspective?*
201. Mr McDonnell calculated that approximately 95% of the site was covered by the SNA. In response the issue of Section 85, he commented that:

If the PDP went ahead as notified (i.e. rural zoning with current SNA coverage), I consider the three most likely and realistic scenarios for the future of the site are either:

- 1. Undertake primary production activities that do not require large scale clearance of vegetation;*
- 2. Build a residential unit and a minor residential unit off a shared driveway (this may require a restricted discretionary consent for earthworks and vegetation clearance within a SNA); or*
- 3. Undertake a two-lot subdivision as a discretionary activity, and create two residential units and two minor residential units (this is more likely require a restricted discretionary consent for earthworks and vegetation clearance within a SNA than scenario 2 above).*

⁴⁴ For example, Rule R50: Stormwater from new subdivision and development – restricted discretionary activity, and Rule R68: Discharge of treated wastewater from a wastewater network – restricted discretionary activity.

⁴⁵ Source: Greater Wellington Regional Council website

⁴⁶ Submission from Remi Leblanc [217.2].

I consider that these above options demonstrate that the land is capable of reasonable use of the land under s85 of the RMA. The site is currently undeveloped, and there are realistic options for future subdivision, use and development where the effects [on] the environment would likely not be significant.

202. I have reviewed the planning history of the site and note that it has been the subject of the following zonings over the last 30 years:

- Porirua City District Scheme 1991 – Recreation Zone 3: The zone statement describes this as a landscape and coastal protection zone which, “.....provides for a very restricted development by way of a narrow range of permitted uses, which is consistent with the enhancement of the natural state and of the natural landscape features of the zone”. The zone provisions included controls over the removal of “natural vegetation”⁴⁷;
- Operative District Plan – Rural Zone and Landscape Protection Area. New buildings, including dwellings, and the removal of “native vegetation”⁴⁸, are a discretionary activity in a Landscape Protection Area; and
- The site was created in 2002⁴⁹ as part of a subdivision that created the residential extension to Turriff Crescent to the south of the submitter’s land. The Turriff Crescent extension land was zoned Suburban Zone in the ODP.

203. The site clearly has not been zoned for residential purposes at any time over the last 30 years and its indigenous vegetation values have been recognised over this time, including in the PDP. While the submitter has set out reasons why they wish to see the land rezoned, the rezoning request has not been supported by planning or technical evidence and assessments, including infrastructure requirements and timing, effects on transport network, urban design, and effects on the indigenous biodiversity values of the site⁵⁰, or s32AA evaluation to demonstrate that the rezoning of land from GRUZ-General Rural Zone to residential is the most appropriate zoning. Nor has a structure plan been provided for incorporation into the district plan to guide the development and subdivision of this large piece of greenfield land.

204. Mr McDonnell, in his Right of Rely for Hearing Stream 2, has identified how the land is capable of reasonable use under current PDP provisions.

205. I would also note the economic evidence of Philip Osborne in relation to the Silverwood rezoning request to Future Urban Zone, which was the subject of Hearing Stream 5. This evidence included consideration of the risk of “excess” greenfield land supply on achieving urban intensification. In that evidence, Mr Osborne, expresses the following opinion⁵¹:

If it was rezoned to FUZ, it would result in inefficiencies and distortions in the residential land market, create a disincentive for brownfield redevelopment and

⁴⁷ 8.3.7 to Ordinance 8/6.

⁴⁸ Where area of native vegetation exceeds 100m² with an average height of 3m or more, or any individual native species with a height of at least 5m.

⁴⁹ RC1455

⁵⁰ I would note that in 2018, I provided by way of email, details of the type of information required to support a rezoning request, including technical reports and structure plan. This was sent to a consultant acting on behalf of the owner of the land.

⁵¹ Page 8, Council Report - Phil Osborne - Economics (Appendix E to FUZ S42A).

intensification, and a continuation of lower density urban form with associated inefficiencies.

206. He further notes that:

The potential impact of price on intensification is identified in the Ministry of Housing and Urban Development's publication 'Understanding and implementing intensification provisions for the NPS-UD'. Page 38 of this document highlights areas of high land value and low improvement value (or capitalisation) as signalling increased potential for intensification and redevelopment⁵².

The inverse of this on the market in general is likely to result from increased greenfield supply, redirecting potential urban demand, lowering prices and impacting directly on the feasibility of intensified residential development⁵³.

[.....]

Under these conditions the Porirua PDP has provided sufficient residential development capacity within both its existing urban areas and in identified greenfield locations. While the identification of FUZ land has benefits in terms of certainty of direction it also presents risks in terms of a release 'valve' that has the potential to materially undermine meaningful levels of brownfield residential development to meet the NPS UD and PDP (UFD) objectives⁵⁴.

While the risks associated with FUZ may not be as high as that of excess 'live zoned' greenfield land, this signalled provision directs the market to increased expansion. This is especially true when considering over the short to medium term there is typically a greater propensity for the development of greenfield capacity. If this capacity is first to be developed the risk is that a review will potentially identify a shortfall in greenfield capacity (as a proportion of total residential capacity) thereby prompting the 'upzoning' of identified FUZ land.⁵⁵

207. The rezoning of the submitter's land to a 'live zoned' residential zone would add to the greenfield residential land supply in Porirua. While Mr Osbourne's evidence was in response to specific rezoning requests considered in the FUZ S42A report, I consider that the risks identified by Mr Osbourne of an oversupply of greenfield land is relevant to the submitter's land.

208. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitter, I do not consider that rezoning to a residential zone represents the most appropriate zoning to implement the objectives of the PDP.

60 Muri Road, Pukerua Bay

209. The site currently has a split zoning with the majority of the land zoned, RLZ-Rural Lifestyle Zone, and a smaller amount, MRZ-Medium Density Residential Zone. The site is nearly 3ha in area, of

⁵² Part 5 to Philip Osborne statement of evidence

⁵³ Part 5 to Philip Osborne statement of evidence

⁵⁴ Part 6.3 to Philip Osborne statement of evidence

⁵⁵ Ibid

which approximately 2.5ha is zoned RLZ. My understanding is that the rezoning request extends to this larger portion of the site. The site also includes SNA012 (Muri Road North Wetland)⁵⁶.

210. While the submitter has set out reasons why they wish to see the land rezoned, the rezoning request has not been supported by planning or technical evidence and assessments, including infrastructure requirements and timing, effects on transport network, urban design, and effects on the indigenous biodiversity values of the site, or s32AA evaluation to demonstrate that the rezoning of land from RLZ-Rural Lifestyle Zone to residential is the most appropriate zoning. Nor has a structure plan been provided for incorporation into the district plan to guide the development and subdivision of this large piece of greenfield land.
211. It would also further add to the supply of 'live zoned' greenfield land and the issues I identify above in relation to the land at Raiha Street/Kapuni Grove are relevant here.
212. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitter, I do not consider that rezoning to a residential zone represents the most appropriate zoning to implement the objectives of the PDP.

3.2.37 Summary of recommendations

213. I recommend for the reasons given in the assessment, that the submissions from Paul and Julia Botha [118.2], Remi Leblanc [217.1], Jeanette and Bruce Menzies [141.1], Robyn Smith [168.17], Friends of Taupo Swamp & Catchment Inc [178.21], Robin Jones [207.2] and Plimmerton Residents' Association Inc [218.3] be **rejected**.

3.2.38 Planning Maps – Submissions regarding rezoning of open and active recreation land

3.2.39 Matters raised by submitters

214. In their PDP submission, Kāinga Ora [81.13, 81.14, 81.15, 81.16] sought the rezoning of a number of Council reserves in eastern Porirua from OSZ-Open Space Zone or SARZ-Sport and Active Recreation Zone to MRZ-Medium Density Residential Zone:
- 36-54 Hampshire Street;
 - 32 Cheshire Street/53A Hereford Street;
 - 5 Louisa Grove; and
 - 16B and 16C Driver Crescent.
215. GWRC [OS74.74 and OS74.75] seek that stream corridors in the High Density Residential Zone and Medium Density Residential Zone be rezoned to a *“more appropriate zoning such as open space”*. They consider that in accordance with a risk-based framework, zoning for high density residential use should be avoided in stream corridors, where there is a significant risk to life and property.

⁵⁶ Schedule 12 to PDP describes SNA012 as, *“Wetland gully system, partly fringed by pines and pohutukawa, and supports the regionally scarce bellbird (Anthornis melanura melanura). Includes indigenous vegetation on Chronically Threatened land environments”*.

3.2.40 Assessment

216. Kāinga Ora has confirmed that they do not wish to pursue their submissions and their associated rezoning requests. As such I do not assess these submissions any further. I note that Kāinga Ora also seeks rezoning of a site within the OSZ to MRZ through its Variation 1 submission. Those submission points are addressed in Officer's Report: Part B – FUZ, HOSZ and OSZ.
217. I do not support the submissions from GWRC regarding rezoning stream corridors. Activities in stream corridors are already managed in accordance with a risk-based approach by way of a natural hazard overlay⁵⁷ in the PDP. Under NH-R8, any hazard sensitive activity within a Flood Hazard – Stream Corridor overlay requires consent as a non-complying activity. The submitter's approach would also result in split zonings for the affected properties and not follow cadastral boundaries.

3.2.41 Summary of recommendations

218. I recommend for the reasons given in the assessment, that the submissions from GWRC [OS74.74 and OS74.75], Kāinga Ora [81.13, 81.14, 81.15, 81.16], be **rejected**.

3.3 Walkable catchments

3.3.1 Matters raised by submitters

219. This group of submissions are concerned with how walkable catchments have been identified in Variation 1 and hence how areas for urban intensification have been identified under the requirements of NPS-UD Policy 3(c)(i), 3(c)(ii), and 3(d). This matter is addressed in the Section 32 Evaluation – Part B Urban Intensification – MDRS and NPS-UD Policy 3⁵⁸ and the mapping methodology set out in Appendix H to that evaluation. The PDP submissions are concerned with the need to implement the NPS-UD, including enabling urban intensification.
220. Eighteen submissions to Variation 1 raised the following key matters:
- Whether the walkable catchments should be extended beyond that mapped in Variation 1;
 - Uncertainty regarding what is a “walkable catchment” and how to define it; and
 - The methodology for “walkable catchments”.
221. Submissions to the PDP raised a number of related matters, including the following:
- That walkable catchments should be identified, and a variation height control tool applied to provide for increased building heights in these areas;
 - Introduce a High Density Residential Zone;

⁵⁷ Flood Hazard – stream corridor

⁵⁸ For example, see 5.1.2 (Implementing NPS-UD intensification requirements), 9.1.1 (zoning structure), and 9.2.1 (spatial methods to enable greater building heights).

- Amend the Eastern Porirua Residential Intensification Precinct to incorporate a larger spatial area; and
- Full reconsideration of the PDP needed to give effect to the NPS-UD.

Variation 1 submissions

222. Amos Mann [OS38.18] seeks to enable larger, more comprehensive developments in centres, and to increase building height limits in the 15-minute walking catchment to rail stations. Ian Baxter [OS40.1] does not specify a specific decision sought but, in his submission, expresses support for the objective of encouraging higher density housing along transport corridors.
223. The following submitters seek a larger walkable catchment than that used in Variation 1: John Cody [OS56.3], Frances Cawthorn [OS104.1], Amos Mann [OS38.21, OS38.12], Rosie Gallagher [OS60.5, OS60.8], Isabella Cawthorn [OS83.5, OS83.14]. Within this greater walkable catchment, John Cody [OS56.3] also seeks that decisions about building heights should be subject to a requirement that changes in the pattern of settlement must contribute to the Objectives.
224. The submissions seek various expansions of the walkable catchment:
- *“Extend the scope for high density development to within 1.2 km of a railway station unless precluded by engineering limitations or gradients.”* [John Cody]
 - *“Larger walking catchments for intensification around centres and mass transit hubs”* [Rosie Gallagher], [Amos Mann], [Frances Cawthorn], [Isabella Cawthorn].
225. Isabella Cawthorn provides the following clarification on the spatial extent of a “larger walking catchment”:
- Where a 10-minute catchment has been used or a conservative 15-minute walking catchment used (e.g. because there is a hill), this should be extended to a bold 15-minute or even a 20-minute walk.*
226. The submitters consider that the practical radius for active travel is set too low in Variation 1, that these journeys are very quick on e-scooters or e-bikes, and that it is important to get as much intensification as possible to enable people to drive less.
227. Isabella Cawthorn [OS83.11] seeks that height limits are increased in the 15-minute walking catchments to the rail stations of Kenepuru, Paremata, Mana, Plimmerton, and Pukerua Bay. The submitter considers that the Eastern Porirua precinct is the only one where higher medium-density developments are envisaged, and this will preclude “missing middle housing” being provided in the city’s existing centres. Rosie Gallagher [OS60.1] similarly seeks increased height limits in the 15-minute walking catchments to rail stations in the Medium Density Residential Zone.
228. The Plimmerton Residents Association [OS79.10] request the Council to consider several matters including walkable by who, has topography been taken into account given the steep topography in places like Plimmerton, the existence or not of safe pedestrian crossings across rail lines and State Highways. They further seek that Council share the basis for setting the HRZ zone boundaries. The submitter questions the “Walkable Catchment” used to set HRZ boundaries and notes that the Variation 1 HRZ chapter introduction states:

“The High Density Residential Zone has been identified as being suitable for a high density of residential development. This zone is in areas that are within a walkable catchment of the Metropolitan Centre Zone and/or a train station. This zone will contribute to a well-functioning urban environment, including high levels of accessibility to primary schools, shops and services including supermarkets, and local parks.”

229. The Plimmerton Residents Association notes that there is no definition provided of the terms “walkable catchment” or “high levels of accessibility” which suggests, in their opinion, that the properties identified as HRZ may have been selected in an arbitrary manner.
230. The Paremata Residents Association [OS70.2] seeks that “walkable catchment” is defined and applied sensibly and reasonably to determine the areas that should be identified as MRZ – Intensification Precincts.
231. They note that the supermarket at Mana is some 1.4km away from areas in Paremata identified as MRZ-Residential Intensification Precinct, including steep slopes. They also note that Aotea is a similar distance to the MCZ-Metropolitan Centre Zone⁵⁹ but has not been identified for MRZ-Residential Intensification Precinct. They also consider intensification precincts to be inappropriate in areas of steep topography including areas with soft soils prone to slips.
232. John Cody [OS56.5] seeks the introduction of a positive term that is an equivalent of ‘walkable catchment’ and emphasises the advantage of increasing the number of people able to use local amenities and services. The submitter considers that walkable does not convey the potential benefits for other aspects of mobility and accessibility and that catchment does not acknowledge the cultural challenges of greater suburban density.
233. Brian Warburton [OS64.9] does not state a specific decision sought but, in his submission, makes a number of observations on implementing the NPS-UD. He notes that Policy 1 of the NPS-UD refers to there being, “as a minimum”, “good accessibility for all people [his emphasis] between housing ... community services ...”. He provides a link to the Ministry for the Environment document, ‘Understanding and implementing intensification provisions for the National Policy Statement on Urban Development’.
234. The submitter notes that MfE’s guidance consistently refers to a walkable distance or catchment as being 800m or the equivalent of a 10-minute walkable catchment. He considers that the 800m distance is the value being consistently adopted nation-wide and comments, “An 800m distance (relative to primary schools) is the parameter adopted by the Council in developing the extent of the intensification precincts”.
235. The submitter considers that no feedback on the draft of Variation 1 to the PDP sought a wider walkable catchment relative to primary schools and that the Council has produced no information to justify an expansion of the walkable distance from 800m to 1,000 metres.
236. Mr. Warburton considers that an expansion in the walkable distance from 800m to 1,000m is a significant increase in the scope of the Variation 1 and represents a significant shift in policy that has not been endorsed by the Council. As such he believes it cannot be considered via the current variation process. He also notes that the Council’s ‘urban design expert’ now considers an acceptable walkable distance to be 1,000 metres. He notes that the document entitled:

⁵⁹ I have assumed that the submitter is referring to the Metropolitan Centre Zone.

“McIndoe Urban 2022 Urban Design Memo 20” is one of the documents Council suggest supports the proposed variation.

237. Mr. Warburton considers that the increase from 800m to 1,000m has no evidential basis. An increase from 800m to 1,000m is not part of the Council's policy approach in response to the RMA-EHS. As such he considers that Mr McIndoe's assessment is unreliable and must be discounted.

PDP Submissions

238. Kāinga Ora seeks:

- A variation height control tool (or similar method) to urban zones where located within 400m of the City Centre and/or rapid transit stops. [81.8];
- Height variation controls within Local Centre Zone, Neighbourhood Centre Zone and Mixed Use Zone to enable 6+ storeys within 400m of the City Centre and/or a rapid transit stop. [81.943];
- Support spatial zoning of Local Centre zoned areas. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation. [81.2];
- Support spatial zoning of Neighbourhood zoned areas. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation controls within these zones to enable at least 6+ storeys. [81.3];
- Support spatial zoning of Mixed Use zoned areas. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation controls within these zones to enable at least 6+ storeys.[81.4]; and
- Seeks full reconsideration of PDP framework to align with the NPS-UD, including: 1. introduction of specific controls within urban zone chapters to achieve locational height variations (6+ storeys). 2. related spatial mapping in accordance with the National Planning Standards. 3. High Density Residential Zone in appropriate locations. [81.923].

239. The submitter considers that the NPS-UD directs that District Plans must enable at least 6 storeys in these locations. Where located within 400m of the City Centre and/or a rapid transit stop, they additionally seek height variation controls within the Local Centre, Neighbourhood Centre and the Mixed Use zoned areas to enable at least 6+ storeys. They support the spatial zoning of Local Centre, Neighbourhood Centre and the Mixed Use zoned areas and consider that these areas provide opportunities for employment and business activities that will meet the commercial needs of the city and assist in supporting the surrounding residential community.

240. Lee Begg [151.1, 151.2] seeks that the zoning within 800m of railway stations be amended to Medium Density Residential or a new higher density residential zoning. The submitter also seeks to amend the zoning around Local Centre zones and Neighbourhood Centre zones to Medium Density Residential. They consider this is necessary because:

The General Residential zone used in most of the areas within 800m of railway stations needs amending due to:

- *Not being consistent with National Policy Statement on Urban Development*

- *Porirua City is a Tier 1 Urban Environment, which requires the intensification provisions to be implemented by August 2022.*
- *No penalty to doing this now and the impact is minimal.*
- *Allow for residents to make long-term plans for more housing when opportunities arise.*

Reduce carbon emissions by providing more housing in close proximity to regular zero-emission transport links to education, employment, and other activities.

241. The submitter also considers that intensification around these centres would strengthen them by providing more patronage, giving more certainty for return on investment in these centres, and give more value and focus to the community.
242. Gary Lewis [248.1], seeks a focus on inner city development and intensification close to rail and transport routes, and encourages councillors to focus on this.
243. Carrus Corporation Ltd [68.1] and Paremata Business Park Ltd [69.6] both sought incorporation of the NPS-UD into the PDP in terms of zoning and associated provisions in all areas around railway stations. Their reason was that Porirua is a Tier 1 Council and the submitters support the incorporation of the outcomes of the NPS-UD.
244. Draycott Property Holdings Ltd [75.21] sought a review of the PDP in light of the NPS-UD. They noted that the PDP pre-dated the NPS-UD and did not give effect to it.

3.3.2 Assessment

Variation 1 submissions

245. I disagree with Brian Warburton [OS64.9] that the areas identified for intensification have been incorrectly mapped. I am also unclear what decision the submitter is seeking.
246. The mapping methodology for the identification of the HRZ-High Density Residential Zone and MRZ-Residential Intensification Precinct is addressed in Appendix H of the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3. This clearly shows how a number of variables were used to define the walkable catchment, but with an overriding principal criterion of having to be within 800m of the MCZ-Metropolitan Centre Zone and/or a train station for the HRZ-High Density Residential Zone, and 800m from a LCZ-Local Centre Zone for the MRZ-Residential Intensification Precinct.
247. I believe the submitter may be confusing the well-functioning urban environment criteria used to identify areas within the 800m principal catchment that are considered suitable for intensification. The submitter might wish to clarify their position at the hearing.
248. I also disagree with John Cody, Isabella Cawthorn, Rosie Gallagher, Amos Mann, and Frances Cawthorn [OS56.3, OS104.1, OS38.21, OS60.5, OS60.8, OS83.5, OS83.14, OS38.12] that a larger walkable catchment for identifying urban intensification areas is appropriate. The submitters' points are addressed in Appendix H of the s32 evaluation report for Urban Intensification – MDRS and NPS-UD Policy 3 and the submitters have not provided any evidence or evaluation that their requested amendment would be more appropriate. I would also note that the NPS-UD is concerned with "walkable catchments" rather than active transport, as referenced by submitters, for defining urban intensification areas under Policy 3(c).

249. I agree, in part, with Amos Mann [OS38.18] and Ian Baxter [OS40.1] regarding enabling increased building height limits and/or density of urban form in the walking catchment to rail stations, and higher density housing along transport corridors. This is necessary to implement NPS-UD Policy 3(c)(i) insofar as it requires urban intensification around train stations. How these areas have been identified in the PDP is addressed in Appendix H of the s32 evaluation report for Urban Intensification – MDRS and NPS-UD Policy 3.
250. I also agree in part with Isabella Cawthorn and Rosie Gallagher regarding enabling increased building heights within a 15-minute walking distance of the train stations in Porirua. High Density Residential Zones have been identified around the train stations at Kenepuru, Porirua, Mana, and Plimmerton, with a MRZ-Residential Intensification Precinct at Paremata, which provide for increased building heights in these areas. The exception, as addressed in 9.1.1 in the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3, is Pukerua Bay due to reasons of not achieving a well-functioning urban environment.
251. I note the concerns of the Plimmerton Residents Association [OS79.10] and Paremata Residents Association [OS70.2] and consider that these are addressed in Appendix H of the Section 32 Evaluation Report – Part B Urban Intensification – MDRS and NPS-UD Policy 3. This describes the mapping methodology used to identify the urban intensification areas under NPS-UD Policy 3. It identifies how a range of variables have been used to define and identify walkable catchments in Porirua, including those considered necessary to achieving a well-functioning urban environment.
252. In relation to the submission from Mr Cody [OS56.5] seeking a positive term that is an equivalent of 'walkable catchment' I am not clear what is being sought by the submitter or how this would re-define "walkable catchments" under the NPS-UD. I am also unclear how this would aid plan administration in terms of the regulatory framework contained in the PDP. The submitter may wish to address this before or at the hearing.

PDP submissions

253. Kāinga Ora have confirmed that they will not be pursuing submission points 81.2, 81.3, or 81.4, and instead seek relief under their Variation 1 submissions which are addressed under planning maps later in this report. As such, I do not assess these submission points any further. In relation to their submission seeking a full reconsideration of the PDP to implement the PDP, I note that the submitter lodged a comprehensive submission on Variation 1. As such I do not assess this submission any further, other than to note that Variation 1 was undertaken to implement the NPS-UD and to meet the Council's obligations under S77G to the RMA.
254. I agree in part with Kāinga Ora [81.8, 81.943]⁶⁰ insofar as these submissions seek a variation height control tool (or similar method) to urban zones, where located within 400m of the City Centre and/or rapid transit stop. I also agree with Lee Begg [151.1, 151.2] insofar as these submissions seek zoning within 800m of railway stations be amended to Medium Density Residential or a new higher density residential zoning and to also seek amend the zoning around Local Centre zones and Neighbourhood Centre zones to Medium Density Residential.

⁶⁰ Similarly for 81.2, 81.3, and 81.4.

255. Variation 1 introduced appropriate spatial methods including new zonings, intensification precincts and height variation controls to enable taller buildings within walkable catchments to the MCZ-Metropolitan Centre Zone and/or train stations and also to the LCZ-Local Centre Zones in a way that gives effect to NPS-UD Policy 3(c)(i) and (iii), and Policy 3(d). It also removed the GRZ-General Residential Zone. These are described and addressed in the Section 32 Evaluation Report - Part A: Overview to s32 evaluation for Variation 1 and Plan Change 19, and s32 evaluation report for Urban Intensification – MDRS and NPS-UD Policy 3⁶¹.
256. I disagree with Gary Lewis [248.1] that there should be a focus on inner city development and intensification close to rail and transport routes. S77G and s77N to the RMA set out the duties of the Council⁶². Under these sections:
- every relevant residential zone of a specified territorial authority must have the MDRS incorporated into that zone;
 - every residential zone in an urban environment of a specified territorial authority must give effect to NPS-UD policy 3 or policy 5, as the case requires, in that zone; and
 - plans must give effect to the changes required by policy 3 or policy 5 for each urban non-residential zone within the authority's urban environment.
257. This extends the requirement for urban intensification beyond that sought by the submitter.
258. In relation to the submissions from Draycott Property Holdings Ltd, Carrus Corporation and Paremata Business Park Ltd, Variation 1 introduced a suite of zoning and other changes within the walkable catchments to the train stations to implement the NPS-UD. As such I recommend that these submissions be accepted in part.

3.3.3 Summary of recommendations

259. I recommend that the submissions from Rosie Gallagher [OS60.1,] Ian Baxter (OS40.1), Isabella Cawthorn [OS83.11] Amos Mann [OS38.18], Paremata Residents Association [OS70.2], Plimmerton Residents Association [OS79.10], Kāinga Ora [81.2, 81.3, 81.4, 81.8, 81.943, 81.923], and Lee Begg [151.1, 151.2], be **accepted in part**.
260. I recommend for the reasons given in the assessment, that the submissions from John Cody, [OS56.3, OS56.5], Rosie Gallagher [OS60.5, OS60.8], Frances Cawthorn [OS104.1], Amos Mann [OS38.21, OS38.12], Brian Warburton [OS64.9], Isabella Cawthorn [OS83.5, OS83.14], and Gary Lewis [248.1], be **rejected**.
261. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

⁶¹ For example, see 2.6 to Overarching s32 evaluation, 5.1.2 and Appendices C and H to s32 evaluation report for Urban Intensification – MDRS and NPS-UD Policy 3.

⁶² For more details see 2.4 to Overarching s32 evaluation.

3.4 Urban design

3.4.1 Matters raised by submitters

262. This section concerns submissions, principally from Kāinga Ora, that consider urban design related matters. These fall into two key related matters:

- Whether design guides most appropriately sit within the PDP (and so have statutory weight in the regulatory framework) or outside of the PDP as a non-statutory document; and
- The most appropriate method to achieve urban design outcomes in the PDP.

263. The following Variation 1 and PDP submissions raised urban design matters.

264. Kāinga Ora [OS76.4, OS76.6, OS76.15, OS76.46, OS76.66, OS76.350, OS76.351] seek the deletion of all design guides from the PDP.

265. Kāinga Ora [OS76.352] considers that where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment. Their submission includes the following suggested matters (but not limited to):

- i. Optimise the quality of the built form outcome with an integrated, comprehensive design approach to the site.
- ii. Achieve visual interest while also achieving aesthetic coherence and integration.
- iii. Achieve driveways, manoeuvring and parking areas that are safe, convenient, and attractive.
- iv. Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.
- v. Achieve reasonable sunlight, daylight, and outlook.
- vi. Provide reasonable internal visual privacy for all units within a development.
- vii. Ensure outdoor living areas are well-located, functional for the intended use, and high quality.
- viii. Achieve visual amenity, safety, and functionality with planting.
- ix. Achieve high quality, legible and efficient circulation.
- x. Provide for servicing that is suitably generous, convenient, and visually discreet.

266. Kāinga Ora [OS76.65, OS76.350] also seek the addition of a Note to be added where reference is made to such guidelines:

Note:

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

267. In submissions OS76.33, OS76.39, OS76.45, they seek revised provisions to clarify intended design outcomes for the MCZ-Metropolitan Centre Zone, Mixed Use Zone, and Local Centre Zone.

268. The above general submission points are carried into specific submissions seeking amendments to MCZ-P7, LFRZ-P7, LCZ-P7, and MUZ-P7. These provide policy direction for larger scale built development in the MCZ-Metropolitan Centre Zone, LFRZ-Large Format Retail Zone, LCZ-Local Centre Zone, and MUZ-Mixed Use Zone. In each of these zone, Kāinga Ora [OS76.320, OS76.291, OS76.340, OS76.257] seek the following amendments (version below is for MCZ-P7):

Provide for larger-scale built development that reflects the planned urban built environment of the Metropolitan Centre Zone⁶³ where it can be demonstrated that the development contributes positive design outcomes taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:

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

Note:

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

~~that:~~

1. ~~Acknowledges and reflects the planned urban built environment of the Metropolitan Centre Zone; and~~

~~is consistent with the Metropolitan Centre Zone Design Guide contained in APP4 – Metropolitan Centre Zone Design Guide.~~

269. In addition, they seek in OS76.322 the following amendments to MCZ-P9:

Only allow for ground level car parking and parking lots where:

1. It is not located along a primary frontage identified on the planning maps;
2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised; and
3. The design and layout of any parking lot fulfils the intent of the relevant outcomes and objectives noted in MCZ-P7. ~~is consistent with the Metropolitan Centre Zone Design Guide contained in APP4 – Metropolitan Centre Zone Design Guide.~~

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

⁶³ Large Format Retail Zone in LFRZ-P7, Local Centre Zone in LCZ-P7, Mixed Use Zone in MCZ-P7.

270. In the alternative to the above relief, Kāinga Ora [OS76.5, OS76.68, OS76.69, OS76.353, OS76.354] seek that the design guidance is simplified and seek the opportunity to review the design guides if they are to remain a statutory document. The submitter also seeks:

If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.

271. Kāinga Ora's submissions sets out that they seek the above relief as they oppose inclusion of Design Guidelines in the PDP which they consider act as de facto rules to be complied with. They also oppose any policy or rule that requires development proposals to be consistent with such design guidelines. They wish to see Design Guidelines treated as a non-statutory tool and believe that if there is content of a Design Guideline that Council wants in the Plan, that these are relocated within a specific rule, matter of discretion or assessment criterion. In [OS76.12], they seek, *Residential Zones – generally better reflect design flexibility, planned urban built form, development density and height/daylight expectations.*

272. The reasons for their submission also include the following:

The changes sought are made to:

- *Ensure that Kāinga Ora can carry out its statutory obligations;*
- *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;*
- *Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;*
- *Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;*
- *Provide clarity for all plan users; and*
- *Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.*

273. Amos Mann [OS38.1] seeks, *“Accessibility and Universal Design requirements in the Design Guides and in incentives”* for reason that the district plan must empower the development of a wide range of housing types, housing solutions that are flexible enough to meet people's needs and to support the change that is happening now.

274. Madeleine Waters [OS39.3] seeks:

In relation to High and Medium Density Residential Zones, seeks that well thought out Design Guidelines are needed to ensure the medium and high density developments in Porirua:

- *Are of a high quality*
- *Are sympathetic to people's physical and mental health needs*
- *Are designed to be well laid out, aesthetically pleasing, fit for people to live in*

275. This is to avoid, “future slums that resemble Communist apartment buildings in Eastern Europe” and “housing people in small, poorly laid out boxes”.

276. The RVA [OS118.108] seek the deletion of the reference to design guides in NCZ-P3, as follows:

Provide for residential activity and residential units where it achieves a quality urban built environment that provides for people's well-being in respect of:

...

3. ~~Contributing to the Residential Design Guide in APP3 – Residential Design Guide~~ planned urban built environment.

277. The submitter opposes the policy requirement for residential activities to be consistent with the Residential Design Guide. They note that the Residential Design Guide makes no specific reference to retirement villages, and in their opinion provides no guidance as to why the requirements that are applicable to non-retirement village residential activities apply in the same manner to retirement villages. They consider that retirement villages are a unique activity with a substantially differing functional and operational needs.

PDP submissions

278. Kāinga Ora [81.927] opposes any policy or rule within the PDP which requires development proposals to comply with or be consistent with design guidelines. They seek deletion of:

- APP3 – Multi-Unit Housing Design Guide [81.877];
- APP4 – City Centre Zone Design Guide [81.878];
- APP5 – Mixed Use Zone Design Guide [81.879];
- APP6 – Large Format Retail Zone Design Guide [81.880]; and
- APP7 – Local Centre Design Guide [81.881].

279. Kāinga Ora [81.776, 81.695, 81.736, 81.778] consequentially seek amendments to the Built development policies for the CCZ-City Centre Zone (amended by Variation 1 to MCZ-Metropolitan Centre Zone), Local Centre Zone, and Mixed Use Zone. These are:

CCZ-P5 Built development

Provide for ~~and encourage~~ high quality and high-density built development that:

1. Acknowledges and reflects the planned purpose and urban built form ~~purpose, scale and context~~ of the City Centre Zone;
2. ~~Aligns with the anticipated compact, high-density character envisaged for the City Centre Zone;~~
3. Is well designed and contributes actively to creating safe and vibrant public spaces;
4. Provides active street frontages in locations identified on the planning maps;
5. Provides visual interest by using a variety of building forms, materials and colours; and

~~6. Is consistent with the City Centre Zone Design Guide contained in APP4 City Centre Zone Design Guide; and~~

7. Where applicable, enhances the connection to the Porirua Stream and addresses potential impacts on the openness and historical and cultural values of the stream.

LCZ-P5 Built Development

Provide for built development that:

1. ~~Is of a scale that is compatible with the anticipated~~ planned urban built form, role and function of the Local Centre Zone ~~and the surrounding area;~~
2. ~~Reflects the anticipated medium density scale and built character of the Local Centre Zone;~~
3. Is well designed and contributes to an attractive urban environment; and
4. Provides active street frontages in locations identified on the planning maps; ~~and~~
5. ~~Is consistent with the Local Centre Zone Design Guide contained in APP7 Local Centre Zone Design Guide.~~

MUZ-P5 Built Development

Provide for built development that:

1. Is ~~of a scale that is compatible with the~~ planned urban built form, role and function of the Mixed Use Zone;
2. ~~Reflects the anticipated medium density scale and built character of the Mixed Use Zone;~~
3. Is well designed and contributes to an attractive mixed-use environment; and
4. Provides active street frontages in locations identified on the planning maps; ~~and~~
5. ~~Is consistent with the Mixed Use Zone Design Guide contained in APP5 Mixed Use Zone Design Guide.~~

CCZ-P7 – Parking areas

Only allow for ground level car parking where:

1. It is not located along a primary frontage identified on the planning maps; and
2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised; ~~and~~
3. ~~It is consistent with the City Centre Zone Design Guide contained in APP4 City Centre Zone Design Guide.~~

280. Deidre Dale [194.2] seeks that the Multi-Unit Housing Design Guide be retained for the reason that they support the development of a wider range of housing types but has implementation concerns in relation to additional burden on parking and traffic in Steyne Avenue and on existing storm water drainage easements across existing properties.

281. The Porirua Pacific Services Network [214.16] seeks clarification on what is meant by “driveways being multi-functional”. They consider that the purpose is to park cars and creating multi-

functional driveways is not ideal for residents with multiple vehicles. The submitter considers that driveways are busy and dangerous areas, and they should not be mixed with pedestrian entrances. They consider that visual interest should not be placed ahead of safety concerns. They particularly mention the risk to children and that it is better to separate play areas from driveways rather than have multi-functional spaces. The submitter notes that the risk is especially big in Porirua where Māori and Pacific families tend to have many children and that vehicles reversing is the most dangerous manoeuvre.

282. The submitter is concerned that 'look' rather than 'utility' has pre-occupied the mind of designers. They consider it would be closer to the interest of the community to spend the budget on building houses with more space and car parks rather than achieving aesthetic interest.
283. Harvey Norman [144.78, 144.77] seeks that the design guides for Large Format Retail Zone and City Centre Zone be road-tested, along with the PDP's design-related policies, rules and standards, with actual proposals. They seek that the Council publish the process and outcome of those as part of the s32 evaluation to show that the intended outcomes will be achieved at a fair and reasonable cost to applicants and the community. The submitter supports the concept of using design guidelines to inform the assessment of new developments, but that, "*The devil is the details of those provisions, and the implementation process*".
284. The submitter [144.33] also seeks deletion of LFRZ-P5-5 to remove the requirement for consideration against the design guide for the zone.
285. Z Energy Ltd [92.7] seek the inclusion of new text in the interpretation section of the Local Centre Zone Design Guide to recognise that the design guide does not provide guidance on the design of commercial developments, such as service stations, which require a different built form to the type of development envisaged by and addressed in the Design Guide even though these types of uses may be appropriate in Local Centre Zones:

This design guide does not provide guidance on the design of commercial developments, such as service stations, which require a different built form to the type of development envisaged by and addressed in the Design Guide even though these types of uses may be appropriate in Local Centre Zones.

3.4.2 Assessment

Kāinga Ora submissions seeking deletion of design guides and replacement with design based matters of discretion/assessment plus revised provisions to clarify design outcomes are: [OS76.4, OS76.6, OS76.12, OS76.15, OS76.33, OS76.39, OS76.42, OS76.45, OS76.46, OS76.66, OS76.350, OS76.351, OS76.352, OS76.65, OS76.35, OS76.320, OS76.291, OS76.340, OS76.257, OS76.322, 81.927, 81.877, 81.878, 81.879, 81.880, 81.881, 81.776, 81.778, 81.695, 81.736].

286. I note that for 81.776, 81.695, 81.736, the submitter has submitted on the equivalent policy in the MCZ-Metropolitan Centre Zone (MCZ-P7), LCZ-Local Centre Zone (LCZ-P7), and MCZ-Mixed Use Zone (MUZ-P7), as noted earlier in the report. I have assumed that these represent the submitter's up to date position on policy direction for built development and urban design in these zones. As such I do not assess them any further here.
287. The submitter's points are addressed in section 5.1.3 and Appendix D of Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD Policy 3 and the submitter has not yet provided any evidence or evaluation that their requested amendments would be more appropriate. The

submitter may wish to address this before or at the hearing. I would also note that, Mr McIndoe, in his statement of evidence, has considered these submissions and generally the use of statutory design guides based on his experience as a practitioner with 40 years' experience in urban design. He states that:

In my opinion and based on my experience, the intentions of design guides are better understood by developers and their designers than the alternative of simple, high-level lists of objectives, outcomes or assessment criteria. This is informed by my experience of professional design review for various local authorities over the last three decades with and without design guides and working with various design guides for public and private sector developers.

288. Mr McIndoe then provides further commentary of his experience and why he takes the above position in the matter of design guides. In summary, this includes:

- They provide more certainty for all parties concerned, while still allowing for flexibility in design options;
- The PDP design guides are clear and easy to follow; and
- The design guides focus on the intended quality of design outcomes, not on defining precisely what those outcomes will be, and the potential for flexibility is woven throughout all parts of all guides.

289. I would also note here that submissions on strategic objective UFD-O6 (Quality urban design and place making) are considered in the Overarching S42A report. While the RVA seek amendment to the strategic objective⁶⁴, no submission seeks its deletion. As such, I consider that the PDP anticipates good quality buildings and built environments and confirms their role in achieving a well-functioning urban environment.

290. In view of the above, including the evidence of Mr McIndoe, I do not support removal of the design guides from the PDP.

Remaining submissions

291. Kāinga Ora's [OS76.5, OS76.68, OS76.69, OS76.353, OS76.354] have sought that the design guidance is simplified and that they be given the opportunity to review the design guides if they are to remain a statutory document. I would note that the Schedule 1 process has provided the submitter with the opportunity to review the design guides and to seek amendments to them. The submitter has not sought any changes to the design guides contained in Appendices 3 to 7 of the PDP. It would be inappropriate for this to occur outside of this hearings process.

292. In relation to the submission from Amos Mann [OS38.1] which seeks, "Accessibility and Universal Design requirements in the Design Guides and in incentives" I am not clear what changes the submitter is seeking. The submitter may wish to address this before or at the hearing.

293. I agree with the submission from Madeleine Waters [OS39.3] regarding the importance and role of design guides in ensuring that quality urban design outcomes are achieved in new residential developments. This appropriately implements strategic objective UFD-O6 and higher order

⁶⁴ Submission 118.56 seeks to amend "design" to "development" and to delete reference to "and healthy".

planning documents such as the NPS-UD as addressed in section 5.1.3 and Appendix D of Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD Policy 3.

294. In relation to the submission from Harvey Norman [144.78, 144.77], it is not clear what specific relief is sought to the design guides contained in APP3 to APP7 of the PDP or associated regulatory framework. I would note, however, that the submitter and others such as Foodstuffs North Island Ltd made several submissions to the PDP in relation to the commercial zones seeking amendments including to policies, rules and matters of discretion related to those design guides⁶⁵. These are addressed in the Officer's report Part B: Commercial and Mixed Use Zones and General Industrial Zone, when dealing with the Commercial and Mixed use zones, including where Variation 1 addressed the submitter's concerns. However, I note that Harvey Norman [144.33] seek deletion of reference to design guides from LFRZ-P5. For the reasons set out earlier regarding the removal of design guides from the PDP, I do not support this change in the policy direction.
295. I disagree with Z Energy Ltd [92.7] regarding the need to include a note in the Local Centre Zone Design Guide excluding service stations. These facilities can have significant effects on the quality of an urban environment, including the movement network for pedestrians and cyclists, street edge definition, and visual interest. While service stations have functional and operational requirements, this can be accommodated as part of an urban design evaluation of the overall facility including associated retail buildings. An Assessment of Effects on the Environment can be used to demonstrate the operational and functional requirements of the facility and how the overall development is consistent with the design guide, as required by LCZ-P7.
296. The policy threshold in LCZ-P7 of being "consistent" with the design guide, does not mean a strict adherence to each and every part of the design guide. Instead, it requires a qualifying development to be compatible or in accordance with relevant objectives and guidelines in the design guide. On this point I would note that the New Collins Concise English Dictionary (NZ edition, 1982), defines consistent as, "showing consistency or harmony", while the Pocket Oxford Dictionary (UK edition, 1978) defines it as, "compatible, not contractionary".
297. In addition, the Local Centre Zone Design Guide (as do the other design guides), includes the following note:
- Only design objectives and guidelines that are relevant to the specific site, setting and development type should be applied.*
298. I consider that the policy threshold of "consistent" together with the clear intent that only relevant objectives and guidelines are to be applied to individual development types provides a flexible urban design framework that accommodates the range of activities anticipated in a Local Centre Zone. The exemption of service stations would not, in my opinion, appropriately implement LCZ-O2 or strategic objective UFD-O6.
299. In relation to the submission from Porirua Pacific Services Network [214.16] I disagree that the design guides elevate 'look' over 'utility'. The following guidance is included in the Residential Design Guide in relation to driveways and parking areas:

⁶⁵ For example, Harvey Norman [144.34, 144.39], Foodstuffs North Island Limited [122.16, 122.17]

These might contribute to the quality of experience in approaching the dwelling and the range of spaces available to the residents, as well as providing for vehicle access and parking, however are not a substitute for outdoor living areas. They should be designed to restrict vehicle speeds to levels appropriate to the site. Traffic calming measures may include shared surfaces with paving that denotes likely pedestrian use, furniture elements and planting to narrow and create a slow vehicle access routes. Large developments may also require a separate pedestrian access. It is also desirable for security that any outdoor carparks should be visible from the unit served.

While multi-functionality is generally beneficial, care should be taken in addressing potential conflicts between driveway/parking areas and places where small children have access and are likely to play. In such circumstances low fences or other landscape elements that provide a barrier might be used.

300. This provides clear guidance that in larger developments, separate pedestrian access may be necessary and that for security reasons, car parks should be visible from the unit they serve. It directly addresses the issue identified by the submitter regarding potential conflicts and the risk to young children.
301. I agree with Deidre Dale (194.2) insofar that a Multi-Unit Housing Design Guide should be retained. However, Variation 1 amends this to a Residential Design Guide and includes some amendments, principally to address the effects of taller buildings.
302. In relation to the submission from the RVA on NCZ-P3, I note that the policy is specifically directed at residential activities and residential units, and not retirement villages which have their own definition and land use rule⁶⁶. The Residential Design Guide does not apply to retirement villages.

3.4.3 Summary of recommendations

303. I recommend that the submission from Madeleine Waters [OS39.3] be **accepted**.
304. I recommend that the submission from Deidre Dale [194.2] be **accepted in part**.
305. I recommend for the reasons given in the assessment, that the submissions from Amos Mann [OS38.1], Kāinga Ora [OS76.4, OS76.5, OS76.6, OS76.12, OS76.15, OS76.33, OS76.39, OS76.42, OS76.45, OS76.46, OS76.65, OS76.66, OS76.69, OS76.68, OS76.350, OS76.351, OS76.352, OS76.353, OS76.354, OS76.320, OS76.291, OS76.340, OS76.257, OS76.322] [PDP submissions: 81.927, 81.877, 81.878, 81.879, 81.880, 81.881, 81.776, 81.695, 81.736], Porirua Pacific Services Network [214.16], Harvey Norman [144.33⁶⁷, 144.78, 144.77], Z Energy Ltd [92.7], and RVA [OS118.108], be **rejected**.

3.5 Health and Wellbeing policies

3.5.1 Matters raised by submitters

306. Kāinga Ora seek amendments to a number of zone-based policies that provide direction on achieving healthy built environments in the commercial, mixed use and residential areas of Porirua for residential activities. These policies have a particular focus on people's health and wellbeing in terms of access to sunlight, daylight, outdoor living space and privacy.

⁶⁶ NCZ-R20 – retirement villages are a discretionary activity

⁶⁷ Insofar as it relates to the deletion of clause 5 to LFRZ-P5.

307. Six submissions raised health and wellbeing policy-related matters.

308. Kāinga Ora [OS76.253, OS76.339, OS76.287, OS76.316] seek the following changes to LCZ-P3, LFRZ-P3, MUZ-P3, and MCZ-P3:

Health Amenity and well-being for residential activity and residential units

Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of:

1. Access to sunlight, daylight and outdoor living space; and
2. Privacy and site design

309. Similarly, Kāinga Ora [OS76.226] seek changes to NCZ-P3, but also to deletion of reference to design guides contained in that policy:

Health Amenity and well-being for residential activity and residential units

Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of:

1. Access to sunlight, daylight and outdoor living space; and
2. Privacy and site design; ~~and~~
3. ~~Consistency with the Residential Design Guide in APP3 – Residential Design Guide.~~

Note:

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

310. Kāinga Ora [OS76.105] also seek amendments to the equivalent residential zones policy, RESZ-P5:

Enable buildings and structures:

1. That meet the health amenity and well-being needs of people and communities; and

Are of an intensity, form, scale and design that achieve the planned urban built form for the zone or precinct they are located in.....

311. The submitter states that they support the intent of these policies but seek the changes to more clearly articulate the outcomes sought.

3.5.2 Assessment

312. The Section 32 Evaluation Report – Part A Overview to s32 Evaluation for Variation1 and Plan Change 19⁶⁸ and Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD Policy

⁶⁸ For example, part 5 to the evaluation.

3, address health and wellbeing in the urban environment. They identified the following as a key resource management issue, *The importance of creating healthy built environments*⁶⁹.

313. The above was informed by the findings of a literature review undertaken by McIndoe Urban, *Indicators of Health & Wellbeing in the Built Environment (Report for PCC, 20/08/2020)* which is summarised in the s32 evaluations. This found that⁷⁰:

The McIndoe Urban report finds that wellbeing in the built environment operates at two levels; building design and neighbourhood design. It then assigns attributes of healthy built environment between these two levels. In summary these are:

- *Building Design: Building quality (design and quality of houses), light quality (access to natural light), connection to exterior (access to natural features), thermal comfort (insulation, air flow), internal air quality (ventilation), noise (acoustic design), visual complexity (active facades), physical activity (active facades, circulation space), spatial diversity (ability to adapt internal space for different uses), adaptability (ageing in place), overcrowding (rooms per persons), household facilities (high speed internet access etc).*
- *Neighbourhood design: Density, safety and security (public realm quality, mixed use including surveillance), social interactions (spaces and amenities to allow interactions), physical activity (public realm quality, open space, pedestrian/cycle networks), contact with nature (private outdoor space, public open space), external air quality (alternatives to private vehicles, external pollutants), food environment (access to neighbourhood grocery store, gardens).*

314. I would also note that the National Policy Statement for Urban Development: Section 32 Evaluation Report, identifies in its problem definition that:

As such, there is a relationship between well-functioning cities to 'sustainable management' (as defined under the RMA). For example:

- *Effective design and a strong sense of place can contribute to improvements in physical and mental health, well-being and social functioning;*⁷¹

315. In Appendix B to the intensification s32 evaluation is PCC's analysis of the MDRS objectives and policies, including MDRS policy 4. This policy seeks to enable housing to be designed to meet the day-to-day needs of residents. The PCC analysis identified that several of the MDRS density standards are intended to achieve a healthy built environment. They help implement MDRS objective 1 (incorporated into the PDP as strategic objective UFD-O7), which requires a well-functioning urban environment that enables people to provide for their health and safety. I note, that MDRS objective 1 does not refer to "amenity" and so, in my opinion the purpose of the density standards focuses on health and safety rather than amenity, as directly contained in the objective. In addition, RESZ-O3 seeks the following outcome for the residential zones:

The intensity, form and design of use and development in Residential Zones achieves the efficient and sustainable use of residential land and infrastructure and a healthy and safe built

⁶⁹ 5.3 to Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD Policy 3

⁷⁰ See 5.3 to Section 32 Evaluation Report – Part A Overview to s32 Evaluation for Variation1 and Plan Change 19

⁷¹ See 5.1.3 to Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD Policy 3

environment, which is consistent with the planned urban built environment for the zone or precinct.
[my emphasis].

316. Kāinga Ora have submitted in support of RESZ-O3 and seek that it be retained as notified⁷².
317. MDRS objective 1 (strategic objective UFD-O7) and RESZ-O3 represent higher order outcomes that require the built environment be healthy and safe.
318. In my opinion, the above demonstrates that there is a recognised relationship between the built environment and achieving health outcomes for people. As the McIndoe Urban literature review identified, this occurs at both the neighbourhood design level as well as at property level. At the property level, matters such as access to sunlight and daylight, outlook and access to outdoor living space contribute to achieving healthy living environments. Other methods contribute to achieving healthy homes, particularly the Building Code in terms of thermal comfort and internal ventilation, but the district plan has a key role to play in achieving these health-related outcomes.
319. The submitter supports the intent of RESZ-P5 and Policy P3 in each of the commercial and mixed use zones, but seeks the changes to, in their opinion, more clearly articulate the outcomes sought. I disagree that their changes achieve this. "Amenity" is not defined in the RMA and the submitter has not provided a definition for inclusion in the PDP. This means there will be a reliance on the plain and common meaning of the word when applying the policy.
320. The New Collins Concise English dictionary (NZ, 1982 edition) defines "amenity" as "a useful or pleasant facility", or "the fact or condition of being agreeable". The Pocket Oxford Dictionary (UK, 1978 edition) defines "amenity" as "pleasant features of place". This focus on "pleasantness" is consistent with the RMA definition of amenity values, which means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness.
321. I consider that the objectives of the PDP, as amended by Variation 1 to incorporate the MDRS, require RESZ-P5 and Policy P3 in each of the commercial and mixed use zones, to address achieving healthy rather than simply pleasant residential built environments. This consequently requires methods, such as density standards that contribute to achieving healthy residential built environments.
322. I also note, that in their submission to the Kāpiti Coast District Council IPI, (Plan Change 2), the submitter is seeking the insertion of a MRZ-Medium Density Residential Zone chapter into that district plan. This includes the following MRZ objective:

MRZ-O2 Planned urban built environment and amenity values of the Medium Density Residential Zone The planned urban built environment in the Medium Density Residential Zone is characterised by:

- 1. A planned built form of predominantly three-storey buildings, which is integrated into public and private open space, and up to five storeys in identified Height Variation Control areas;*

⁷² OS76.100

2. *Good quality on-site and off-site residential amenity that provides for the health and well-being of people residing in the Medium Density Residential Zone; and*
3. *An urban environment that is visually attractive, safe, easy to navigate and convenient to access.*

[my emphasis]

323. It is unclear why a different approach has been suggested in the KCDC plan process as compared to Porirua.

324. In my opinion, the amendments sought by the submitter to the Porirua PDP would not efficiently or effectively implement PDP objectives or higher order directions from the NPS-UD. In particular:

- Objective 1 to the NPS-UD, states that well-functioning urban environments enable people to provide for their health and safety;
- They would not address the resource management issues identified in the Section 32 Evaluation Report Part B: Urban intensification – MDRS and NPS-UD Policy 3, which included the following:
Issue 4: The importance of creating healthy built environments⁷³; and
- They would create a disconnect between the policies and higher order objectives they seek to implement.

325. In relation to NCZ-P3, the submitter is also seeking removal of the reference to the Residential Design Guide for reason that they oppose design guides being statutory elements of the District Plan. They seek deletion of this arm of the policy and its replacement to a note that refers to a non-statutory design guide.

326. In 3.4 above, I address the submitter's general submissions that seek deletion of all design guides from the PDP. My assessment in 3.4 remains relevant to this submission point.

3.5.3 Summary of recommendations

327. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.253, OS76.339, OS76.287, OS76.316, OS76.226, OS76.105], be **rejected**.

3.6 Qualifying Matter - shading

3.6.1 Matters raised by submitters

328. In this section I assess all Variation 1 submissions relating to site specific shading controls introduced by Variation 1 on sites with steep south-facing topography. These are identified on the planning maps as:

- Height Control – Shading A;

⁷³ Table 5, Section 32 Evaluation Report Part B: Urban intensification – MDRS and NPS-UD Policy 3

- Height Control – Shading B; and
 - Height Control – Shading C.
329. I also address PDP submissions relating to the zoning around the Mungavin Netball courts.
330. The above matters are addressed in the Section 32 Evaluation Report - Part B: Urban intensification – MDRS and NPS-UD Policy 3, particularly part 11.2.2.1.
331. Kāinga Ora have sought the complete removal of these controls from the PDP, including from the planning maps, associated provisions (policies and standards), and other references such as in chapter introductions. The relevant submission points are:
- [OS76.13, OS76.20, OS76.5, OS76.57, OS76.96, OS76.97, OS76.109, OS76.110, OS76.119, OS76.151, OS76.161, OS76.202, OS76.203, OS76.204, OS76.206].
332. The submitter seeks removal of these controls since they are opposed to them and for the following reason:
- Ensure that Kāinga Ora can carry out its statutory obligations;
 - 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;
 - Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
 - Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - Provide clarity for all plan users; and
 - Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
333. Claire and Brad Keenan [OS103.1] seek the removal of their property at 35 Terrace Road, Titahi Bay, from shading height controls. They consider that their property appears to be one of only a few within the new Medium Density Zone subject to a height restriction. The submitter objects to this and seeks additional information as to how this qualifying matter has been determined.
334. The submitter has provided correspondence from Cuttris in support of their objection of 35 Terrace Road being placed under a shading height restriction. The submitter asserts that an error has been made in the PCC calculations and that the correspondence from Cuttris states that [the property's] slope is neither south facing by definition, nor does it meet the 15-degree threshold (stated on page 4 of the McIndoe Urban Design Memo).
335. In the PDP, Gavin Faulke [107.20], Andrew and Leanne Parsons [97.20], Draycott Property Holdings Ltd [75.18], agree with the GRZ-General Residential Zoning of land around the Mungavin Netball courts, since they consider this will protect the amenity of the netball court complex.

3.6.2 Assessment

336. Kāinga Ora did not submit any technical evidence or planning evaluation to support their opposition to the shading height controls.
337. As set out earlier, the controls have been addressed in the Section 32 Evaluation Report - Part B: Urban intensification – MDRS and NPS-UD Policy 3. In my opinion this assessment meets the requirements of s77J, s77R and s77L for the inclusion of qualifying matters that arise from the application of s77I(j). This assessment included site specific assessments and identification of a range of options for managing the identified adverse effect. The section 32 evaluation report details the methodology by which sites were identified using a range of GIS mapping tools.
338. The section 32 evaluation report is informed by the McIndoe Urban (2022) *Urban Design Memo 20: Zone Boundaries: Mapping HRZ and MRZ-RIP zones. Identifying Height Variation Control Areas (HVCA) in all residential zones.*
339. The McIndoe urban design memorandum identifies that without additional height controls, taller buildings on these sites will have adverse, downhill effects on the health and wellbeing of occupants of adjacent sites due to a significant loss of sunlight. In part 3.5 above, I have assessed health and wellbeing in the urban built environment and the identified resource management issue, *The importance of creating healthy built environments*⁷⁴. This issue and associated assessment are relevant to the shading controls introduced by Variation 1.
340. In view of the above, I disagree with what appears to be an in-principle opposition from Kāinga Ora to the shading height controls. They have not sought to modify the controls or to provide any evidence or evaluation to support their position.
341. In relation to the submission from Claire and Brad Keenan, I have sought expert input from Graeme McIndoe (McIndoe Urban). His findings and recommendations on 35 Terrace Road are included in his statement of expert evidence. He recommends that the submission be rejected.
342. In summary, Mr McIndoe's re-assessment of the submitter's property finds that:
- The site was included in the controls not because it is itself entirely a steeply south facing slope (as has been demonstrated by the Cuttriss Consultants Ltd survey drawing and PCC's own analysis) but primarily because it is at the top of a steeply south facing site. That notwithstanding, parts of 35 Terrace Road are steeply south-facing as defined in the methodology. Therefore, any tall and large building will in his opinion have downslope shading effects that should be mitigated by application of controls to the site.
 - The rationale for selecting control sites was identified in Section 2.4 of Urban Design Memo #20 'Factors relevant to identifying any HVCA' (pp 5,6) with one of these being 2.4.4:
"The area immediately at the top of the slope is as important as on the slope itself. That is because high development close to the boundary there would shade areas below to the same extent as if the site is sloping (refer to figures 3-5)."

⁷⁴ 5.3 to Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD Policy 3

- A combination of parts of edges of 35 Terrace Road being at 15 degrees south facing and the fact that it is at the top of an area characterised by south facing slopes means that it was identified as qualifying for the shading height controls. He illustrates this with mapping analysis in his statement of evidence.
 - Building on the site will contribute to excessive down-slope shading.
 - He notes in Urban Design Memo #20, Section 2.4.8, which states:
“Assessment aims for consistency of interpretation and, at the margins, decisions are made in favour of enabling development.”
 - With the above in mind, he considers that to accept the submission would lead to a situation where contrary to the intent of the shading controls, mid-winter sun across the site boundary could be unduly restricted and would also introduce an inconsistency of interpretation when considered along with all other similar sites and situations. He concludes that, “This is a site where the potential for such adverse shading effects is considered to be clear, so neither is it ‘at the margins’ as referred to above”.
343. Based on Mr McIndoe’s expert advice, I cannot support the removal of 35 Terrace Road from the shading controls.
344. In relation to the PDP submissions, the land immediately around the Mungavin Netball court complex was zoned GRZ-General Residential Zone and represented a small “island” of GRZ surrounded by MRZ-Medium Density Residential zoned land. This zoning was used as a method to control building heights to protect the usability of the complex from shading. This was addressed in the 2020 Section 32 Evaluation Report Part 2: Residential Zones and again in the Section 32 Evaluation Report - Part B: Urban intensification – MDRS and NPS-UD Policy 3, particularly part 11.2.2.1. as a qualifying matter. In Variation 1 the land is zoned MRZ-Medium Density Residential Zone and is subject to Height Control – Shading D, which limits building heights to 8m.
345. I have interpreted these PDP submissions as supporting the need to control building heights on land immediately around the Mungavin Netball courts complex in eastern Porirua. As such I recommend that these submissions be accepted in part to recognise the amended method by which building heights will be controlled. I would note that no submissions to the PDP or to Variation 1 oppose these controls.
346. None of these submitters have submitted on Variation 1.

3.6.3 Summary of recommendations

347. I recommend that the submissions from Gavin Faulke [107.20], Andrew and Leanne Parsons [97.20], Draycott Property Holdings Ltd [75.18], be **accepted in part**.
348. I recommend for the reasons given in the assessment, that the submissions from Claire and Brad Keenan [OS103.1] and Kāinga Ora [OS76.13, OS76.20, OS76.5, OS76.96, OS76.97, OS76.109,

OS76.110, OS76.119, OS76.151⁷⁵, OS76.161, OS76.202, OS76.203, OS76.204, OS76.206], be rejected.

3.7 Retirement villages – general submissions

3.7.1 Matters raised by submitters

349. This section concerns general submissions, from a number of retirement village operators and the RVA, relating to the PDP framework for the establishment, construction and operation of retirement villages⁷⁶.

350. RVA [OS118.1, OS118.3, OS118.5, OS118.7, OS118.9] seeks that the benefits of retirement accommodation/villages are acknowledged and appropriately provided through a consistent regulatory framework with the least regulation and prescription necessary including:

- a. *Seeks a fit-for-purpose retirement-village specific framework [OS118.31]*
- b. *Variation 1 must include a restricted discretionary activity rule for retirement villages in all relevant residential zones. [OS118.10]*
- c. *Retirement villages need to be provided for as a residential activity and enabled as follows:*
 - o *A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones;*
 - o *A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this activity is anticipated in residential zones with limited matters requiring assessment. [OS118.41]*
- d. *Better enable housing and care for the ageing population. [OS118.14]*
- e. *Provide for change to existing urban environments in order to achieve the intensification envisaged in Policy 3 of the NPSUD. Explicitly acknowledge that the functional and operational needs of retirement villages are a driver of appropriate and necessary change because of demographic ageing and the increasing housing needs of older people. [OS118.18]*
- f. *Recognise the intensification opportunities provided by larger sites. [OS118.20]*
- g. *Recognise the unique internal amenity needs of retirement villages. [OS118.22]*
- h. *Provide clear and focused matters of discretion. [OS118.24]*
- i. *Provide appropriately focused notification rules. [OS118.26]*
- j. *Use the MDRS as a guideline. [OS118.28]*
- k. *Amendments to the MDRS are required to ensure they are workable to retirement villages. [OS118.33]*
- l. *Amendments to other plan provisions. [OS118.35]*
- m. *The objectives and policies of the Proposed Plan must enable appropriate accommodation and care for the aging population. [OS118.38]*

⁷⁵ Insofar as it relates to removal of site specific shading controls

⁷⁶ The RVA, Rymans Health, Summerset Group Holdings Limited did not submit on the 2020 notified PDP.

- n. *Recognise and provide for retirement villages as a residential activity.* [OS118.13, OS118.126]
- o. *Provide tailored and fit for purpose retirement village matters of discretion.* [OS118.42]
- p. *Limited notification should only be available where a retirement village application breaches one or more of the height, height in relation to boundary, setbacks and building coverage standards and the relevant RMA effects threshold is met.* [OS118.44]
- q. *The outdoor living space, outlook space, windows to street and landscaped area standards should generally reflect the MDRS with some amendments. No additional development standards should apply.* [OS118.47]
- r. *Provide for retirement villages in commercial and mixed use zones and that fit for purpose retirement village planning provisions are applied in appropriate commercial and mixed-use zones, similar to those proposed for residential zones.* [OS118.11, OS118.30, OS118.48]

351. Ryman [OS67.1] seeks the relief sought by the RVA in its submission on Variation 1. Summerset Group Holdings Ltd [OS51.1, OS51.2] requests the Council engages constructively with the Retirement Villages Association in relation to Council's housing intensification plan change and variation.

3.7.2 Assessment

352. The submission from the RVA and other retirement home operators seek specific amendments to the urban zone chapters to address the issues raised in the general submission points listed above. The specific amendments sought by these submitters are assessed through consideration against the relevant Plan provisions in the relevant zone chapter sections of this report. For example, new objectives and policies are sought in the RESZ-Residential Zones – General objectives and policies for all Residential Zones, plus amendments to RESZ-P5 and RESZ-P13. Elsewhere, amendments are sought to HRZ-R1 and MRZ-R1, and to the standards for the HRZ-High Density Residential Zone and MRZ-Medium Density Residential Zone.

353. In Appendix F I assess and provide a recommendation for these general submission points. In so doing I have taken into consideration the more specific relief sought in the urban zone chapters by the RVA and other retirement village operators that seek to implement their general submission points.

3.7.3 Summary of recommendations

354. I recommend that the submissions from the RVA [OS118.1, OS118.3, OS118.5, OS118.7, OS118.9, OS118.10, OS118.11, OS118.14, OS118.22, OS118.24, OS118.26, OS118.28, OS18.30, OS18.31, OS18.35, OS18.48], Ryman Healthcare Limited [OS67.1], and Summerset Group Holdings Limited [OS51.1, OS51.2], be **accepted in part**.

355. I recommend for the reasons given in the assessment, that the submission from the RVA [OS118.13, OS118.18, OS118.20, OS118.22, OS18.33, OS18.38⁷⁷, OS18.42, OS18.44, OS18.47⁷⁸, OS18.126⁷⁹], be **rejected**.

⁷⁷ Insofar as it relates to Variation 1

⁷⁸ Ibid

⁷⁹ Ibid

3.8 Residential Zones - Introduction

356. This section of the report assesses all submission points in relation to the following chapters:

- GRZ - General Residential Zone;
- RESZ – General Objectives and Policies for all Residential Zones;
- MRZ – Medium Density Residential Zone; and
- HRZ – High Density Residential Zone.

357. The Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD addresses why and how the PDP structure and planning maps for residential zones were restructured and otherwise changed by Variation 1 to incorporate the MDRS and to give effect to Policy 3 to the NPS-UD⁸⁰. Key changes include:

- Restructuring of chapters to place the majority of residential objectives and policies into a single general Residential Zones chapter (RESZ⁸¹) that applies to all specific residential zones;
- Place-based objectives⁸², as well as rules and standards retained in specific residential zone chapter;
- Deletion of the GRZ (from planning maps and associated zone chapter);
- Residential areas zoned as MRZ or HRZ, with a MRZ-Residential Intensification Precinct applied to areas adjacent Local Centre Zones⁸³; and
- Introduction of a HRZ chapter into the PDP

3.9 GRZ-General Residential Zone Submissions

3.9.1 Matters raised by submitters

358. Submissions seeking the retention of GRZ zoning for their property and/or suburb are addressed in the Overarching section 42A report. These submissions effectively involve a modification to building heights and/or density of urban form (namely those in the 2020 GRZ-General Residential Zone chapter) and have been considered as though they are seeking that a qualifying matter be applied in the areas that are the subject of the submission.

359. There were 132 PDP submissions in relation to the General Residential Zone chapter. Those that sought changes are identified in Appendix G.

⁸⁰ For example, 5.1.1, 5.1.2, Appendix B, Appendix C

⁸¹ National Planning Standard unique identifier

⁸² For example, those that identify the planned urban built environment for that zone

⁸³ See Appendix H for mapping methodology describing how HRZ and MRZ-Residential Intensification Precincts were identified and mapped.

3.9.2 Assessment

360. The Section 32 Evaluation Report Part B: Urban intensification – MDRS and NPS-UD Policy 3 addresses the GRZ-General Residential Zone and identified that it was no longer appropriate considering the requirements of s77G of the RMA to incorporate the MDRS and to give effect to NPS-UD Policy 3. Consequently, the retention of this zone and associated chapter were not supported and under Variation 1, the zone has been deleted.
361. Although the submission points do technically remain live, the ability to accept them is limited. This is because Variation 1 proposes the deletion of the GRZ-General Residential Zone, as part of the suite of provisions notified to implement the MDRS and Policy 3 of the NPS-UD (as directed by the RMA).
362. Given this context, I do not consider that the PDP submissions made on the objectives and policies in the GRZ-General Residential Zone, can be considered to have been carried across through Variation 1 to the RESZ-General Objectives and Policies for all Residential Zones. I would also observe that the new RESZ objective and policy framework apply to a much broader spatial area than the area which the original submissions were made on.
363. Since the GRZ-General Residential Zone has been deleted I do not consider that submissions made on the rules and standards can be considered to have been carried across to either the MRZ-Medium Density Residential Zone and HRZ-High Density Residential Zone. These apply to different spatial areas than the GRZ-General Residential Zone and have different planned urban built environments. The PDP no longer anticipates a GRZ-General Residential Zone.
364. In view of the above, I do not consider these submissions further.
365. The following submitters have not submitted on Variation 1: Robyn Smith, Design Network Architecture Limited, Mike & Christine Jacobson, Peter Scott, Peter Wakefield, Hamish Tunley, and Forest and Bird.

3.9.3 Summary of recommendations

366. I recommend for the reasons given in the assessment, that the submissions from Ara Poutama Aotearoa the Department of Corrections [135.8], Kāinga Ora [81.522, 81.523, 81.524, 81.526, 81.527, 81.528, 81.529, 81.530, 81.531, 81.532, 81.534, 81.535, 81.536, 81.537, 81.538, 81.539, 81.540, 81.541, 81.542, 81.543, 81.544, 81.545, 81.546, 81.547, 81.548, 81.549, 81.550, 81.552, 81.553, 81.554, 81.555, 81.556, 81.557, 81.558, 81.559, 81.560, 81.561, 81.562, 81.563, 81.564, 81.565, 81.566, 81.567, 81.568, 81.569, 81.570, 81.571, 81.572, 81.573, 81.574, 81.575, 81.576, 81.577, 81.578, 81.579], Te Rūnanga o Toa Rangatira [264.62], Waka Kotahi [82.221, 82.227, 82.231], Transpower [60.97], Robyn Smith [168.100, 168.102], Design Network Architecture Limited [155.1, 155.2, 155.3, 155.4, 155.5, 155.6, 155.7, 155.8, 155.9, 155.10, 155.11, 155.12, 155.13, 155.14, 155.15, 155.16, 155.17, 155.18, 155.19, 155.20, 155.21, 155.22, 155.23, 155.24, 155.25, 155.26, 155.27, 155.28, 155.29, 155.30, 155.31, 155.32, 155.33, 155.34, 155.35, 155.36, 155.37, 155.38, 155.39, 155.40, 155.41, 155.42, 155.43, 155.44, 155.45, 155.46, 155.47, 155.48], Mike & Christine Jacobson [61.1, 61.2], Peter Scott [109.1], Peter Wakefield [154.1], Hamish Tunley [52.10], Forest and Bird [225.208], FENZ [119.51, 119.52, 119.53, 119.54], Ministry of Education [134.18, 134.19, 134.20], Firstgas [84.24], Survey + Spatial [72.25, 72.5, 72.16], and Oranga Tamariki [143.4, 143.7], be **rejected**.

3.10 RESZ – General Objectives and Policies for all Residential Zones

3.10.1 General submissions

3.10.1.1 Matters raised by submitters

367. Submissions have raised the following matters:

- Amendment to the chapter introduction to identify that permitted development, height or density are limited by qualifying matters in some parts of the residential zones;
- Amendment to the chapter introduction to identify that the urban built form within the residential zones will change over time; and
- Retirement villages to be better provided for in the policy framework.

368. Transpower [OS53.12] seeks the addition of the following wording into the chapter introduction:

There are parts of the Residential Zones where the permitted development, height or density directed by the NPSUD may be modified and/or limited by qualifying matters and qualifying matter areas.

369. The submitter supports the introductory text to the RESZ chapter but considers that the text could benefit from additional wording to highlight to plan users the existence of other qualifying matters. They are concerned that as currently drafted, the wording infers the only qualifying matters that apply to the RESZ are those in respect to Height Controls – Shading, and Height Control – Heritage, HIRB Control – Heritage, Height Control – SASM, and HIRB Control – SASM.

370. Kāinga Ora [OS76.93] seeks that paragraph 2 to the chapter introduction be amended to include the following wording:

It is anticipated that the urban built form, appearance, and amenity of residential environments within the Residential Zones will change over time, in accordance with the planned urban built form of each zone and precinct.

371. They consider that, consistent with Policy 6 of the NPS-UD, explicit reference should be made to the anticipated change to the planned urban built form, appearance, and amenity within the residential zones.

372. TROTR [OS114.41, OS114.42] comment on RESZ-P9 and RESZ-P16. No specific relief is stated but in relation to RESZ-P9 they refer to it as Height Variation Control – Qualifying Matters, and note that when, “..the SASM schedule is finally given effect with the Plan Change, the heights would be able to be controlled. A clause should be added to clarify this.”.

373. The submitter refers to RESZ-P16 and are concerned it does not, “..spell out the Effects on Sites and Areas of Significance-Qualifying Matters”.

374. The following submissions from Metlifecare and the RVA are concerned with retirement villages in the residential zones. I have addressed general submissions on the PDP approach to retirement villages in 3.7. Where appropriate, I cross-reference or otherwise refer to that earlier discussion.

375. Metlifecare Limited [OS85.1] seek that the objectives and policies for all residential zones should recognise the benefits of retirement village development and their functional and operational needs. The submitter considers that retirement villages have particular functional and

operational needs which drive their built form and as such it is appropriate to recognise and provide for this in the Proposed Plan. They believe that the current policy framework in the RESZ chapter imposes an unnecessarily high burden to avoid significant adverse effects and that this is inconsistent with the effects hierarchy which allows for the remediation and mitigation of these effects in appropriate circumstances.

376. The submitter is also concerned that RESZ-P13 does not recognise the functional and operational needs of retirement villages to ensure that the needs of this type of development are recognised and enabled in this zone. They consider that retirement villages have unique layouts and internal amenity needs to cater for the requirements of residents as they age. They note that the Variation has removed MRZ-P11 from the Proposed Plan which previously said, “recognise the functional and operational requirements of retirement villages and non-residential activities that support the health and wellbeing of people and communities”.
377. The submitter considers that the Variation does not recognise the community benefits from the provision of retirement villages. They consider that they have a crucial role in the general housing market because the supply of retirement village housing releases existing housing stock back into the market. They also provide housing choice for the older population in an environment that supports wellbeing and is located within the community that they know.
378. The RVA [118.37] seeks:
- An objective to provide for the housing and care needs of the ageing population;
 - A policy that recognises the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community;
 - A policy that recognises the need to provide for a range of housing and care options for older people and to recognise the functional and operational needs of retirement villages;
 - A policy to enable the efficient use of larger sites;
 - A policy that directs that density standards are to be used as a baseline for the assessment of the effects of developments.
379. The submitter considers that the rapidly aging population is a significant resource management issue. In their opinion, RESZ-P13 and MRZ-P6⁸⁴ are not sufficiently enabling of retirement villages as the provision for retirement villages is qualified by a number of matters. The policy does not recognise and provide for the benefits of retirement villages and their functional and operational needs.
380. Isabella G F Cawthorn [OS83.17], seeks *Add provisions to encourage development of the “missing middle”*. The submitter considers, *The availability of a range of housing typologies is a major issue in Porirua and looks likely to be deliberately perpetuated by Council actions, due to the flawed and apparently entirely baseless assumptions about “market desires” for housing:.....”*

⁸⁴ Variation 1 deletes this policy, along with all policies in the MRZ chapter

3.10.1.2 Assessment

381. I disagree with Transpower and Kāinga Ora that the changes sought to the introduction to the RESZ chapter are necessary.

382. I consider that the additional wording sought by Transpower, generally duplicates wording already contained in the How the Plan Works, General Approach section of the PDP. Their proposed wording would not add any further understanding or direction for plan users over and above the existing wording. This already states that:

s771 and s770 of the RMA set out qualifying matters. These are matters which may be applied in a District Plan to limit or restrict the MDRS or to limit or restrict building heights or density requirements in an urban zone than would otherwise be required by Policy 3 to the National Policy Statement on Urban Development 2020. They only apply where it is necessary to modify the MDRS, building heights or density requirements to accommodate one or more of the matters listed in s771 and s770 of the RMA. The limitations or restrictions to the MDRS and/or building heights and density requirements are contained in both area-specific (zone) rules and standards in Part 3 and standards and rules in Part 2. Users will need to refer to both to determine whether a proposal requires a resource consent, and if so, its activity status.

383. In relation to the additional wording sought by Kāinga Ora, I do not consider it necessary or efficient to unnecessarily repeat higher order wording in the PDP. MRZ-O1, MRZ-PREC02-O1, and HRZ-O1 identify the planned urban built environment for the MRZ-Medium Density Residential Zone, MRZ-Residential Intensification and HRZ-High Density Residential Zone respectively. The policies and density standards for those spatial areas give effect to these urban forms. They intrinsically involve change from the current built form, and I do not believe the submitter's additional wording provides any further understanding or direction for plan users.

384. In relation to the submissions from TROTR, I note that RESZ-P9 addresses Height Control – Shading and that there is no RESZ-P16. I believe the submitter might be referring to policies that were included in the draft Variation that was consulted on before Variation 1 was notified in August. I would also note that Variation 1 introduces a new policy into the SASM chapter, SASM-P9, which addresses height controls on sites surrounding sites and areas of significance to Māori.

385. The submitter might wish to clarify their submission to the Hearing Panel.

386. In relation to the submission from the RVA, these are repeated as individual submissions discussed later in this s42A report. I therefore leave assessment to those individual submissions but would note that each is recommended to be rejected. I would also note at this point, however, that the submitter has not provided any planning evaluation, other evidence or s32AA evaluation in support of the suite of objectives, policies and rules they are seeking in place of those in the PDP.

387. In relation to the submission from Metlifecare Limited, I agree that the objectives and policies for all residential zones should recognise the benefits of retirement village development and their functional and operational needs. The benefits of retirement villages are already recognised by RESZ-P13 in that it seeks to provide for this activity, where their adverse effects are appropriately managed. As such I see no need for any amendments to further recognise the benefits of retirement villages.

388. I would also comment that RESZ-P13 is a retirement village policy which provides direction on the management of adverse effects from this activity. I can see no barriers in the wording of

this activity specific policy that weighs against the functional and operational needs of retirement villages. Clause 3 to the policy specifically addresses on-site amenity and recognises that this will need to reflect the needs of the residents of the retirement village.

389. In relation to the submission from Isabella G F Cawthorn, I am not clear what amendments the submitter is seeking. As such I do not assess it further, other than to note that the provisions of the PDP do not distinguish between housing typologies.

3.10.2 Summary of recommendations

390. I recommend that the submission from Metlifecare Limited [OS85.1], be **accepted in part**.
391. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.93], RVA [OS118.37] Te Rūnanga o Toa Rangatira [OS114.41, OS114.42] and Transpower [OS53.12], Isabella G F Cawthorn [OS83.17] be **rejected**.

3.10.3 RESZ – New Objectives

3.10.3.1 Matters raised by submitters

392. The RVA [118.64] seeks a new objective:

393. *RESZ-OX Ageing population*

Recognise and enable the housing and care needs of the ageing population.

394. The submitter considers that, in addition to the current general objectives for all residential zones, an ageing population specific objective should be integrated that recognises and enables the housing and care needs of the ageing population.

3.10.3.2 Assessment

395. In my opinion it is not necessary or appropriate to single out an outcome for the ageing population. The RESZ objectives already reflect the range of resource management outcomes for residential zones. This includes meeting the housing, health and wellbeing needs of all residents, not just older residents.
396. RESZ-O1 requires that the residential zones provide for a variety of housing types and sizes that respond to housing needs and demand, while RESZ-O2 confirms that the purpose of the residential zones include accommodating other activities that support the health, safety and wellbeing of people. In my opinion, this appropriately provides for the housing, health and care needs of older residents.
397. I do not consider that the additional objective sought by the submitter is the most appropriate way to achieve the purpose of the RMA, over and above that achieved by the RESZ objectives.

3.10.4 Summary of recommendations

398. I recommend for the reasons given in the assessment, that the submission from the RVA [OS118.64] be **rejected**.

3.10.5 RESZ-O1 – Housing Choice

3.10.5.1 Matters raised by submitters

399. Ara Poutama Aotearoa the Department of Corrections [OS50.2] seek that RESZ-O1 be amended as follows:

A relevant residential zone provides for a variety of housing types, households, and sizes that respond to:

1. *Housing needs and demand; and*
2. *The neighbourhood's planned urban built character, including 3-storey buildings.*

400. The submitter considers this is necessary to ensure that the community's diverse social and economic housing needs are provided for in residential zones, including households that involve an element of supervision, assistance, care and/or treatment support. This would include residential activities provided by Ara Poutama that provide housing, and associated care and support for people following their release, to assist with their transition and integration back into the community; and housing for those on bail or community-based sentences.

3.10.5.2 Assessment

401. Under s77G(5)(a) to the RMA a specified territorial authority must include the MDRS objectives and policies into its district plan⁸⁵. RESZ-O1 incorporates MDRS objective 2 into the PDP. The MDRS objectives and policies cannot be changed in a way that changes their meaning, as sought by the submitter.

402. I am also unclear on how a District Plan can provide for a variety of households as distinct from housing types and land use activities. Nor do I consider it appropriate to use a District Plan in a way that seeks to determine the form or make up of households or their living arrangements.

403. In terms of the activities undertaken by the submitter, I would note that in both the MRZ⁸⁶ and HRZ⁸⁷, supported residential care activity⁸⁸ is provided for as a restricted discretionary activity. This implements RESZ-O2, which includes the following purpose of the residential zones, "Accommodate other activities that support the health, safety and wellbeing of people and communities, where these are compatible with the planned urban built environment and amenity values of the zone".

404. In my opinion, RESZ-O2 addresses the submitter's activities and their appropriateness in the residential zones.

3.10.5.3 Summary of recommendations

405. I recommend for the reasons given in the assessment, that the submission from Ara Poutama Aotearoa the Department of Corrections [OS50.2], be **rejected**.

⁸⁵ Clause 33(2)(a) to Schedule 12 to the RMA only requires this to the PDP and not to the Operative District Plan.

⁸⁶ MRZ-R9

⁸⁷ HRZ-R9

⁸⁸ PDP definition: means land and buildings in which residential accommodation, supervision, assistance, care and/or support are provided by another person or agency for residents

3.10.6 RESZ-O2 – Purpose of Residential Zones

3.10.6.1 Matters raised by submitters

406. Kāinga Ora [OS76.99] seeks that the objective is amended to add the following outcome:

Provide for a range of built form and housing types, with higher densities enabled in areas that are well served by public transport or are close to a range of services, amenities, schools, and public open space

407. The submitter generally supports this objective but seeks greater recognition in the overarching residential chapter regarding the changing density and urban built form and where higher densities are specifically enabled.

3.10.6.2 Assessment

408. I disagree with Kāinga Ora [OS76.99] that the addition is necessary or will add further direction to plan users or decision makers.

409. The wording requested by the submitter duplicates HRZ-O1, MRZ-O1 and MRZ-PREC02-O1 which describe the planned urban built environment for the differing residential areas. The requested wording also duplicates strategic objective UFD-O3. This identifies, as required by NPS-UD Policy 3, where urban intensification will occur across Porirua's urban environment and not just residential areas. For example, Commercial and Mixed Use zones are locations where a range of housing types will be provided with higher densities enabled in areas well served by public transport or services, amenities, schools and open space.

3.10.6.3 Summary of recommendations

410. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.99], be rejected.

3.10.7 RESZ-O3 Sustainable, healthy, and safe residential zones

3.10.7.1 Matters raised by submitters

411. The RVA [OS118.63] seek that the objective focuses on the efficient use and development of residentially zoned land. They support the concept of "efficient use of residential land" but believe it is not clear what "sustainable use of residential land" is intended to capture. The submitter considers that RESZ-O3 seeks for development to be consistent with the planned urban built environment for the zone or precinct whereas RESZ-O1 seeks development that responds to a neighbourhood's planned urban built character. They believe the two objectives conflict with each other and create unclear expectations with respect to the planned urban built environment / character. They also consider that reference to "a healthy and safe built environment" is unclear.

3.10.7.2 Assessment

412. I do not agree with the RVA that reference to a healthy and safe built environment is unclear. I have addressed this matter in 3.5 to this report and this assessment remains relevant to the RVA submission point. In that assessment I point to matters such as access to daylight, sunlight and outdoor living space as examples of contributors to a healthy built environment. In terms of "safety" I would refer to the MDRS window to streets density standard, incorporated into the PDP as MRZ-S9 and HRZ-S8. Other examples are the controls on fencing height in MRZ-S11 and

HRZ-S10. The Residential Design Guide also addresses safety and would be relevant for residential developments of four or more houses on a site.

413. I do agree with the submitter that reference to “sustainable use of residential land” is not appropriate in this objective. The sustainable use of land is achieved by a range of planning instruments and other regulations including PDP district wide chapters, the NRP, National Environmental Standards, and HSNO. The sustainable management of residentially zoned land extends beyond the PDP residential zones chapter.

3.10.7.3 Summary of recommendations

414. I recommend for the reasons given in the assessment, that the Hearings Panel:

- a. Amend RESZ-O3 to delete reference to “and sustainable” as set out in Appendix A.

415. I recommend that the submissions from RVA [OS118.63] be **accepted in part**.

3.10.7.4 Section 32AA evaluation

416. In my opinion, the amendments to RESZ-O3 are more appropriate in achieving the purpose of the RMA than the notified provisions. In particular, I consider that:

- It better recognises that the sustainable use of land is achieved by a range of planning instruments and other regulations. Consequently, it is more efficient and effective than the notified objective in achieving the purpose of the RMA; and
- There will be benefits from improved clarity and direction provided by the amended objective.

3.10.8 RESZ chapter – new policies

3.10.8.1 Matters raised by submitters

417. The RVA [OS118.75, OS118.76, OS118.77] seeks three new policies be included in the RESZ chapter. These are:

RESZ-PX Larger sites

Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.

RESZ-PX Changing communities

To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.

RESZ-PX Role of density standards

Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.

418. The submitter considers that:

- A policy regarding the intensification opportunities provided by larger sites should be integrated into the District Plan;

- A policy is required that recognises the diverse and changing residential needs of communities, and that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities; and
- It is appropriate for the density standards to be utilised as a baseline for the assessment of the effects of developments as noted in the submission above.

419. Metlifecare Limited [OS85.3] seeks a new policy which:

RESZ-P[x]: "Recognise the functional and operational requirements of retirement villages and non-residential activities that support the health and wellbeing of people and communities"

420. The submitter notes that the Variation removed MRZ-P11 from the PDP which previously read: "recognise the functional and operational requirements of retirement villages and non-residential activities that support the health and wellbeing of people and communities".

3.10.8.2 Assessment

421. I address each requested policy in turn.

422. Larger sites policy: I am not clear what the RVA is seeking in their new policy on recognising intensification opportunities provided by larger sites. For example, what is to be recognised and how is this to be recognised. No methods have been advanced by the submitter to implement this policy over and above the density standards contained in the notified MRZ and HRZ. The submitter might wish to expand on their relief sought to the Hearings Panel.

423. However, I would observe that Variation 1 extends "intensification opportunities" to all sites as required by the MDRS and NPS-UD Policy 3, with the greatest "intensification opportunities" being provided in the MCZ and HRZ and other sites within a walkable catchment to the MCZ and/or a train station.

424. Changing communities' policy: The amendment sought by the submitter is similar to that sought by Kāinga Ora [OS76.93] which I address in paragraph 3.10.1.1. My comments set out there are relevant to the requested RVA policy. MRZ-O1, MRZ-PREC02-O1, and HRZ-O1 identify the planned urban built environment for the MRZ, MRZ-Residential Intensification and HRZ respectively. The policies and density standards for those spatial areas give effect to these urban forms. They intrinsically involve change from the current built form, and I do not believe the submitter's additional policy would provide any greater understanding or direction for plan users.

425. Role of density standards policy: This policy essentially duplicates s104(2) to the RMA and could inappropriately fetter the consent authority's discretion in this matter.

426. Recognise the functional and operational requirements of retirement villages and non-residential activities policy: I address a similar submission point⁸⁹ from this submitter in paragraph 3.10.1.2 above. Those comments are relevant here.

⁸⁹ Metlifecare Limited [OS85.1]

3.10.8.3 Summary of recommendations

427. I recommend for the reasons given in the assessment, that the submissions from the RVA [OS118.75, OS118.76, OS118.77], Metlifecare Limited [OS85.3], be **rejected**.

3.10.9 RESZ-P1 – Residential activity

3.10.9.1 Matters raised by submitters

428. Two submissions raised two-related matters, including the following:

- Amendment to policy to refer to “households”; and
- Amendment to Policy 1 to refer to avoiding inappropriate development in qualifying matter areas.

429. Transpower [OS53.14] seek that RESZ-P1 is amended as follows:

Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments-, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.

430. The submitter notes that within the Medium Density Residential Zone existing qualifying matter areas may limit the amount of permitted medium density development possible on an allotment. The submitter supports reference to qualifying matter areas as they directly influence the capacity for intensification and residential development. While RESZ-P2 references qualifying matters, it does not refer to appropriateness.

431. Ara Poutama Aotearoa the Department of Corrections [OS50.3] seek that RESZ-P1 is amended to enable a variety of households as well as house types. They consider this is necessary to ensure that the community's diverse social and economic housing needs are provided for in residential zones, including households that involve an element of supervision, assistance, care and/or treatment support. This would include residential activities provided by Ara Poutama that provide housing, and associated care and support for people following their release, to assist with their transition and integration back into the community; and housing for those on bail or community-based sentences.

3.10.9.2 Assessment

432. Under s77G(5)(a) to the RMA, a specified territorial authority must include the MDRS objectives and policies into its district plan. RESZ-P1 incorporates MDRS policy 1 into the PDP. The MDRS objectives and policies cannot be changed in a way that changes their meaning. In my opinion, the changes sought by the submitters represent such a change to RESZ-P1.

433. Requiring “avoiding” in the policy in relation to qualifying matters, as sought by Transpower, represents a more onerous threshold than the modifications allowed to density standards, under s77G(6) to the RMA. I would also note that the change is not necessary since qualifying matters are specifically identified in the PDP provisions. For example, while the rule restricting development in the National Grid Yard is included in the MRZ⁹⁰ chapter, the relevant policy⁹¹

⁹⁰ MRZ-R16

⁹¹ INF-P5

that it implements is contained in INF-Infrastructure chapter. The amendment sought by Transpower would be a broad duplication of PDP “qualifying matter” policies; namely those that have the effect of modifying MDRS density standards and/or NPS-UD building heights or density.

434. In relation to the submission from Ara Poutama Aotearoa the Department of Corrections, my comments in paragraphs 3.10.5 are relevant here. I would also note that RESZ-P11 addresses non-residential activities that provide for people’s health and wellbeing.

3.10.9.3 Summary of recommendations

435. I recommend for the reasons given in the assessment, that the submissions from Ara Poutama Aotearoa the Department of Corrections [OS50.3] and Transpower [OS53.14] be **rejected**.

3.10.10 RESZ-P5 – Buildings and structures

3.10.10.1 Matters raised by submitters

436. The RVA [OS118.69] seek that RESZ-P5 be deleted. They consider that it conflicts with RESZ-O1, which seeks development which responds to the neighbourhood’s planned urban built character, whereas RESZ-P5 seeks that development ‘achieves’ the planned urban built form for the zone. The submitter considers that these expectations are different and so conflict with each other. The submitter also considers that health and wellbeing needs are already covered by RESZ-P4 and do not need to be addressed in RESZ-P5.

3.10.10.2 Assessment

437. In my opinion RESZ-P5 appropriately implements the objectives of this chapter. This policy sets up the permitted activity rule for new buildings and structures in the residential zones and the associated zone-based density standards. These are intended to achieve the requirements under NPS-UD policies 3.35 and 3.36.
438. NPS-UD policy 3.35(b) requires that policies and rules are individually and cumulatively consistent with the development outcomes described in the objectives for each zone. Policy 3.36 requires that the development outcomes for zones in any tier 1 urban environment are consistent with the outcomes required by Policy 3.
439. I also disagree with the submitter that RESZ-P4 provides for health and wellbeing needs and so RESZ-P5 is not needed. RESZ-P4 is a MDRS mandated policy and is limited to housing only. RESZ-P5 extends this and the associated density standards to all buildings and structures that contribute to the built environment. For example, it sets up standards such as height in relation to boundary to apply to non-residential buildings and structures. This will ensure access to sunlight is provided to adjoining residential properties.

3.10.10.3 Summary of recommendations

440. I recommend for the reasons given in the assessment, that the submission from RVA [OS118.69] be **rejected**.

3.10.11 RESZ-P6 – Providing for development

3.10.11.1 Matters raised by submitters

441. TROTR [OS114.39] oppose this policy and consider that it is unclear why there is a need for RESZ-P6 *Providing for development* that does not meet permitted activity status.

3.10.11.2 Assessment

442. Under s77G(5)(a) to the RMA a specified territorial authority must include the MDRS objectives and policies into its district plan. RESZ-P6 incorporates MDRS Policy 5 into the PDP. The policy cannot be deleted or otherwise changed in a way that changes its meaning.

3.10.11.3 Summary of recommendations

443. I recommend for the reasons given in the assessment, that the submission from TROTR [OS114.39], be **rejected**.

3.10.12 RESZ-P7- Health and well-being – Development not meeting permitted activity standards**3.10.12.1 Matters raised by submitters**

444. Kāinga Ora [OS76.107] generally supports this policy but seeks the following changes:

Health Amenity and well-being – Development not meeting permitted activity standards

Provide for buildings and structures built form that does not meet the permitted activity standards where it can be demonstrated, as relevant and having regard to the planned urban built environment for the zone or precinct, that:

1. ~~The separation from site boundaries and heights in respect to site boundaries, safeguards on-site and off-site privacy, mitigates visual dominance to adjacent sites, and ensures adequate access to sunlight and daylight;~~
1. There is a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites;
2. Appropriate levels of useable outdoor amenity space for residential units is provided that can readily accommodate outdoor activities, taking into account proximity of the site to public open space;
3. ~~Visual dominance, shading and loss of privacy for adjacent residential sites from over height buildings is mitigated or remedied; and~~

Built form that does not comply with the height in relation to boundary, building set back, site coverage or height standards is mitigated or remedied through either design responses to the built development, landscaping, or site specific factors, ensuring adequate provision of privacy and access to sunlight is made to neighbouring residential properties internal and external living areas, and the impact of building bulk and dominance on neighbouring residential properties is reduced; and

4. Topographical or other site constraints make compliance with a density standard impractical.

445. The submitter does not support the use of the term “safeguard” in the context of provision of privacy. They agree that privacy is an important amenity to provide for, but that the use of the term “safeguard” within the policy creates an expectation that privacy levels will be maintained. The submitter refers to Policy 6 of the NPS-UD which makes it clear that amenity levels will change through a changing urban built form.

446. The RVA [OS118.71] oppose RESZ-P7 and seeks its deletion as they consider it conflicts with the MDRS in that it seeks to manage residential development beyond the permitted activity standards in a manner beyond just considering the effects of the breach of the standards and

whether development is high quality. They note by example, that clause (1) to the policy, requires on-site and off-site privacy to be 'safeguarded' which, in their opinion, is not reasonable given the density of development anticipated by the MDRS. Further, they consider that clause (5) to the policy introduces a test of whether compliance with standards is 'impractical'. They consider that this should not be required to justify breaches of the standards.

447. The submitter also considers that there is also significant overlap between P7 and P8 that is likely to lead to interpretation issues.
448. TROTR [OS114.40], opposes the policy and comment that it comes across as a further enabling tool. They consider it is concerning that the drafting reads as any proposal can go through the process as long as these standards are met / demonstrated, "*regardless of how they interact with environment and how the proposal may impact the greater system*". No specific relief, however, has been identified by the submitter.

3.10.12.2 Assessment

449. The Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD⁹² addresses the issue of the construct of the policy framework for the residential zones following the implementation of the MDRS by way of the RMA-EHS. In summary, this found the need for additional policies that provide direction for the consideration of resource consents for breaches of the MDRS density standards. RESZ-P7 and RESZ-P8 provide this direction. S77G(5)(b)(i) to the RMA specifically provides for the inclusion of policies in the IPI which provide matters of discretion to support the MDRS.
450. RESZ-P7 provides direction for the consideration of proposals that breach health and wellbeing density standards, including height in relation to boundary, setbacks, outlook and privacy, outdoor living space and the effects of over height buildings on adjacent residential properties. In so doing it identifies thresholds of effects and what matters will or can be considered when assessing such proposals. For this reason, I disagree with the submission from TROTR that the policy creates an 'easy' consent pathway for developments that breach the relevant density standards. I also do not know what effects the submitter is concerned with in relation to the environment or "greater system" mentioned in their submission.
451. Regarding the submission from Kāinga Ora, I disagree with the wording changes they have suggested. The policy is directed specifically at buildings and structures that breach the density standards rather than "built form". The terms, "buildings" and "structures" are defined in the PDP unlike "built form" and as such provide a clearer line of site between the policy and relevant rules in the MRZ and HRZ chapters.
452. I also consider that their addition of "*through either design responses to the built development, landscaping, or site specific factors*" to the policy is unnecessary and would not assist in the assessment of applications.
453. Elsewhere the changes inappropriately reduce the effects threshold:
- The amended wording only requires that the impact of building bulk and dominance is "reduced" rather than "mitigated or remedied", as required in the notified policy. In my

⁹² For example, Appendix B.

opinion this is an inappropriate threshold for buildings and structures that have breached the permitted density standards. These standards are permissive and have been set to achieve the planned urban built environment for the differing residential environments, as required by NPS-UD policies 3.35 and 3.36. As such I consider that where they are breached, the appropriate threshold/test is for effects to be mitigated or remedied in a way that recognises their impact on achieving healthy built environments;

- In my opinion the use of “safeguard” as a threshold for privacy effects over and above that subsumed to the MDRS density standards is appropriate. It is only applied to buildings or structures where they breach the standards and as such, it is appropriate that any further loss of privacy is subject of rigorous assessment;
- In section 3.5 to this report, I address the issue of healthy built environments and the role of the MDRS density standards in achieving well-functioning urban environments that enable people to provide for their health and safety. This assessment is relevant to the changes being sought by the submitter, including to the title of the policy, which they wish to see changed to refer to amenity rather than health. For the reasons discussed in 3.5, I believe the change is inappropriate; and
- The submitter references NPS-UD Policy 6 which, in their opinion, makes it clear that amenity levels will change through a changing urban built form. Policy 6(b) identifies that planned urban built forms required by the NPS-UD may involve changes to an area and those changes may detract from amenity values appreciated by some people, but that these changes are not of themselves an adverse effect. I would note that the effects in question are to amenity values and not health and wellbeing related effects. Under the RMA, amenity values are natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. These are not the same as a healthy built environment.

454. In relation to the RVA submission, I am unclear what issue they are raising. The submitter comments that RESZ-P7 goes beyond just considering the effects of the breach of the standards and whether development is high quality. Yet, the policy is drafted to provide matters of discretion for the consideration of effects arising from a breach of permitted activity standards. I am also not clear how or what the submitter considers to be a high quality development and so how this would be assessed for applications that breach the permitted activity standards. The submitter might wish to expand on this to the Hearings Panel.

455. The RVA reference their concern with the use of the term “safeguard” in relation to privacy. I have addressed this matter in section 3.10.13.1 above. They also consider clause 5 to the policy represents an inappropriate test. Clause 5 is intended to allow the consent authority to consider ‘extenuating’ circumstances arising from a site's topography or physical character that impact on the ability to meet any individual density standard. It is not a “test” that must be satisfied by applicants, as implied by the submitter.

456. I also disagree with the RVA that there are significant overlaps between RESZ-P7 and RESZ-P8, such that RESZ-P7 can be deleted as sought by the submitter. It is clear to me that the policies address two sets of differing effects. RESZ-P7 addresses effects from the breach of density

standards on the health and wellbeing of affected residents, while RESZ-P8 addresses the effects on quality of the urban built environment.

457. In relation to the TROTR submission, I am unclear on what is meant by, “*regardless of how they interact with environment and how the proposal may impact the greater system*”. For example, I do not understand the reference to “greater system”.

458. As identified above, there is a need for additional policies that provide direction for the consideration of resource consents for breaches of the MDRS density standards. RESZ-P7 provides this direction, and in my opinion, it is clear which elements of the “environment” are to be considered, such as when there is a breach of a height in relation to boundary standard or the provision of on-site outdoor living space. I would also note that Clause 4 to Schedule 3A to the RMA specifies the activity status for breaches of MDRS density standards as restricted discretionary. The policy is drafted to reflect this mandatory activity status requirement.

3.10.12.3 Summary of recommendations

459. I recommend for the reasons given in the assessment, that the submissions from TROTR [OS114.40], Kāinga Ora [OS76.107] and RVA [OS118.71], be **rejected**.

3.10.13 RESZ-P8 - Urban built environment – Development not meeting permitted activity standards

3.10.13.1 Matters raised by submitters

460. The RVA [118.72] oppose this policy and seek that it be deleted. They consider that it conflicts with the MDRS in that it seeks to manage residential development beyond the permitted activity standards in a manner beyond just considering the effects of the breach of the standards and whether development is high quality. They refer to clauses (6) and (7) which, in their opinion, require non-compliance with standards to be justified in relation to both natural hazard mitigation and impracticality of compliance. They also consider that there is significant overlap between RESZ-P7 and RESZ-P8 that is likely to lead to interpretation issues

3.10.13.2 Assessment

461. The Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD⁹³ addresses the issue of the construct of the policy framework for the residential zones following the implementation of the MDRS by way of the RMA-EHS Act. In summary, this found the need for additional policies that provide direction for the consideration of resource consents for breaches of the MDRS density standards. RESZ-P7 and RESZ-P8 provide this direction. S77G(5)(b)(i) to the RMA specifically provides for the inclusion of policies in the IPI which provide matters of discretion to support the MDRS.

462. RESZ-P8 provides direction for the consideration of proposals that breach built form density standards, including building height, building coverage, and setbacks. In so doing it identifies thresholds of effects and what matters will or can be considered when assessing such proposals.

463. The concerns raised by the submitter are similar to those they raised in relation to RESZ-P7, which I address in section 3.10.13.1 above. My assessment set out in those paragraphs remains

⁹³ For example, Appendix B.

equally relevant to this submission point. I would also note that the submitter is seeking deletion of both RESZ-P7 and RESZ-P8, which would leave no policy direction for the assessment of resource consents that breach permitted activity density standards in the residential zones.

3.10.13.3 Summary of recommendations

464. I recommend for the reasons given in the assessment, that the submission from the RVA [OS118.72] be rejected.

3.10.14 RESZ-P10⁹⁴ -Urban built environment – Development not meeting permitted activity standard for number of residential units on a site

3.10.14.1 Matters raised by submitters

465. In line with their general submission points, Kāinga Ora [OS76.111] is seeking that this policy be amended to delete the requirement for developments of three or more residential units on a site to be consistent with the Residential Design Guide. This includes the deletion of the design guide from the PDP. They seek that the policy be amended as follows:

~~Provide for more than three residential units on a site where it can be demonstrated that the development is consistent with the Residential Design Guide as contained in APP3 – Residential Design Guide.~~

~~Provide for residential intensification of a site where it can be demonstrated that the development achieves positive design outcomes and living environments, taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:~~

~~Built form:~~

- ~~1. Optimise the quality of the built form outcome with an integrated, comprehensive design approach to the site.~~
- ~~2. Achieve a positive frontage to the street.~~
- ~~3. Achieve visual interest while also achieving aesthetic coherence and integration.~~
- ~~4. Achieve driveways, manoeuvring and parking areas that are safe, convenient, and attractive.~~

~~Amenity and well-being~~

- ~~5. Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.~~
- ~~6. Achieve reasonable sunlight, daylight, and outlook.~~
- ~~7. Provide reasonable internal visual privacy for all units within a development.~~
- ~~8. Ensure outdoor living areas are well-located, functional for the intended use, and high quality.~~
- ~~9. Achieve visual amenity, safety, and functionality with planting.~~
- ~~10. Achieve high quality, legible and efficient circulation.~~
- ~~11. Provide for servicing that is suitably generous, convenient, and visually discreet.~~

⁹⁴ Submission points on RESZ-P9 (shading) are addressed in part 3.6 of this report

466. The submitter supports the policy's intent to achieve high quality design outcomes but are opposed to design guides being incorporated as statutory elements of the District Plan. Also, they are opposed to any directive within policies or matters of discretion that require a proposal to be *consistent* with the design guide. Their changes seek to ensure that the policy articulates the outcomes being sought.
467. The RVA [OS118.73] seek amendment to RESZ-P10 so that it does not apply to retirement villages. They consider that a retirement village-specific policy will encourage high quality retirement village development. The submitter opposes RESZ-P10 as the Residential Design Guide makes no specific reference to retirement villages and provides no guidance as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages (despite retirement villages being a unique activity with substantially differing functional and operational needs). The submitter comments that, Retirement villages can be 'high quality' (in line with Policy 5 of the MDRS and RESZ-P6) without being consistent with the Residential Design Guide.

3.10.14.2 Assessment

468. Earlier in this report, at 3.4, I address Kāinga Ora's general and thematic submissions regarding the use of design guides including their deletion from the PDP and replacement with matters of discretion that identify the outcomes being sought. This assessment is relevant here and for the same reasons I disagree with the submitter on the suite of changes they are seeking on this matter, including to RESZ-P10.
469. In my opinion the structure of the policy, as sought by the submitter, would also broaden the discretion of a consent authority in this matter, and create greater uncertainty for developments of more than three residential units per site over that required by the notified policy.
470. The submitter's policy requires qualifying developments to demonstrate that they achieve positive design outcomes and living environments. They can do this by considering the matters listed in the policy, but the test remains, achievement of "positive design outcomes and living environments". What are positive design outcomes and living environments is not identified, nor are any assessment matters proposed to help in the assessment of the matters listed in the policy.
471. In contrast the notified policy only requires that development is consistent with the Residential Design Guide. The objectives and guidelines in the design guide, provide the framework for the consideration of qualifying developments. This approach provides a clearer policy direction and is not as onerous as that sought by Kāinga Ora.
472. In relation to the RVA submission, I consider it is clear from the framing of RESZ-P10 that it does not apply to retirement villages. The policy is restricted to residential units and that RESZ-P13 provides a retirement village specific policy. I would mention here, that later in this report I recommend changes to a number of HRZ and MRZ density standards to make it clear that they do not apply to retirement villages.

3.10.14.3 Summary of recommendations

473. I recommend for the reasons given in the assessment that the submission from RVA [OS118.73] and Kāinga Ora [OS76.111], be **rejected**.

3.10.15 RESZ chapter – RESZ-P11 – Non-residential activities**3.10.15.1 Matters raised by submitters**

474. The Ministry of Education [OS92.6] seek that the policy is amended to include a clause 6:

Provide for non-residential activities that contribute to the health and wellbeing of people and communities where:

(...)

6. They can ensure that the needs of the community can be met by supporting the development capacity of educational facilities.

475. Kāinga Ora [OS76.112] seek that the policy is amended to articulate the outcomes more clearly:

*Provide for non-residential activities that contribute to the **health amenity** and wellbeing of people and communities where:*

1. *They support the needs of local communities;*
2. *These are of an intensity, scale and design that is compatible with the planned urban built environment and amenity of the area;*
3. *They contribute positively to the urban environment and achieve attractive and safe streets;*
4. *Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas;*
5. *These do not result in adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be mitigated;*

4. The hours of operation are compatible with residential amenity values; and

5. For Emergency Service Facilities, the activity has an operational need or functional need to locate in the zone

3.10.15.2 Assessment

476. In relation to the submission from the Ministry of Education, I consider that educational facilities are already appropriately covered by the policy since they contribute to people's wellbeing. This is implemented in the MRZ⁹⁵ and HRZ⁹⁶ chapters, where educational facilities are a permitted activity subject to an activity standard, a breach of which cascades to a restricted discretionary activity status. In my opinion the additional clause requested by the submitter is both unnecessary and would additionally create an inappropriate requirement for all other activities.

477. The effect of the new clause would extend to all activities, and they would now need to ensure that the needs of the community can be met by supporting the development capacity of educational facilities.

478. I disagree Kāinga Ora that their amendments better articulate the outcomes sought by RESZ-P11:

⁹⁵ MRZ-R11

⁹⁶ HRZ-R11

- In my opinion activities such as health centres, supported residential care, community facilities, and educational facilities are better described as contributing to people's health and wellbeing rather than amenity and wellbeing;
- I also consider that their new clause 1 introduces an unnecessary and onerous test, additional to that contained in the chapeau to the policy. The effect of the change would be to require activities to contribute to the health and wellbeing of people, and (my emphasis) to support the needs of local communities. I am unclear how "local communities" would be defined or implemented through this policy. For example, how would this test be applied to schools, supported residential care activities, community facilities, or a new medical centre. The submitter might wish to provide further details on this to the Hearings Panel;
- The additional wording sought to notified clause 1 (but clause 2 in their submission) of the policy is, in my opinion, unnecessary and provides no greater direction to decision makers or applicants;
- The new clause 3 creates a high level of uncertainty due to its wording and, in my opinion, conflates built form effects with the effects of land use activities. For example, I am unclear on how a non-residential land use will contribute positively to an urban environment or achieve attractive and safe streets. I would observe that RESZ-P11 is concerned with non-residential land uses rather than built environment effects which are addressed in other policies, such as RESZ-P7 and RESZ-P8; and
- The deletion of notified clauses 2 and 3 to the policy, removes direction for decision makers and applicants on how "nuisance" effects from non-residential activities will be managed. The submitter's amendments do not replace these and so create a policy void for plan users on these matters.

479. I would also note that in their PDP submission [81.591] to an equivalent policy in the Medium Density Residential Zone (MRZ-P3), they did not seek these changes. At that time the only change sought was to replace "anticipated character" with "planned urban built form". I address 81.591 elsewhere and have recommended that it be accepted in part.

480. In reviewing RESZ-P11 in response to the above submissions, I do consider that it would benefit from being amended to delete, "and amenity of the area" from clause 1 to the policy. Effects on amenity values are addressed later in the policy and so this wording is unnecessary. In my opinion, scope to make this amendment is provided by Kāinga Ora [OS76.59] submission point that seeks, "*Any consequential changes necessary to give effect to the changes highlighted above or in Appendix 1, 2, and 3 attached [to submission]*".

3.10.15.3 Summary of recommendations

481. I recommend for the reasons given in the assessment, that the Hearings Panel:

- a. Amend RESZ-P11 to delete, "and amenity of the area" from clause 1 to that policy as set out in Appendix A.

482. I recommend that the submission from Kāinga Ora [OS76.59], be **accepted in part**.

483. I recommend that the submissions from Kāinga Ora [OS76.112] and the Ministry of Education [OS92.6], be **rejected**.

3.10.15.4 Section 32AA evaluation

484. In my opinion, the amendments to RESZ-P11 are more appropriate in achieving the objectives of the PDP than the notified provisions. In particular, I consider that:

- It will remove an unnecessary internal duplication within the policy. Consequently, it is more efficient and effective than the notified provisions in achieving the objectives of the PDP; and
- There will be benefits from improved plan interpretation and more efficient plan administration.

3.10.16 RESZ chapter – RESZ-P12 - Commercial activity**3.10.16.1 Matters raised by submitters**

485. Kāinga Ora [OS76.113] seeks the deletion of this policy. They consider that any such activities can be appropriately considered against RESZ-P11, regardless of whether the activity is restricted discretionary or discretionary, and other non-complying activities are also assessed against RESZ-P14. The submitter also notes that they are seeking a new rule to provide a restricted discretionary pathway for commercial activities to locate on the ground floor of apartment buildings⁹⁷.

3.10.16.2 Assessment

486. I would note that the submitter has not provided any economic or other evidence, planning evaluation or a s32AA evaluation in support of their request to delete RESZ-P12 and to instead rely on RESZ-P11 and RESZ-P14 to provide policy direction on commercial activities in the residential zones.

487. The management of non-residential activities including the activity setting for this range of activities is addressed in the 2020 section 32 evaluation for the residential zones. This found that the most appropriate management regime to implement the strategic objectives was to:

- Actively provide for activities such as schools, medical centres, and community facilities. These activities are often found in residential areas, and they contribute to the health and wellbeing of people;
- Generally, discourage commercial activities, except home businesses, from establishing in residential areas and instead direct them to more appropriate zones such as Neighbourhood and Local centres which serve their surrounding residential catchments. A consent pathway is retained in RESZ-P12 where significant adverse effects are avoided, and other adverse effects are appropriately mitigated or remedied. I would note that commercial activities cover a broad range of activities including liquor stores, fast food takeaways, dairies, cafes, and other retail shops; and
- Discourage non-complying activities such as industrial activities from establishing in residential areas.

⁹⁷ OS76.23, OS76.144 seek restricted discretionary activity status for commercial activities on ground floors in apartment buildings in the HRZ. This provision is not sought in the MRZ by this submitter.

488. I would also note that Property Economics, in a report⁹⁸ for PCC that helped inform the 2020 PDP, commented that:

In respect of managing retail and commercial activities [in] other zones within the District such as General Residential, Medium Density Residential, Rural and Rural Residential zones, there is no economic evidence (either currently or envisaged in the future) to suggest that commercial development in these zones is an issue within Porirua that should be managed.

That being stated, the PDP needs to have the ability to respond to a potential inappropriate retail / commercial application in these zones to ensure economic efficiency of the network and the existing commercial centre network is not unduly compromised. This, from an economic perspective, is considered appropriately undertaken through an activity status that enables the wider suite of strategic policies and objectives to be considered in any assessment of such an application, and where the impacts on other centres in the network can be appropriately assessed.

489. In the absence of any evidence or evaluation from the submitter on their alternative policy approach to non-residential activities, I consider that the notified approach remains the most efficient and effective to implement the PDP strategic objectives and to achieve a well-functioning urban environment.

3.10.16.3 Summary of recommendations

490. I recommend for the reasons given in the assessment that the submission from Kāinga Ora [OS76.113], be **rejected**.

3.10.17 RESZ chapter – RESZ-P13 – retirement villages

3.10.17.1 Matters raised by submitters

491. Metlifecare Limited [OS85.2] seek that the policy be amended:

Recognise the benefits of, and provide for retirement villages where:

(a) Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood can be ~~are~~ avoided, remedied or mitigated;

(b) Other adverse effects on residential amenity values are minimised, including those from:

(i) The movement of vehicles and people; and

(ii) The layout of buildings, fencing and the location and scale of utility areas and external storage areas;

(c) On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village;

(d) The site can accommodate the scale and intensity of the activity, in terms of its size, topography and location; and

(e) The overall ~~scale~~, form, composition, and design of buildings does not compromise the planned urban built form of the zone or precinct they are located in, while recognising that retirement villages may require greater density than the planned urban built character to enable efficient provision of services.

⁹⁸ Porirua Commercial Centres Network Assessment, Property Economics, March 2019

492. The submitter considers that retirement villages have particular functional and operational needs which drive their built form and as such it is appropriate to recognise and provide for this in the PDP. They believe that RESZ-P13 imposes an unnecessarily high burden to avoid significant adverse effects and that this is inconsistent with the effects hierarchy which allows for the remediation and mitigation of these effects in appropriate circumstances.
493. The submitter is also concerned that RESZ-P13 does not recognise the functional and operational needs of retirement villages to ensure that the needs of this type of development are recognised and enabled in this zone. They consider that retirement villages have unique layouts and internal amenity needs to cater for the requirements of residents as they age.
494. The submitter considers that the Variation does not recognise the community benefits from the provision of retirement villages. They consider that they have a crucial role in the general housing market because the supply of retirement village housing releases existing housing stock back into the market. They also provide housing choice for the older population in an environment that supports wellbeing and is located within the community that they know.
495. The RVA [OS118.74, OS118.95] seeks the deletion of RESZ-P13 and its replacement with the following policy wording:
1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.
 2. Recognise the functional and operational needs of retirement villages, including that they:
 - a. May require greater density than the planned urban built character to enable efficient provision of services.
 - b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.
496. The submitter supports the provision of a retirement village specific policy in the General Objectives and Policies for all Residential Zones chapter of the District Plan. In their opinion, RESZ-P13 must give effect to the direction under the NPS-UD that acknowledges amenity values evolve over time, and that expectations for existing amenity must also evolve in order to enable necessary housing. Changes to amenity values are not of themselves an adverse effect.
497. The submitter considers that RESZ-P13 must recognise the functional and operational needs of retirement villages, which result in building formats that tend to be higher intensity than surrounding residential neighbourhoods. They also oppose a policy requirement relating to on-site amenity. They have significant experience of building villages and know intimately the amenity needs of its residents. They also frequently come across issues during consenting processes where council officers attempt to influence retirement villages' internal layouts based on their understanding of design principles which only apply to traditional housing types.

3.10.17.2 Assessment

498. I am not clear what benefit the addition of the words, "recognise the benefits of..." add to this policy or how this is to be recognised by decision makers. In my opinion the benefits of retirement villages are already recognised by RESZ-P13 in that it seeks to provide for this activity, where their adverse effects are appropriately managed.

499. Both Metlifecare Limited and the RVA make mention of the fact that retirement villages have unique operational and functional requirements. I assume from this that they mean these requirements are different to those from general housing and other non-residential land use activities. These unique operational and functional requirements also bring them potential unique adverse effects. The definition of retirement villages⁹⁹ from the PDP covers a broad range and scale of activities including residential, leisure, medical and recreational. This definition brings with it a broad range of effects, which in my opinion it is appropriate to manage in a residential environment.
500. In view of the above, including the unique operational and functional requirements of retirement villages and the range of activities they may involve, I consider it appropriate that their significant adverse effects are avoided in the first instance. However, I recognise that it may not always be practicable to avoid significant adverse effects and that the notified policy does not provide for this pathway. I also recognise that for other adverse effects, it may be more appropriate to mitigate or remedy them rather than minimise given the characteristics of retirement villages and the activities they may include. I therefore agree in part with the changes being sought by Metlifecare Limited.
501. I do not agree with the other changes Metlifecare Limited are seeking to RESZ-P13. In my opinion, the layout of buildings needs to be considered alongside fencing, location and scale of utility areas and external storage areas to assess effects on adjacent residential properties. It is unrealistic to exclude the layout of buildings when carrying out this effects assessment.
502. I also do not consider it appropriate to include in a land use activity-based policy, a form of exemption from the planned urban built environment outcome for the residential zones. The effects of buildings and structures on the planned urban built environment are addressed in RESZ-P7 and RESZ-P8. Effects on the health and wellbeing of people and on the planned urban built environment from new buildings and structures need to be appropriately managed.
503. I would also point out that the planned urban built environment for the HRZ and MRZ-Residential Intensification Precinct assume a high-density urban form with buildings up to five and six storeys in height, depending on zone/precinct. Retirement villages seeking a greater intensity of urban built form than already provided for need to be considered for their effects on people's health and wellbeing, and on the planned urban built environment for Porirua.
504. The new RESZ-P13 sought by the RVA, in my opinion, simply provides an enabling policy for retirement villages and does not provide any meaningful direction on how their adverse effects are to be assessed or otherwise managed. As I have noted earlier, the RVA identify that retirement villages have unique characteristics, different from general housing and other land use activities. I also noted the broad range and scale of activities included in the definition of retirement village. These are likely to result in a range of adverse effects that need assessing and managing.

⁹⁹ Retirement village, means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities

505. I would also observe, that in combination with the submitter's other relief to delete RESZ-P7¹⁰⁰ and RESZ-P8¹⁰¹, this would leave no policy framework for the assessing and managing of the effects of the buildings and structures associated with a retirement village, nor in terms of a retirement village as a land use activity. The new policies sought by the submitter, addressed in 3.14 above, also do not provide a policy framework for the management of adverse effects of retirement villages.

506. The RVA references NPS-UD Policy 6(b) in their reason for seeking the replacement of RESZ-P13. I would note that this policy only applies to amenity values and also that it states that the planned urban built form anticipated in a RMA planning document may result in change but these are not to be considered, of themselves, an adverse effect. The link, therefore, is to change anticipated by the planning document and not change per se. As such I consider that maintenance of amenity values¹⁰² is still something, particular regard is to be had, but within the context of change anticipated in that zone.

3.10.17.3 Summary of recommendations

507. I recommend for the reasons given in the assessment, that the Hearings Panel:

- a. **Amend** RESZ-P13 as set out in Appendix A.

508. I recommend that the submission from Metlifecare Limited [OS85.2], be **accepted in part**.

509. I recommend that the submission from RVA [OS118.74, OS118.95], be **rejected**.

3.10.17.4 Section 32AA evaluation

510. In my opinion, the amendments to RESZ-P13 is more appropriate in achieving the objectives of the PDP than the notified provisions. In particular, I consider that:

- The changes better clarify and articulate the effects-based hierarchy for retirement villages, and so are more efficient and effective than the notified provisions in achieving the objectives of the PDP; and
- The recommended amendments will not have any materially greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved clarity and direction provided by the amended policy.

3.11 HRZ-High Density Residential Zone chapter

3.11.1 General submissions

3.11.1.1 Matters raised by submitters

511. Kathleen Ahipene [OS20.1] does not state a relief sought but their submission supports the high density plan for Plimmerton. They consider that it is more affordable for those needing to downsize and wanting to stay in the village, as well as for those wishing to live in a seaside village and also makes it more affordable to a wider social mix. The submitter also considers the plan

¹⁰⁰ OS118.71

¹⁰¹ OS118.72

¹⁰² S7(c) to the RMA

takes advantage of the nearby facilities, buses, trains, medical centre, supermarket and Plimmerton has a high decile primary school.

512. Kāinga Ora seek a number of changes, as set out below:

- Increased height limits from 22m to 36m when proximate to the Metropolitan Centre Zone (within 400m) as an additional Height Variation Control (consequential changes to maps and provisions are sought to give effect to these changes) [OS76.118, OS76.19, OS76.117, OS.76.151]. The relevant areas are shown below:

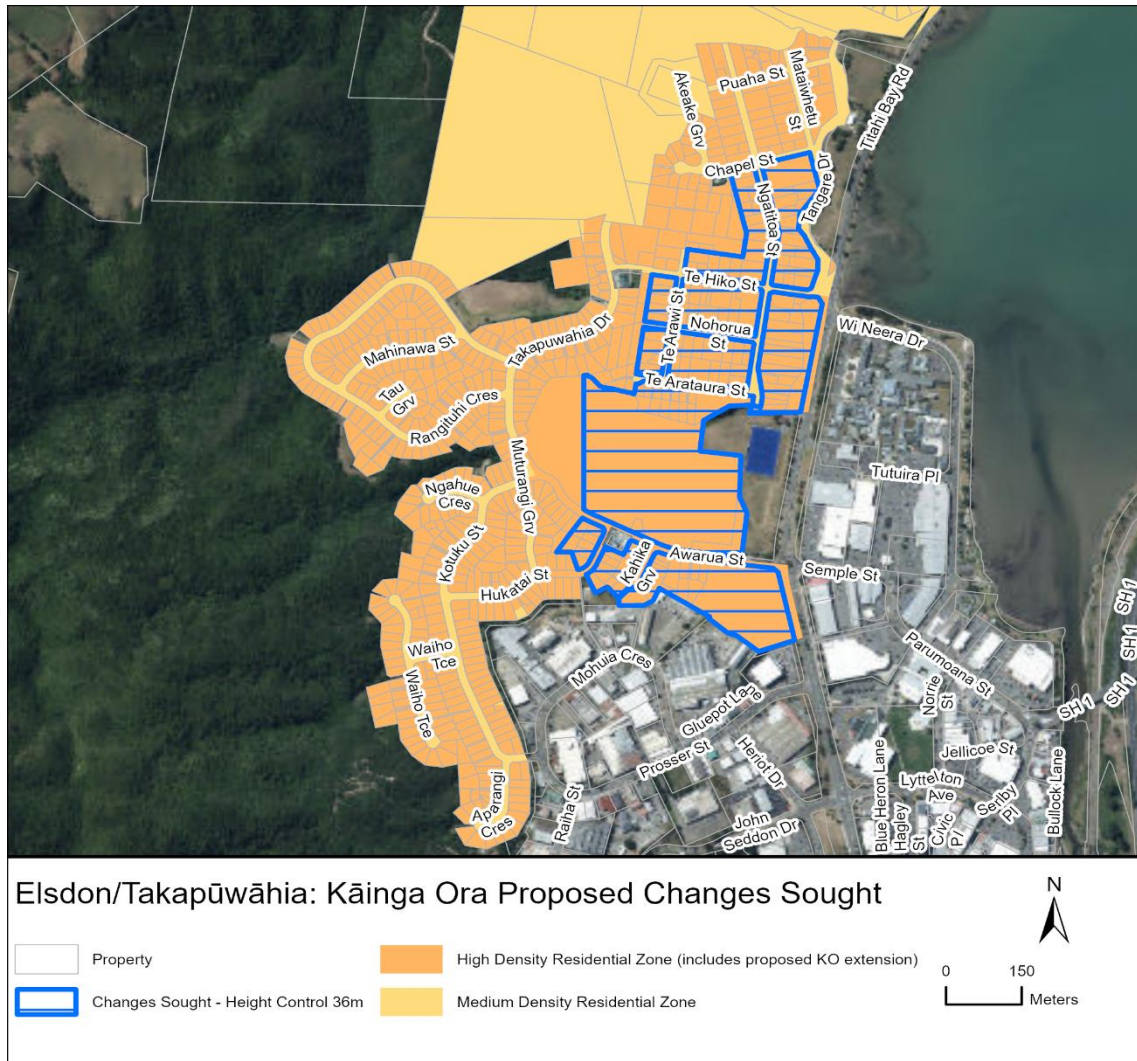


Figure 37: Increased height limit in Takapūwāhia



Figure 41: Increased height limit at Rānui (land zoned MUZ in PDP)

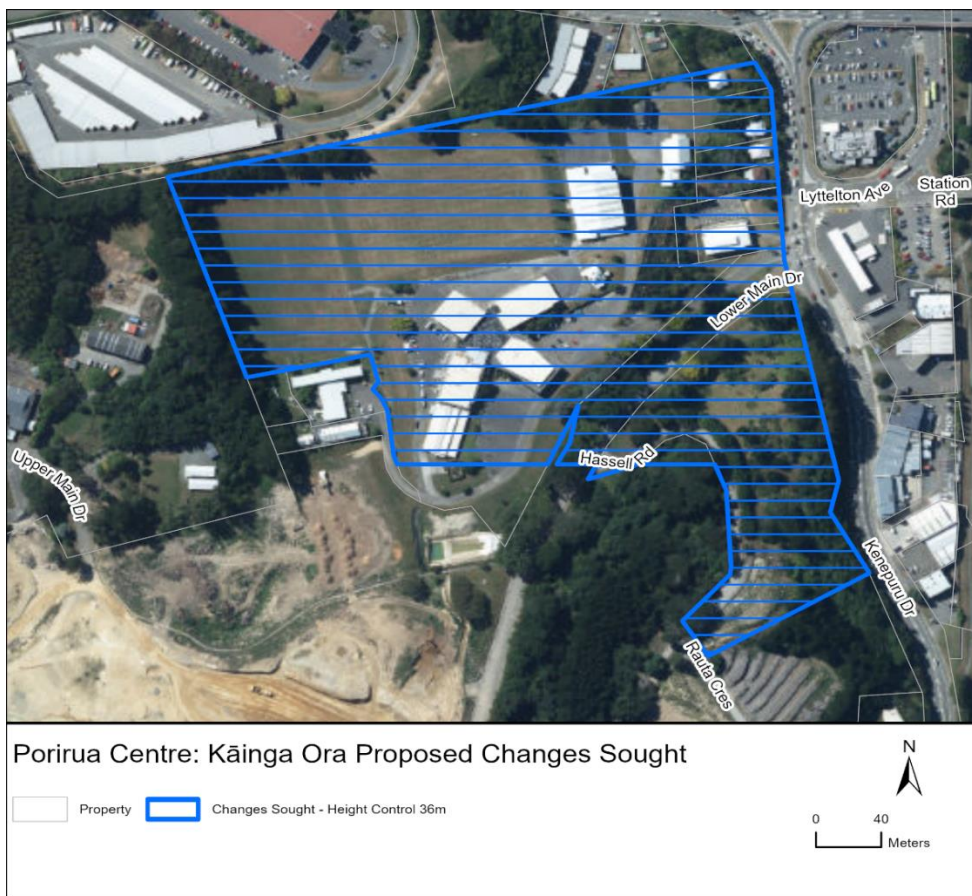


Figure 38: Increased height limit at Kenepuru (land zoned HRZ in Variation 1)

- Expand design flexibility and threshold for permitted residential development[OS76.18];
- Introduce flexibility to enable commercial activities at ground floor of apartment buildings through a defined consent pathway. [OS76.23];
- Revisions to notification preclusion statements. [OS76.24];
- Amend the chapter introduction [OS76.123]:

Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These areas are located within a walkable catchment of the Metropolitan Centre Zone. They are identified on the planning maps as Height Variation Controls.; and

- Amend the chapter introduction [OS76.122]:

The High Density Residential Zone provides for residential activities with a high intensity and bulk of buildings, including apartments ~~and townhouses~~, and other compatible activities. It is anticipated that the urban built form, appearance, and amenity of residential environments within the Zone will change over time.

513. The submitter considers that opportunities for further high density housing should be explored to support the role and function of a wider range of Centres and Rapid Transit Stops in order to achieve well-functioning urban environments in accordance with the NPS-UD. They also consider that the changes sought:

- Ensure that Kāinga Ora can carry out its statutory obligations;
- 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;
- Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;
- Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
- Provide clarity for all plan users; and
- Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.

514. Amos Mann [OS38.20] and Rosie Gallagher [60.4] seek that the zone is more enabling of small-scale public-facing commercial activities. Rosie Gallagher [60.3] also seeks addition of a standard, “*requiring that developments adequately accommodate active travel as the building users’ first-best choice for accessing it, with universal accessibility as a non-negotiable*”. No reason is provided.

515. Transpower [OS53.23] seek that the relief sought in its submission points to the MRZ¹⁰³ also apply to the HRZ, should the HRZ extent be amended such that existing National Grid assets traverse the zone. On the basis the extent of the High Density Residential Zone is not amended, the submitter is neutral on the extent (as notified) and nature of provisions on the High Density Residential zone. However, should the zone extent be amended such that existing National Grid assets traverse the zone, seeks that the relief sought in its submission points to the MRZ also apply to the HRZ.
516. The RVA [OS118.16] seek that the HRZ provide for retirement villages and in submission point [OS118.40], request the following:
- Retirement villages need to be provided for as a residential activity and enabled as follows:*
- *A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones;*
 - *A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this activity is anticipated in residential zones with limited matters requiring assessment.*
517. Similarly, Metlifecare Limited [OS85.11, OS85.8] request the High Density Residential zone provisions and residential zones generally provide for the construction of retirement villages as a restricted discretionary activity.
518. The RVA and Metlifecare identify a range of reasons for their relief sought in relation to retirement villages. They consider that retirement villages are required to be restricted discretionary activities under the MDRS as they require “the construction and use of 4 or more residential units on a site” and note that Variation 1 includes Rules HRZ-R19 and MRZ-R22, which regulate retirement villages as a restricted discretionary activity. In their opinion the restricted discretionary status is inappropriate as it does not recognise that retirement villages are an appropriate activity in residential zones. They are therefore seeking a permitted activity rule for the use and operation of retirement villages (consistent with HRZ-R5 and MRZ-R5 for other residential activity). In their opinion the Variation regulates the construction of retirement villages under Rules HRZ-R1¹⁰⁴ and MRZ-R1. The submitter supports the restricted discretionary activity status that would apply to retirement villages under these rules (being four or more residential units on a site) but oppose the matters of discretion.
519. Metlifecare also note that not all the standards that relate to the construction of buildings and structures are applicable to retirement village development. By way of example, they refer to outdoor living space (per unit) and outlook space (per unit) requirements should not apply to retirement village development as these types of developments are designed for older residents and generally have communal outdoor spaces (which are maintained by the village provider) rather than individual backyard or outdoor living areas that would need to be maintained by the residents. There are also a range of housing typologies within a retirement village including dementia care units where the provision of outlook space should not unnecessarily constrain the design of these care facilities. The relevant matters of discretion are the general residential

¹⁰³ OS53.21 seeks MRZ-R16 be retained as notified, subject to amendment to the National Grid Yard rules as sought in the submitter's submission to the PDP and evidence presented at hearings.

¹⁰⁴ These rules regulate buildings and structures including additions and alterations

policies for all residential zones (not including the retirement village specific policy). These do not refer to retirement villages or the policy applicable to retirement villages and do not recognise the specific functional and operational needs of retirement village development.

3.11.1.2 Assessment

520. Kathleen Ahipene [OS20.1] does not specify a relief sought but the wider submission indicates that the submitter is supportive of high density at Plimmerton. For the purposes of this report and a recommendation to the Hearing Panel, I have assumed that the submitter is seeking to retain the HRZ as notified in Plimmerton.

521. Kāinga Ora seeks a range of amendments to the HRZ which I address in turn below.

522. In relation to the increased height limits from 22m to 36m sought for areas considered proximate to the Metropolitan Centre Zone (within 400m) as an additional Height Variation Control, I would note that the submitter has sought consequential changes to the planning maps and provisions to give effect to these changes¹⁰⁵. The changes seek amendments to the planning maps showing a Height Variation Control enabling buildings up to 36m in height in locations within 400m of the Metropolitan Centre Zone and amendments to HRZ-S2 (Height standard).

523. The submitter has not provided any urban design evidence, planning evaluation or s32AA evaluation to support the increased building height within 400m of the Metropolitan Centre Zone.

524. The Section 32 Evaluation Report Part B: Urban intensification – MDRS and NPS-UD Policy 3 provides an evaluation demonstrating that the notified provisions are the most appropriate to achieve the objectives of the PDP and NPS-UD. This is supported by urban design advice from McIndoe Urban, as set out in their report, *Urban Design Memo 18: District Plan Residential Standards and Height Analysis, June 2022*. That report noted the following:

Testing 22m building height:

a. Allowing 1.0m for ground floor elevation to accommodate a moderately sloping site, six floors at 3.15m and 2.1m for roof construction are possible within 22m.

b. This permitted height is reasonably generous, so will allow apartments to be built on more steeply sloping sites, and/or for apartment buildings with greater floor to floor heights.

c. On flat sites it will readily allow 6.5 storeys, so it may be a relatively simple resource consent process to, with sensitive design, achieve additional height. This contributes to meeting the 6+ storeys intention.

525. The notified 22m height standard achieves the requirements of NPS-UD Policy 3(c) by enabling six storey buildings, as well as NPS-UD policies 3.35 and 3.36. These require that rules in district plans are consistent with the development outcomes for each zone, and that these development outcomes are consistent with the outcomes required by Policy 3. I would also note that the settings in Variation 1 including the HRZ, provide for sufficient realisable housing development capacity to meet the short-, medium- and long-term housing needs for Porirua¹⁰⁶. This helps implement Objective 22a and Table 9A housing bottom lines contained in the Wellington Region

¹⁰⁵ For example, OS76.151 seeks a consequential change to HRZ-S2 building heights.

¹⁰⁶ See 5.2.6 to Section 32 Evaluation Part A: Overview to Section 32 Evaluation

RPS, as amended by Proposed Change 1 to the RPS¹⁰⁷. As outlined above, the submitter has not provided justification or evidence for further increasing the height to 36m.

526. In relation to:

- Expand design flexibility and threshold for permitted residential development. [OS76.18]: I address the issue of urban design in section 3.4 of this report. The provisions provide design flexibility, and I am unclear how the amendments sought by the submitter would more appropriately achieve this;
- The permitted threshold for residential development (the number of residential units per site before resource consent is required) was addressed in the 2020 Section 32 evaluation for residential zones¹⁰⁸. This identified an appropriate threshold of two residential units and one minor residential unit per site. This original threshold aligns with the threshold subsequently introduced by the RMA-EHS of three residential units per site¹⁰⁹;
- The Section 32 Evaluation Report Part A: Overview to Section 32 Evaluation for Variation 1 and Plan Change 19, addresses health and wellbeing, and the importance of creating healthy living environments. RESZ-O3 identifies the following outcome for the Large Format Retail Zone, “The intensity, form and design of use and development in Residential Zones a healthy and safe built environment”. HRZ-O1 requires, “A quality-built environment that provides for the health and well-being of people and communities residing in the Zone”. These clearly identify living environments that address the health and wellbeing of people as an important resource management issue;
- In my opinion the ability for Council to assess residential developments against the Residential Design Guide, is an important method to achieve RESZ-O3 and HRZ-O3 and a healthy living environment. The threshold of three residential units per site represents the point at which residential developments can result in adverse amenity effects and a poor onsite living environment as identified in the 2020 Section 32 evaluation for residential zones;
- Introduce flexibility to enable commercial activities at ground floor of apartment buildings through a defined consent pathway [OS76.23]. I address this under HRZ-R20 (commercial activity) rule in relation to submission OS76.144; and
- Revisions to notification preclusion statements [OS76.24]: I note that the submitter has made further submission points seeking specific changes to notification preclusions for HRZ rules. I agree with this submission point insofar as it identifies that consideration is required of the specific changes sought.

527. In relation to the additional wording sought by the submitter to the chapter introduction, describing that the built environment will change over time, I address a similar submission point

¹⁰⁷ Objective 22A and Table 9A (Housing Bottom Lines) were inserted into the RPS by Proposed Change 1 under s55(2)(a) to the RMA. As such they are operative.

¹⁰⁸ For example, see 9.4.3 of that s32 evaluation report.

¹⁰⁹ Now contained as Clause 10 to Schedule 3A to the RMA.

from the submitter in the RESZ chapter, at section 3.10.1. That assessment remains relevant here.

528. In relation to the submission from Transpower, there are no National Grid Yard assets in the HRZ. As such it is not necessary to add similar provisions to that found in the MRZ, which is traversed by the National Grid.
529. I address the submissions from Amos Mann [OS38.20] and Rosie Gallagher [60.4], seeking that the zone is more enabling of small-scale public-facing commercial activities, under HRZ-R20 (commercial activities) below.
530. In relation to the submission from Rosie Gallagher [60.3], regarding that development *adequately accommodate active travel*, I would note that the HRZ-High Density Residential Zone is well located for accessing public transport, shops and services by active travel. These areas are within a walkable catchment to the Metropolitan Centre Zone and/or a train station. If the submitter in fact is seeking bicycle storage areas, then I would note that this is addressed in TR-Table 6 in the TR-Transport chapter. The approach in the PDP is to have bike storage standards for destination activities in the commercial zones, such as commercial activities, rather than requiring them in residential units. I consider that this is appropriate, since it is the ability to park bicycles at destinations that help encourage use of non-private motor vehicle modes. I recommend that this submission be accepted in part to reflect the accessible location of the HRZ-High Density Residential Zone.
531. I address the submissions from the RVA [OS118.40] and Metlifecare Limited [OS85.11] regarding the activity status for new retirement villages and the construction of retirement villages under HRZ-R1 and HRZ-R19 below.

3.11.1.3 Summary of recommendations

532. I recommend that the submission from Kathleen Ahipene [OS20.1], be **accepted**.
533. I recommend that the submission from Kāinga Ora [OS76.24], be **accepted in part**.
534. I recommend that the submissions from Transpower [OS53.23] and Kāinga Ora [OS76.18, OS76.117¹¹⁰, OS76.122, OS76.118, OS76.19, OS76.123, and OS76.151¹¹¹], be **rejected**.

3.11.2 HRZ-High Density Residential Zone chapter – Objectives

3.11.2.1 Matters raised by submitters

535. Kāinga Ora [OS76.124] seek to amend Objective HRZ-O1:

The planned urban built environment in the High Density Residential Zone is characterised by:

1. *A planned built form of terraced housing and apartments buildings, predominantly six storeys in height **and up to ten storeys in identified Height Variation Control areas**;*
2. *A greater intensity of buildings than anticipated in the Medium Density Residential Zone and the MRZ-Residential Intensification Precinct;*

¹¹⁰ Insofar as it seeks a new Height Variation Control of 36m

¹¹¹ Ibid

3. *A quality-built environment that provides for the health and well-being of people and communities residing in the Zone; and*
4. *An urban environment that is visually attractive, safe, easy to navigate and convenient to access.*

536. The submitter generally supports this objective, which they consider clearly sets out the planned urban built environment of the HRZ, but seeks changes to enable further intensification.

537. TROTR [OS114.7] oppose this objective. No specific relief is stated, but the reason makes the following comments:

HRZ is not an objective and describes the Zone. Te Rūnanga are unsure the way in which the need for speed of giving effect to the NPS-UD have generated adequate consideration and addition of objectives and policies into this Chapter.

It is not clear in the drafting why HRZ is promoted because it will encourage a better use of land supporting the reduction of our emissions or we will endeavour to reduce our construction and building footprint in the face of growing population? The interface with Taiao is not clear in articulating the purpose of this Zone Chapter.

3.11.2.2 Assessment

538. Section 3.11.1 addresses the merits of increased building heights in the HRZ, as sought by Kāinga Ora. My assessment there is relevant to the submitter's amendment sought to HRZ-O1.

539. In relation to the submission from TROTR, I would note that the style of objective for HRZ-O1 is the same as used in other chapters of the PDP and is consistent with the PDP Style Guide. It sets out the planned urban built environment for the HRZ, namely it describes the future state for this zone.

540. In relation to their wider concern regarding how the chapter works within the wider plan, I would comment that following on from the Council's function under section 31(a) to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district, the district plan has been developed to be read and considered as a whole.

541. Accordingly, it has been structured to comply with the National Planning Standards which require that a district plan takes an integrated approach to the sustainable management of natural and physical resources. This means that all chapters in the Plan need to be viewed in conjunction. As such, combined, the zone chapters in Part 3: Area Specific Matters and District-Wide chapters in Part 2: District-Wide Matters, achieve the integrated management of the use, development and subdivision of land within that zone and across the city. For example, this includes the overlays for natural hazards, the natural environment, historic heritage and sites and areas of significance to Māori, which manage these features within the individual zones. District-wide chapters such as Earthworks, Contaminated Land, Hazardous Substances and Three Waters manage the effects of new development on infrastructure, land, air, and water quality. These provisions operate alongside other regulations including the Natural Resources Plan for the Wellington Region and relevant National Environmental Standards to manage land, air, and water quality at the zone level and for the city overall. A statement describing the above was added through Variation 1 to the "How the Plan Works" section in Part 1 of the PDP. There is a link from the HRZ introduction to this note.

542. In my opinion, the NPS-UD is directive about where and how urban intensification is to occur. The PDP implements¹¹² this, in part through a pattern of zoning, precincts, and site specific controls such as those regarding building heights. These higher order provisions in the NPS-UD and PDP strategic objectives¹¹³ create the rationale and framework for the rest of the PDP including zonings and zone provisions. It is not necessary or appropriate for the HRZ to repeat this higher order direction. Nor, in my opinion, would it add further direction to plan users and decision makers.

3.11.2.3 Summary of recommendations

543. I recommend for the reasons given in the assessment that the submissions from Kāinga Ora [OS76.124] and Te Rūnanga o Toa Rangatira [OS114.7], be **rejected**.

3.11.3 HRZ-R1 - Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls

3.11.3.1 Matters raised by submitters

544. The RVA [OS118.79, OS118.40, OS118.96], and Metlifecare Limited [OS85.11] seek this rule is amended to include a set of focused matters of discretion that are applicable to retirement villages, and that the construction of a retirement village be a restricted discretionary activity (as distinct from retirement villages as a land use activity). The RVA seeks the same amendments to MRZ-R1. For efficiency, I include this here. The RVA submission includes the following amendments:

HRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls

*a. Activity status: **Permitted***

Where:

b.

*c. Activity status: **Restricted discretionary***

Where:

*d. Compliance is not achieved with **HRZ-S1, HRZ-S2, HRZ-S3, HRZ-S4, HRZ-S5, HRZ-S6, HRZ-S7, or HRZ-S8 HRZ-R1(1)(a)**.*

Matters of discretion are restricted to:

e. The matters of discretion of any infringed standards.

*f. Activity status: **Restricted discretionary***

Where:

*g. Compliance is not achieved with **R1(1)(a)**.*

h. The application is for a retirement village.

Matters of discretion are restricted to:

i. The matters of discretion of any infringed built form standards;

j. The effects of the retirement village on the safety of adjacent streets or public open spaces;

¹¹² My emphasis

¹¹³ Including UFD-O3 and UFD-O7

- k. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;*
- l. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;*
- m. When assessing the matters in 1 - 5, consider:*
- n. The need to provide for efficient use of larger sites; and*
- o. The functional and operational needs of the retirement village.*
- p. The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.*

Notification:

- q. An application under this rule where compliance is not achieved with HRZ-S1, HRZ-S6 or HRZ-S7 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.*
- r. An application under this rule where compliance is not achieved with HRZ-S3, HRZ-S4, HRZ-S5, or HRZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.*
- s. An application under this rule that is associated with a retirement village is precluded from being publicly notified.*
- t. An application under this rule that is associated with a retirement village where compliance is achieved with HRZ-S2, HRZ-S3 and HRZ-S4 is precluded from being limited notified.*

545. The submitter seeks similar changes to the MRZ-R1, [OS118.94]. For the sake of efficiency, I include that submission here.
546. The Submitters seeks these changes to provide for and acknowledge, in their opinion, the differences that retirement villages have from other residential activities.
547. The RVA supports HRZ-R1 and the permitting of buildings and structures, including additions and alterations, when complying with the relevant built form standards; and the triggering of more restrictive activity statuses based on non-compliance with relevant built form standards. They consider that retirement villages will likely infringe the number of residential units per site standard (HRZ-S1), so the construction of retirement villages will be a restricted discretionary activity under this rule. They consider that the construction of retirement villages should have a focused matter of discretion. They also consider that Retirement villages as an activity should be a permitted activity, and that it should instead only be the construction of the retirement village that is assessed as a restricted discretionary activity.

3.11.3.2 Assessment

548. The submitters have not provided any planning or other evaluation, or a s32AA evaluation to demonstrate why their changes would more appropriately implement the objectives of the PDP than the notified HRZ-R1.
549. I would note that the PDP zone provisions intentionally separate out building and construction activities from land use activities. As such, like the other PDP zones, HRZ-R1 only manages the erection of buildings and structures including additions and alterations¹¹⁴.

¹¹⁴ The Section 32 Evaluation Report Part 2: Residential Zones addresses the rule framework for these zones including activity status for construction and land use activities.

550. The rule is then subject to standards generally related to managing the effects of buildings and structures rather than the land use. In the case of retirement villages, HRZ-R19 manages these as a land use.
551. I consider that the RVA's amended HRZ-R1 inappropriately conflates the effects of buildings and structures with retirement villages as a land use. It is also not clear why retirement villages are the only land use where such an approach is necessary or desirable.
552. In my opinion the only density standards that apply to buildings for retirement villages in the HRZ, are those for building height¹¹⁵, height in relation to boundary, and setbacks. These manage the cross-boundary effects of new buildings and structures rather than the activity that takes place in the buildings. HRZ-S1 (number of residential units per site), HRZ-S5 (landscaped area), HRZ-S6 (outdoor living space), HRZ-S7 (outlook space) and HRZ-S8 (windows to street) expressly state they only apply to residential units.
553. I also do not consider it appropriate to have separate notification preclusions for buildings associated with retirement villages. The effects being managed are cross-boundary effects of buildings rather than the land use activity.
554. However, to avoid doubt, I recommend that the note to HRZ-S1, HRZ-S5, HRZ-S7, and HRZ-S8¹¹⁶ could be amended to make clear that they do not apply to retirement villages as well as papakāinga, as currently stated in the notified HRZ-S1, HRZ-S5, HRZ-S6, HRZ-S7, and HRZ-S8. I consider that scope to make these changes come from RVA [OS118.50]. This seeks "*Any alternative or consequential relief to address the matters addressed in the submission*". The amendments represent alternative relief to address the matter identified by the submitter in OS118.79.

3.11.3.3 Summary of recommendations

555. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. **Amend** HRZ-S1, HRZ-S5, HRZ-S6, HRZ-S7, and HRZ-S8 as set out in Appendix A.
 - b. **Amend** MRZ-S1, MRZ-S6, MRZ-S7, MRZ-S8, and MRZ-S9 as set out in Appendix A.
556. I recommend that the submission from RVA [OS118.50], be **accepted in part**.
557. I recommend that the submission from RVA [OS118.40, OS118.79, OS118.96] and Metlifecare Limited [OS85.11, OS85.8], be **rejected**.

3.11.3.4 Section 32AA evaluation

558. In my opinion, the amendments to HRZ-S1, HRZ-S5, HRZ-S6, HRZ-S7, and HRZ-S8, and MRZ-S1, MRZ-S6, MRZ-S7, MRZ-S8, and MRZ-S9 are more appropriate in achieving the objectives of the PDP than the notified provisions. In particular, I consider that:
- They will clarify when these density standards apply and ensure that inappropriate residential-centric standards are not applied to buildings and structures associated with retirement villages. Consequently, they remove potential uncertainty for plan users and

¹¹⁵ HRZ-S2, HRZ-S3, HRZ-S4

¹¹⁶ Equivalent in MRZ-Medium Density Residential Zone are: MRZ-S1, MRZ-S6, MRZ-S7, MRZ-S8, and MRZ-S9

are more efficient and effective than the notified provisions in achieving the objectives of the PDP.

- The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

3.11.4 HRZ-R2 – Construction activity

3.11.4.1 Matters raised by submitters

559. Kāinga Ora [OS76.126] seek that the rule is amended to reference demolition activity as well as construction. The submitter supports this permitted activity rule in general but seeks amendment to the chapeau of the rule to make it clear that demolition is also a permitted activity.

3.11.4.2 Assessment

560. The submitter has confirmed that they will not be pursuing this submission. Notwithstanding this, for the purposes of providing a recommendation to the Hearing Panel I would note that the PDP definition of “construction activity” is:

means undertaking or carrying out any of the following building works:

- a. erection of new buildings and structures;*
- b. alterations and additions to existing buildings or structures;*
- c. demolition or removal of an existing building or structure, including total or partial demolition or removal; and*
- d. relocation of a building;*

but excludes any building work associated with infrastructure

561. The definition makes it clear that total and partial demolition are deemed to be construction activities. As such it is not necessary to make the changes sought by the submitter.

3.11.4.3 Summary of recommendations

562. I recommend for the reasons given in the assessment, that the submission from Kāinga Ora [OS76.126], be **rejected**.

3.11.5 HRZ chapter-R9 Supported residential care activity

3.11.5.1 Matters raised by submitters

563. Kāinga Ora [OS76.133] seek that the notification preclusion clause be expanded to exclude limited notification as well as public notification of restricted discretionary applications under HRZ-R9-2.a. This is when the activity standard of a maximum occupancy does not exceed ten residents per site.

3.11.5.2 Assessment

564. The 2020 Section 32 Evaluation Report Part 2: Residential Zones¹¹⁷ addresses the use of notification preclusion clauses including for supported residential care activities. This identified that limited notification should not be excluded for this activity. The submitter has not provided any additional evaluation or justification as to why limited notification should be excluded.

3.11.5.3 Summary of recommendations

565. I recommend for the reasons given in the assessment, that the submission from Kāinga Ora [OS76.133], be **rejected**.

3.11.6 HRZ-R19 – retirement villages

3.11.6.1 Matters raised by submitters

566. Metlifecare Limited [OS85.5] and the RVA [118.80] seek that retirement villages be a permitted activity in the HRZ. Both Metlifecare Limited [OS85.6] and the RVA [OS118.97] seek the same for retirement villages in the MRZ-Medium Density Residential Zone. For the sake of efficiency, I include these submission points here. My assessment below applies equally to both residential zones.

567. The RVA supports the inclusion of a retirement village specific rule but wish to see retirement villages as a land use activity classified a permitted activity (with the construction of the retirement village being a permitted or restricted discretionary activity under HRZ-R1¹¹⁸). They consider that permitted activity status recognises that retirement villages are residential activities and provide substantial benefit in residential zones including enabling older people to remain in familiar community environments for longer, whilst also freeing up a number of dwellings located in surrounding suburbs.

568. Metlifecare Limited note that Rule HRZ-R19 provides that retirement villages are a restricted discretionary activity in the High Density Residential Zone, with matters of discretion being those set out in RESZ-P13. They consider it is appropriate to recognise and enable retirement village use as permitted in residential zones.

569. They also propose that RESZ-P13 remain relevant to the construction of a retirement village as a restricted discretionary activity, meaning that the applicant will still need to address these matters for a new retirement village development.

3.11.6.2 Assessment

570. In section 3.11.1 to this report, I assessed the submissions from these submitters in respect of RESZ-P13:

- Both Metlifecare Limited and the RVA make mention of the fact that retirement villages have unique operational and functional requirements. I assume from this, that they mean these requirements are different to those from general housing and other non-residential land use activities. The RVA in OS118.81 (their submission on HRZ-S1), also describe retirement villages as, “....being a unique activity with a substantially differing

¹¹⁷ For example, see part 9.6

¹¹⁸ And in equivalent MRZ-R1

functional and operational needs.". These unique operational and functional requirements also bring them potential unique adverse effects; and

- The definition of retirement villages from the PDP covers a broad range and scale of activities including residential, leisure, medical and recreational. This definition brings with it a broad range of effects, which in my opinion it is appropriate to manage in a residential environment.

571. In addition to the assessment in 3.11.1, I would also note that the submitters have not sought any scale threshold for the activity, meaning that a retirement village of any scale would be a permitted activity in this zone. The PDP would consequently only control new buildings and structures for a retirement village under HRZ-R1^{119,120}. I would also note that the submitters have not provided any form of planning or other analysis, or s32AA evaluation to support making retirement villages of any scale a permitted activity in a residential zone.

572. The RVA consider that a permitted activity status for retirement villages recognises that retirement villages are a residential activity. I am not clear how this aligns with the activity specific definition for retirement villages which includes a range of activities or the submitter's statements about retirement villages being a unique activity, having unique operational and functional requirements. My understanding is that retirement villages generally include non-residential activities to support the residents, which make them uniquely different to residential activities. The submitter might wish to expand on these to the Hearing Panel.

573. As I identify in part 3.11.1 to this report, the nature of retirement villages means that they are likely to generate adverse effects that need managing. The 2020 Section 32 Evaluation Report Part 2: Residential Zones addresses land use activities in the residential zones and their activity status¹²¹. This found that for retirement villages:

The scale, operation and characteristics of retirement villages can give rise to adverse effects on the amenity of an area due to nuisance, hours of operation and their form of development which need to be managed through a resource consent process with restricted discretion. This is signalled through a 'provide' policy.

574. In the absence of any meaningful evidence, planning evaluation or s32AA evaluation from the submitters, I consider the notified provisions most appropriately implement the objectives of the PDP.

575. I would also observe that RESZ-P13 seeks to manage the effects of retirement villages as a land use and not the cross-boundary effects of the buildings, as suggested by Metlifecare Limited. Furthermore, these buildings will only trigger a consent if they breach the density standards for the zone. Indeed, under the suite of changes being sought by these submitters, new or extended retirement villages could occur without a resource consent if they do not breach the permissive density standards in the HRZ¹²². In my opinion, this approach does not represent sound resource management of residentially zoned land.

¹¹⁹ Other effects such as earthworks, three waters, transport would be managed under the relevant district wide provisions.

¹²⁰ And MRZ-R1 respectively for the MRZ-Medium Density Residential Zone.

¹²¹ For example, see 9.4.3 and Appendix 5

¹²² Plus, other district wide standards such as earthworks and three waters.

3.11.6.3 Summary of recommendations

576. I recommend for the reasons given in the assessment, that the submission from Metlifecare Limited [OS85.5, OS85.6] and RVA [118.80, OS118.97], be **rejected**.

3.11.7 HRZ-R20 – commercial activities**3.11.7.1 Matters raised by submitters**

577. Kāinga Ora [OS76.144] seek commercial activities be a restricted discretionary activity rather than full discretionary, subject to activity standards. A breach of these activities would default to a discretionary activity status:

Commercial Activity

~~1. Activity status: **Discretionary**~~

1. Activity status: **Restricted Discretionary**

Where:

1. The commercial activity is limited to the ground floor tenancy of an apartment building;
2. The gross floor area of the commercial activity/activities does not exceed 200m²; and
3. The hours of operation are between:
 1. 7.00am and 9.00pm Monday to Friday; and
 2. 8.00am and 7.00pm Saturday, Sunday, and public holidays.

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

2. Activity status: **Discretionary**

Where:

Compliance is not achieved with HRZ-R20-1.a, HRZ-R20-1.b, or HRZ-R20-1.c.

578. Their submission OS76.23 seeks the introduction of flexibility to enable commercial activities at ground floor of apartment buildings through a defined consent pathway.

579. The submitter supports a rule applying to commercial activities but seeks changes to enable commercial activities on ground floor to be specifically enabled via a restricted discretionary activity consent pathway. The submitter considers that small scale commercial activities, such as cafes, convenience stores, and hairdressers, provide amenity to residents in a walkable urban setting and increase the vibrancy of an area. Their relief includes operating thresholds to ensure such activities do not detract from the underlying residential environment.

580. Isabella G F Cawthorn [OS83.18, OS83.9, OS83.10], Frances Cawthorn [OS104.8], Amos Mann [OS38.20], and Rosie Gallagher [OS60.4] similarly seek that the zone is more enabling of small-scale public facing commercial activities. Isabella G F Cawthorn recommends a floorspace of less than 50m² and meeting requirements for active frontages. Where these are breached, the submitter seeks that matters of discretion are limited to the activity's enablement of low carbon transport.

3.11.7.2 Assessment

581. In 3.10.17 I assess the submission from Kāinga Ora [OS76.113] seeking deletion of RESZ-P12 (commercial activities). My assessment there is relevant to the consequential amendment sought to HRZ-R20 by the submitter [OS76.144, OS76.23]. In that assessment I also noted that

commercial activities include a broad range of activities including liquor stores, fast food takeaways, dairies, cafes, and other retail shops.

582. Kāinga Ora has not provided any evidence, planning evaluation or s32AA evaluation to demonstrate that a restricted discretionary activity status is the most appropriate way to achieve the PDP objectives. It also does not address the appropriateness of the 200m² gross floor area threshold included in the proposed rule in terms of:

- Potential effects on the amenity of nearby residents. I am unclear on how and why the 200m² threshold has been derived.
- Potential effects on the economic efficiency of the existing commercial centre network and their role in providing services and amenities to their surrounding residential community.

583. In Figure 39 below, I have shown the extent of the High Density Residential Zone that is within a short, 400m walking distance to the Metropolitan Centre Zone, Local Centre Zone, Neighbourhood Centre Zone and Mixed Use Zone. A range of commercial activities are enabled in these centres as permitted activities. The HRZ is shown in orange and the 400m walkable catchment to commercial centres, in green. It will be seen from this map that nearly the whole of the HRZ is near a centre where commercial activities are already provided for.

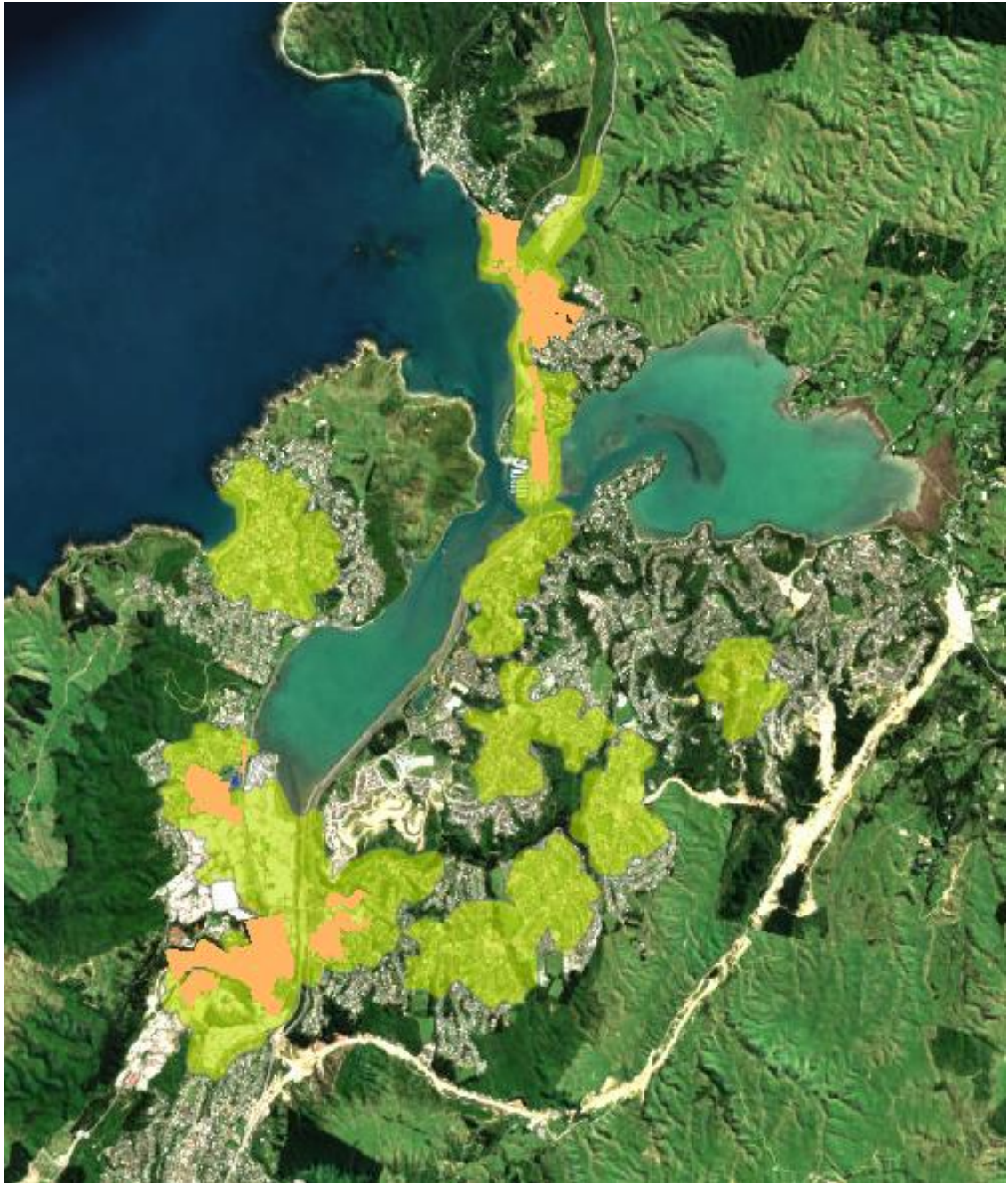


Figure 39: Map showing location of HRZ relevant to 400m walkable catchment to commercial centres.

584. In relation to the other submissions, I am not clear what is meant by a “public facing” commercial activity. I would note that shops including liquor stores and dairies, and outlets such as fast-food takeaways, cafes and hairdressers could be considered “public facing” since they all directly serve the general public. The submitters might wish to expand on their submissions to the Hearings Panel.
585. Overall, I do not consider that the submissions have demonstrated that there is a need for the change in activity status for commercial activities.
586. Summary of recommendations

587. I recommend for the reasons given in the assessment, that the submission from Kāinga Ora [OS76.144, OS76.23], Isabella G F Cawthorn [OS83.18, OS83.9, OS83.10], Frances Cawthorn [OS104.8], Amos Mann [OS38.20] and Rosie Gallagher [OS60.4], be **rejected**.

3.11.8 HRZ chapter – Standards - General

3.11.8.1 Matters raised by submitters

588. Wellington Electricity [OS112.6] seek that reference be provided in the HRZ standards to the effect that discretion can be applied to the matters in INF-P5. They make an identical submission to the MRZ standards [OS112.5]. In their submissions OS112.10 and OS112.12, they similarly seek that the permitted activity performance standards contained within Variation 1 for High and Medium Density housing include reference to the potential effects of Regionally Significant Infrastructure.

589. For the sake of efficiency my summary and assessment of OS112.6 extends to OS112.5, OS112.10, and OS112.12.

590. The submitter notes that the preamble to the HRZ rules states "*The Infrastructure chapter contains objectives and policies relevant to activities in proximity of regionally significant infrastructure.*". They note that on review of the Infrastructure Chapter only subdivision objective and policy matters are addressed and not land use. In such cases, [with reference to INF-P5] discretion can be considered regarding the actual and/or potential effects of reverse sensitivity.

591. Harbour Trust & Guardians of Pāuatahanui Inlet [OS32.8] seek a site coverage requirement of no more than 80% in the HRZ-High Density Residential Zone, while the Plimmerton Residents Association [OS79.12] seek that the maximum building coverage standard should be stated.

592. The submitters are concerned that there is no site coverage in this zone. They consider that a site coverage requirement is necessary to provide for adequate permeable surfaces, onsite communal or private recreation spaces and the opportunity for landscaping.

593. Isabella G F Cawthorn [OS83.7] seeks the addition of a permeability standard, "*.....such as that 30-40% of sites should be permeable*". This submission point does not specify any individual residential zone, but for efficiency I address here. Frances Cawthorn [OS104.3] and Amos Mann [OS38.14], seeks a similar permeability standard for the MRZ-Medium Density Residential Zone. Again, for efficiency I address here.

594. The submitters considers that such an approach would "*....encourage people to put more dwellings on a smaller or the same footprint, and dissuades people doing extensively earthworked drive-on access with internal garages on a hill-slope property*". They also consider it would help manage run-off and facilitate more homes with walk up access.

3.11.8.2 Assessment

595. The note referred to by Wellington Electricity was the subject of consideration at Hearing Stream 4 on the Infrastructure Chapter. It is addressed by the s42A report for Infrastructure¹²³ and was

¹²³ See paragraph 325

recommended in response to a submission from Transpower. Mr Smeaton, the reporting officer for that topic, commented:

Transpower [60.96] also seeks that if GRZ-R5 and GRZ-R14 are not relocated to the INF – Infrastructure chapter, that policies to give effect to the rules be added, or clear cross referencing to the Infrastructure chapter be included. I consider that the policies included in the INF – Infrastructure chapter already support the relevant rules, and therefore that no additional policies are required in the GRZ chapter. However, I agree that cross referencing to the INF - Infrastructure chapter would be beneficial for Plan users. My recommendations on [60.96] also extend to submissions [60.100, 60.104, 60.110 and 60.116] from the same submitter.

596. I note that that the activities which are the subject of the now deleted GRZ-R5 and GRZ-R14 have been relocated by Variation 1 to MRZ-R16 (Buildings and structures within the National Grid Yard) and MRZ-R17 (Activities within the National Grid Yard). There are no National Grid Yards in the HRZ, nor accordingly equivalent rules. However, other regionally significant infrastructure, for example SH59 and the North Island Main Trunk (NIMT) railway corridor are located in the HRZ-High Density Residential Zone.

597. I disagree with Wellington Electricity about the appropriateness of extending the scope of the matters of discretion for a breach of a density standard to include INF-P5. This would amount to a significant and inappropriate extension in the scope of matters to be considered for example, when a standard for building heights, window to streets, or building coverage was breached. I would also comment that INF-P5 and the associated management of adverse effects on regionally significant infrastructure was addressed in Hearing Stream 4¹²⁴. As noted by Mr Smeaton, the reporting officer:

The matter of discretion sought by the Telcos would refer to 'regionally significant infrastructure' generally; however, the Telcos seek this specifically in relation to telecommunications infrastructure. Inclusion of the matter of discretion as sought would require applicants to assess any potential adverse effects of a higher building on any regionally significant infrastructure within the vicinity. Additionally, the telecommunication infrastructure operated by the Telcos is not mapped in the Plan, and the extent of where reverse sensitivity effects may be generated through exceedance of the maximum height is not defined by the submitter. I consider that this may impede an efficient consenting process, for both the applicants and the Council.

598. I agree with Mr Smeaton's assessment and consider that they are equally relevant in relation to the request from Wellington Electricity, except that the submitter is seeking this for all density standards.

599. I do not agree with the Plimmerton Residents Association and Harbour Trust & Guardians of Pāuatahanui Inlet that a building coverage standard is required in this zone. This matter is addressed at Appendix E to the Section 32 Evaluation Report Part B: Urban intensification – MDRS and NPS-UD Policy 3 and was informed by the McIndoe Urban Design Memo 18 - District Plan Residential Standards and Height Analysis, June 2022, which provides a detailed assessment and rationale for the density standards. This recommended that this zone should have no building coverage controls.

¹²⁴ For example, see 3.11.11, which addressed similar submission points from the Telcos

600. As noted in Appendix E to the s32 this also ensures that development outcomes for the Zone are consistent with the outcomes required by NPS-UD Policy 3 as required by 3.35 and 3.36 to the National Policy Statement.
601. I would also note Appendix B to the Section 32 Evaluation Report Part B: Urban intensification – MDRS and NPS-UD Policy 3. Table 3 to that Appendix identified that the primary purpose of building coverage standards was to achieve the planned urban built environment for an area. In my opinion, the other matters raised by the submitters, such as landscaping, outdoor living spaces, and permeability (stormwater) are addressed by other density standards or provisions in the PDP, as follows:
- Outdoor living space – HRZ-S6;
 - Landscape area – HRZ-S5; and
 - Stormwater management – THWT-Three Waters chapter\.
602. In view of the above I do not support the relief sought by these submitters for building coverage controls.
603. In relation to the submissions from Amos Mann, Isabella Cawthorn and Frances Cawthorn, I consider the addition of a permeability standard would be a form of density standard. Clause 2(2) to schedule 3A of the RMA states that there shall be no other density standards additional to those contained in that schedule. I also consider the need for a permeability standard is unnecessary. As with the concerns of the Plimmerton Resident's Association and Harbour Trust & Guardians of Pāuatahanui Inlet, the PDP already has a THWT-Three Waters chapter which addresses matters such as run-off.

3.11.8.3 Summary of recommendations

604. I recommend for the reasons given in the assessment, that the submissions from Wellington Electricity [OS112.5, OS112.6, OS112.10, OS112.12], Isabella G F Cawthorn [OS83.7], Frances Cawthorn [OS104.3], Amos Mann [OS38.14], Harbour Trust & Guardians of Pāuatahanui Inlet [OS32.8], and the Plimmerton Residents Association [OS79.12] be **rejected**.

3.11.9 HRZ-S1 – Number of residential units per site

3.11.9.1 Matters raised by submitters

605. Kāinga Ora [OS76.150] seek that the standard be amended to increase the number of residential units permitted per site and to amend the associated matters of discretion when this number is breached. I set the amendments sought by the submitter below:

HRZ-S1 - Number of residential units per site

1. *There must be no more than ~~3~~ 6 residential units per site; and*
2. *Compliance with the following standards is achieved:*
 - i. *HRZ-S2 – height*
 - ii. *HRZ-S3 - HIRTB;*
 - iii. *HRZ-S4 - only in relation to the rear/side yard boundary setback;*
 - iv. *HRZ-S7– outlook space.*
3. *Activity Status: Restricted Discretionary*

i. Where compliance with HRZ-S1(1.) cannot be achieved.

1. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;
 2. The development contributes to a safe and attractive public realm and streetscape;
 3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.
- ii. Where compliance with HRZ-S1(2.) cannot be achieved:
4. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
- Notification status:
1. An application for resource consent which complies with HRZ-S1(1.) but does not comply with HRZ-S1(2.) is precluded from being publicly notified.
 2. An application for resource consent made which does not comply with HRZ-S1(1.) but complies with HRZ-S1(2.) is precluded from being either publicly or limited notified.
 3. An application for resource consent made which does not comply with HRZ-S1(1.) and HRZ-S1(2.) but complies with MRZ-S2 height is precluded from being either publicly notified.

606. The submitter seeks an increased threshold at which point resource consent is required for residential development in the HRZ and consider that this is aligned with and gives effect to HRZ – O1: Planned urban built environment of the High Density Residential Zone. They also consider there needs to be a difference in enabled permitted residential units between the MRZ and HRZ to incentivise and enable more residential units at a higher-form be built in the HRZ.
607. Their relief also seeks to provide what in their opinion are appropriate matters of discretion and non-notification clauses to provide clarity.
608. The RVA [OS118.81] seeks that HRZ-S1 is amended to refer to retirement units. They support HRZ-S1 and the number of residential units per site provisions which reflect the number of residential units per site standard of the MDRS. However, the submitter considers that it needs amending to refer to “retirement units” with the addition of the definition proposed¹²⁵. They also comment that inclusion of ‘the matters of RESZ-P10’ as matters of discretion is not appropriate for all applications, including when considering retirement villages. They note that the Residential Design Guide makes no specific reference to retirement villages and provides no guidance as to why the requirements that are applicable to non-retirement village activities apply in the same manner to retirement villages¹²⁶. They note that retirement villages are a unique activity with a substantially differing functional and operational needs.
609. The RVA [OS118.98] seek the same changes to MRZ-S1. For the sake of efficiency, I include that submission point here. My assessment is the same for both residential zones.

3.11.10 Assessment

610. HRZ-S1 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.
611. In relation to the changes sought by Kāinga Ora, I am unclear how their proposed HRZ-S1 works in conjunction with HRZ-R1 and RESZ-P10. Issues I have identified include:

¹²⁵ OS118.53

¹²⁶ I have addressed this issue in section 3.10.16.

- The submitter's HRZ-S1 requires compliance with a number of other density standards, yet this is already a requirement for buildings and structures under HRZ-R1. The submitter has not sought to change the structure or extent of HRZ-R1. This would appear to represent a duplication of controls between the rule and the standard;
 - In the notified chapter a breach of HRZ-S1 is to be assessed against the matters contained in RESZ-P10. The submitter has not sought to change this but has included another set of matters of discretion with OS76.150. This results in two sets of matters of discretion applying to the same density standard. I would also note that the matters of discretion included in OS76.150 include effects on three waters infrastructure. This would duplicate requirements contained in the PDP's Three Waters chapter;
 - Their matter of discretion in HRZ-S1-4 refers to assessment matters, yet the PDP does not include assessment matters, nor has the submitter sought any in relation to the HRZ density standards; and
 - Submission OS76.150 includes notification preclusion clauses, yet the submitter has also sought to amend the notification preclusion clauses to HRZ-R1. The two sets of notification preclusion clauses are different for breaches of the same density standard¹²⁷.
612. The submitter might wish to clarify how their amended HRZ-S1 is intended to work, including in conjunction with rules, as well as the above inconsistencies and duplications I have identified to the Hearings Panel.
613. In relation to the increase sought to the number of residential units per site, I have addressed this previously at 3.11.1¹²⁸. This assessment remains relevant to the relief sought in OS76.150.
614. In relation to the RVA submission, I would note that HRZ-S1 is intended to apply only to residential units and not to other activities such as supported residential care or retirement villages. These are the subject of separate land use activity rules and only "bulk and location"¹²⁹ standards are intended to apply to buildings and structures associated with these activities. These standards address the cross-boundary effects of new buildings.
615. I am also not clear on the purpose or rationale of the threshold of three retirement units as suggested by the RVA or why they wish to see HRZ-S1 apply to this activity which is different from retirement villages. The effect of the amendment being sought would be to introduce a new land use activity (retirement units¹³⁰) with no associated land use activity rule enabling or otherwise managing retirement units. In my opinion this would create plan interpretation and plan administration complexities and uncertainty. The submitter might wish to expand to the Hearings Panel on how their amended HRZ-S1 would work in conjunction with HRZ-R1 and HRZ-R19 in relation to retirement villages.

¹²⁷ For example, under OS76.150 a breach of HRZ-S3 (height in relation to boundary) would be precluded from local and public notification, but under OS76.125 it would be precluded from being publicly notified only.

¹²⁸ In relation to submission point OS76.18

¹²⁹ HRZ-S2 (height), HRZ-S3 (height in relation to boundary), HRZ-S4 (setbacks).

¹³⁰ OS118.53 seeks that a new definition is included in the PDP for retirement units - means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit.

3.11.10.1 Summary of recommendations

616. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.150] and RVA [OS118.81, OS118.98], be **rejected**.

3.11.11 HRZ-S2 - height**3.11.11.1 Matters raised by submitters**

617. Francesse Middleton [OS6.2] seeks geotechnical requirements for the land and consideration to be given to shade cast onto neighbours and methods to mitigate.

618. The submitter seeks to ensure the sustainability of developments in a changing world and to ensure a healthy living environment.

619. They are concerned with the capacity of the land to sustain the weight [of new buildings] and notes that there has been a very wet winter. The submitter is concerned with the hillside land being able to carry the weight or the sand south of Pascoe Avenue¹³¹ being able to withhold the weight of 22m high structures.

620. They are also concerned about the shading of properties and inadequate sunlight and comments that all have better mental health if they see the sun.

621. The RVA [OS118.82, OS118.99] seeks that the matters of discretion be amended to refer to the effects of the height breach. The matter of discretion refers to RESZ-P7 and P8 which the submitter has opposed [in a separate submission point]. The submitter has sought the same change to MRZ-S2. For the sake of efficiency, I address both submission points here. My assessment is the same for both residential zones.

622. FENZ [OS58.34] seek that the height limit does not apply as follows:

This standard does not apply to:

...

x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.

623. The submitter advises that fire stations are typically single storied buildings of approximately 8-9m in height and are usually able to comply with the height standards in district plans generally. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station.

3.11.11.2 Assessment

624. In relation to the submission from Francesse Middleton, I agree but note that the concerns raised are addressed by other PDP provisions and regulations. As such I recommend that this submission be accepted in part.

625. In terms of the matters raised by the submitter, the PDP addresses them in part with EW-S2 in the Earthworks chapter providing controls on the scale and effects of earthworks, including

¹³¹ Plimmerton

those undertaken on slopes greater than 34°. Where this standard is breached, matters to be assessed include the stability of land or structures in or on the site or adjacent sites. In addition, I would note that the Building Code considers the structural performance of a proposed building under B1 Structure (and B2 Durability). I understand that there are various ways to comply with B1, but that with a building complexity over the standard NZS 3604 timber framed house, there is a requirement for the application of specialist engineering knowledge and experience even when applying the cited standards within the Verification Method/s which are deemed to comply.

626. In terms of the submitter's concerns about shading effects, these are managed by:

- HRZ-S3, which addresses height in relation to boundaries; and
- Height Control – Shading, which are site specific controls on building heights in locations identified at risk of creating unacceptable shading effects if the zone height standard was applied.

627. The exemption from the height limits sought by FENZ is largely redundant since the zone standard of 22m is greater than the 15m sought by the submitter. However, the exemption would apply equally to HRZ-S2-1.c, HRZ-S2-1.d, or HRZ-S2-1.e. These manage the effects of taller buildings and structures on historic heritage values and SASM values. This submission is addressed in the S42A Report – Overarching, and therefore my recommendation here is restricted to seeking an exemption in relation to the HRZ-S2-1.a and HRZ-S2-1.b.

628. In relation to the concerns raised by the RVA, I am unclear as to what effects they are seeking to be addressed that are different to those identified in RESZ-P7 and RESZ-P8. For example, RESZ-P7, includes the following:

Visual dominance, shading and loss of privacy for adjacent residential sites from over height buildings is mitigated or remedied;

629. In sections 3.10.13 and 3.10.14 I address the RVA's submissions¹³² seeking deletion of RESZ-P7 and RESZ-P8. That assessment remains relevant here.

3.11.11.3 Summary of recommendations

630. I recommend that the submission from Francesse Middleton [OS6.2], be **accepted in part**.

631. I recommend for the reasons given in the assessment, that the submissions from FENZ [OS58.34]¹³³, RVA [OS118.82, OS118.99], be **rejected**.

3.11.12 HRZ-S3 – height in relation to boundary

3.11.12.1 Matters raised by submitters

632. FENZ [OS58.42] seek that the height in relation boundary limit does not apply to their facilities as follows:

This standard does not apply to:

¹³² OS118.71 and OS118.72

¹³³ Insofar as it relates to HRZ-S2-1.a and HRZ-S2-1.b

...

x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.

633. The submitters reasons for seeking this exemption are the same as OS58.34 which I summarise in section 3.11.11 above.

634. FENZ [OS58.44] seeks the same exemption in MRZ-S3. I include that submission point here. My assessment is the same for both residential zones.

635. Kāinga Ora [OS76.152] seek a number of additions to this density standard:

1. *All buildings and structures must not project beyond a:*
 - a. *60° recession plane measured from a point 19m vertically above ground level along the first 20m of the side boundary as measured from the road frontage;*
 - b. *60° recession plane measured from a point 8m vertically above ground level along all other boundaries;*
 - c. *Except no part of any building or structure may project beyond a:*
 - i. *60° recession plane measured from a point 4m vertically above ground level along any boundary that adjoins a site in the Medium Density Residential Zone; or*
 - ii. *60° recession plane measured from a point 4m vertically above ground level along any boundary with a site containing a heritage item or heritage setting for sites subject to HIRB Control Heritage B;*
 - iii. *45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing a heritage item or heritage setting for sites subject to HIRB Control Heritage A; or*
 - iv. *45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing an identified site of or areas of significance to Māori.*

...

2. *Matters of discretion are restricted to:*

The matters in RESZ-P7 and RESZ-P8

636. They seek more enabling HIRB controls in the HRZ, similar to what is being proposed in Auckland through their IPI. The submitter also states that the amendments provide for situations in which it is appropriate to further restrict the HIRB at the boundary to also include interface effects at the Medium Density Residential Zone. They additionally seek that amended wording and standards be utilised, which is similar to that used in the Wellington City PDP. Overall, they are seeking regional consistency in situations such as this.

637. The RVA [OS118.83, OS118.100] wish to see the standard amended so that it does not apply to boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones. They also seek that the matter of discretion be amended to refer to the effects of the breach. The RVA has sought the same change to MRZ-S3. For the sake of efficiency, I address both submission points here. My assessment is the same for both residential zones.

638. Their reason for seeking these changes is that they consider additional exclusions should be integrated with the standard to reflect that some developments may occur adjacent to less sensitive zones. They also oppose the matter of discretion referring to RESZ-P7.

3.11.12.2 Assessment

639. In relation to the amendments sought by Kāinga Ora, I restrict my assessment to their HRZ-S3-1.a (which seeks an increased HIRB to 60°x19m) and HRZ-S3-c.i (which seeks a HIRB for sites with boundary to MRZ). Their HRZ-S3-c.ii, HRZ-S3-c.iii, and HRZ-S3-c.iv relate to sites adjacent identified historic heritage sites and SASM. This part of the submission is addressed in the S42A Report – Overarching.
640. The amendments sought include a significant increase in the permissiveness of the height in relation to boundary control from 60°x8m above ground level to 60°x19m. No urban design evidence, planning evaluation or s32AA evaluation has been provided to support this change, other than to state that this aligns with what is proposed in the intensification Plan Change to the Auckland Unitary Plan. I have not seen any assessment from the submitter on the suitability of this increased permissiveness to the Porirua context, including its topography.
641. The Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD, provides an evaluation of the suite of density standards in the HRZ¹³⁴. This is informed by an urban design assessment in the McIndoe Urban Design Memo 18 - District Plan Residential Standards and Height Analysis, June 2022. In the absence of appropriate urban design and planning evaluation I cannot support this increased HIRB standard.
642. However, I agree with the submitter that for sites with a boundary to the MRZ, the height in relation boundary control for those boundaries should be the same as the adjoining zone. This helps to ensure an appropriate transition in built form at these interface locations and to manage cross-boundary effects on those properties. I consider that this addition to HRZ-S3 more appropriately implements RESZ-O3, which requires that the form and design of development in Residential Zones achieves a healthy and safe built environment, which is consistent with the planned urban built environment for the zone.
643. In relation to the changes sought to the structure of HRZ-S3, which the submitter seeks to provide regional consistency, I am unclear as to which matters of discretion would apply to the differing controls. My interpretation of what is shown in the submitter's amendments is that applications for breaches of the height in relation to boundary standard for sites subject to HIRB Control Heritage A, HIRB Control Heritage B, or HIRB Control Heritage SASM would now all be subject to the matters identified in RESZ-P7 and RESZ-P8. These policies are not relevant to these applications. This matter is further addressed in the S42A Report-Overarching insofar as it relates to sites adjacent historic heritage sites and SASM.
644. I also disagree with the submitter over the extension of matters of control for breaches of the zone HIRB standard to include RESZ-P8. The Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD¹³⁵ identifies that the primary purpose of the HIRB control is to manage cross boundary effects on adjacent properties. I therefore see no reason for broadening the matters of discretion to include effects on the planned urban built environment, which is the subject of RESZ-P8.

¹³⁴ For example, section 11 and Appendix E.

¹³⁵ See Appendix B to that s32

645. In relation to the amendments sought by the RVA, I would note that HRZ-S3 already exclude boundaries with Commercial and Mixed Use zones, the General Rural Zone and General Industrial Zone. However, I do not agree with the submitter that it would be appropriate to exclude the controls from boundaries with the open space and recreation zones. These are sensitive environments containing parks and public reserves that contribute to the health and wellbeing of people.
646. The exemption sought by FENZ for fire stations and hose drying towers would enable buildings up to 9m in height and/or a hose drying tower up to 15m in height being located 1m¹³⁶ from the boundary with residential properties. In my opinion this would have significant and unacceptable cross-boundary effects on residents of adjoining properties in terms of loss of sunlight and dominance which would impact on health and wellbeing. This would not implement RESZ-O3, which requires that the intensity, form and design of developments in Residential Zones achieve a healthy and safe built environment.
647. The exemption sought by FENZ would also exempt emergency service facilities and hose drying towers from the site specific controls contained in HRZ-S3-1.b, HRZ-S3-1.c, HRZ-S3-1.d. These manage the effects of taller buildings and structures on historic heritage values and SASM values. This part of their submission is addressed in the S42A Report – Overarching.
648. My recommendation in relation to the FENZ submission only extends to exemptions from HRZ-S3-1.a, MRZ-S3-1.a and MRZ-S3-1.b.

3.11.12.3 Summary of recommendations

649. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. **Amend** HRZ-S3 to include additional controls on boundaries to the Medium Density Residential Zone, as set out in Appendix A.
650. I recommend that the submissions from Kāinga Ora [OS76.152¹³⁷] and RVA [OS118.83, OS118.100], be **accepted in part**.
651. I recommend that the submission from FENZ [OS58.42¹³⁸, OS58.44¹³⁹], be **rejected**.

3.11.12.4 Section 32AA evaluation

652. In my opinion, the amendment to HRZ-S3 is more appropriate in achieving the objectives of the PDP than the notified provisions. In particular, I consider that:
- The amendment will better manage interface effects between the MRZ and HRZ, and in so doing better implements RESZ-O3 than the notified version in achieving healthy built environments; and
 - The recommended amendment will not have any greater environmental, economic, social, and cultural effects than the notified provisions.

¹³⁶ Setback under HRZ-S4

¹³⁷ Insofar as it relates to a new HIRB standard for sites with a boundary to the MRZ.

¹³⁸ Insofar as it relates to an exemption from HRZ-S3-1.a, MRZ-S3-1.a and MRZ-S3-1.b

¹³⁹ Ibid

653. HRZ-S3 provided a recession plane that was more permissive than the height in relation to boundary standard as set out in the MDRS provisions (clause 12, Schedule 3A of the RMA). The proposed amendment aligns with the height in relation to boundary standard set out in the MRZ which implements the MDRS standard regarding height in relation to boundary.

654. Under Policy 3(c)(i) and (ii) to the NPS-UD, building heights¹⁴⁰ are to be increased within a walkable catchment of the edge of the Metropolitan Centre Zone and/or a rapid transit stop. The HRZ has been incorporated into the PDP to give effect to this policy requirement.

3.11.13 HRZ-S4 - Setbacks

3.11.13.1 Matters raised by submitters

655. Kāinga Ora [OS76.153] seek that the front setback of 1.5m, where that boundary is to a road, or otherwise 1m is deleted. This would enable buildings and structures to be constructed up to the front boundary. The RVA [118.84] seek that the matter of discretion for this standard refer to the effects of the breach. They oppose the use of RESZ-P7 and RESZ-P8 as the matters of discretion.

656. The RVA [OS118.102] has sought the same change to MRZ-S5. For the sake of efficiency, I address both submission points here. My assessment is the same for both residential zones.

3.11.13.2 Assessment

657. The request by Kāinga Ora, for the complete removal of any form of setback from a front boundary of a site has been assessed by Graeme McIndoe in his statement of evidence. Mr McIndoe opposes the removal of these setback requirements and, in summary, provides the following urban design comments:

- A setback is desirable in all residential zones for the following reasons:
 - To contribute to privacy of ground floor residential units at the street edge and at the edge of any open space;
 - To allow for some planting or landscaping that will visually soften the development;
 - To reduce the visual dominance at the street edge of large and tall buildings in a residential zone; and
 - It is inconsistent with the street edge character envisaged for the residential zones which is different from that provided for in the centres zones.
- These benefits are recognised by Kāinga Ora's own design documentation. For example, Large-Scale Projects Design Guidelines PART 1 (MODULE 1b: The Built Environment / 2021-06-03 V1)¹⁴¹;

¹⁴⁰ My emphasis

¹⁴¹ Document is described as, "Welcome to Kāinga Ora outcomes for large-scale developments. This is Part 1, Module 'b' — the detailed design outcomes for large-scale projects. Each Module is contained in a separate PDF document."

- The requested frontage setback standard is equivalent to that in the centres zones where it is envisaged that residential at street edges will be above ground; and
- The matters for consideration of an application not meeting this permitted activity standard listed in RESZ-P7 specifically anticipate privacy.

658. Based on Mr McIndoe's assessment I consider it inappropriate to remove the front setback requirement in a residential zone. It would not appropriately implement HRZ-O1, which requires a quality-built environment that provides for the health and wellbeing of people and communities residing in the Zone. The loss of privacy, effect on the anticipated street edge character for residential areas, and potential dominance of buildings in the street scene would not provide for people's health and wellbeing or achieve a quality-built environment.

659. In relation to the concerns raised by the RVA, I am unclear as to what effects they are seeking to be addressed that are different to those identified in RESZ-P7 and RESZ-P8. For example, RESZ-P7, includes the following:

The separation from site boundaries and heights in respect to site boundaries, safeguards on-site and off-site privacy, mitigates visual dominance to adjacent sites, and ensures adequate access to sunlight and daylight

RESZ-P8 includes the following:

Visual dominance in the streetscape arising from the scale and siting of a new building or structure is mitigated or remedied through design responses to the built development or landscaping;

660. In sections 3.10.13 and 3.10.14 I address the RVA's submissions¹⁴² seeking deletion of RESZ-P7 and RESZ-P8. That assessment remains relevant here.

3.11.13.3 Summary of recommendations

661. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.153] and RVA [OS118.84, OS118.102], be **rejected**.

3.11.14 HRZ-S5 – landscaped area

3.11.14.1 Matters raised by submitters

662. Kāinga Ora [OS76.154] seek additional matters of discretion for this standard to further clarify these matters:

Matters of discretion are restricted to:

1. *The matters in RESZ-P8.*
2. *How proposed landscaping enhances onsite and/or streetscape amenity;*
3. *The appropriateness of any planting (including location, extent, and species selection) to the local climatic environment or the presence of infrastructure;*
4. *The extent of tree and garden planting between the building and the road boundary to soften and integrate the development into the surrounding area;*
5. *The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site; and*

¹⁴² OS118.71 and OS118.72

6. *Any additional accessibility and safety benefits of providing less landscaped area.*

663. The RVA [OS118.85, OS118.103], seek the standard be amended to include retirement units:

HRZ-S5 Landscaped area

1. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.

2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit or retirement unit.

664. They also wish to see the matter of discretion amended to refer to adequate provision of landscaping and planting to meet the needs of the residents.

665. The submitter seeks the same amendment to MRZ-S6. For the sake of efficiency, I address both submission points here. My assessment is the same for both residential zones.

3.11.14.2 Assessment

666. In my opinion the additional matters of discretion sought by Kāinga Ora duplicate those contained in the notified standard and as such are unnecessary. For example:

- New matters of discretion 2 and 4 are effectively the same as RESZ-P8-2 and RESZ-P8-3;
- New matter of discretion 5 can be addressed in RESZ-P8-7 and as such linked to topographical or other site constraints; and
- New matter of discretion is identical to notified matter of discretion 2.

667. New matter of discretion 3 is not addressed in the notified matters, but I am unclear of why it is needed given that the standard in question is linked to spatial coverage rather than the quality or density of planting.

668. In relation to the submission from the RVA, I have identified elsewhere in this report¹⁴³ that only the “bulk and location” standards are intended to apply to buildings for non-residential activities, to specifically address their cross-boundary effects on adjacent sites. I would also question the practicality of the amendment sought by the RVA. I am unclear of how the “developed site” would be identified for a retirement unit, given the definition sought by the RVA, whereby a retirement unit, “means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit”. The submitter might wish to explain how the standard would operate in these circumstances to the Hearings Panel.

3.11.14.3 Summary of recommendations

669. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.154] and RVA [OS118.85, OS118.103], be **rejected**.

¹⁴³ Section 3.11.9

3.11.15 HRZ-S6 – outdoor living space**3.11.15.1 Matters raised by submitters**

670. Kāinga Ora [OS76.155] seek additional matters of discretion for this standard to further clarify these matters:

Matters of discretion are restricted to:

1. *The matters in RESZ-P7;*
2. *The extent to which outdoor living spaces provide useable space, contribute to overall on-site spaciousness, and enable access to sunlight throughout the year for occupants;*
3. *The accessibility and connection of the outdoor living space to the internal living area for occupiers of the residential unit(s) that the outdoor living space services;*
4. *Whether the size, sunlight access and quality of on-site communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;*
5. *The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation;*
6. *Proximity of the residential unit to accessible public open space; and*
7. *The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.*

671. The RVA [OS118.86, OS118.104] seek the standard be amended to enable the communal outdoor living spaces of retirement villages to count towards the amenity standard:

HRZ-S6 Outdoor living space (per unit)

...

4. For retirement units, clause 1 and 2 apply with the following modifications:
- a. the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and
 - b. a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.

672. They also seek to delete reference to RESZ-P7 from the matters of discretion.

673. The submitter seeks the same amendment to MRZ-S7. For the sake of efficiency, I address both submission points here. My assessment is the same for both residential zones.

3.11.15.2 Assessment

674. In my opinion several of the additional matters of discretion sought by Kāinga Ora duplicate those contained in the notified standard. For example:

- New matters of discretion 2 and 6 are effectively the same as RESZ-P7-3; and
- New matter of discretions, 4, 5 and 7 are effectively the same as notified matters 2, 3 and 4 respectively.

675. New matter 3 addresses, *the accessibility and connection of the outdoor living space to the internal living area for occupiers of the residential unit(s) that the outdoor living space services.*

676. I would note that the MDRS schedule 3A outdoor living space standard only requires that this space is accessible to the residential unit, while the alternative outdoor living space options in HRS-6-3 requires connection to either the dining room or living room. On balance, I am

concerned that the new matter of discretion 3 sought by Kāinga Ora is less enabling than the MDRS and as such is inappropriate.

677. In relation to the RVA submission, I have identified elsewhere in this report¹⁴⁴ that only the “bulk and location” standards are intended to apply to buildings for non-residential activities, to specifically address their cross-boundary effects on adjacent sites. In addition, it would also duplicate HRZ-R19 which provides for retirement villages as a restricted discretionary activity with the matters of discretion set out in RESZ-P13, including:

On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village;

678. This reflects that the outdoor living space requirements for retirement village residents is likely to be mixed and to be different from general housing. As noted by the submitter in relation to retirement villages, “...being a unique activity with a substantially differing functional and operational needs.”¹⁴⁵
679. The submitter seeks the deletion of RESZ-P7 from the matters of discretion. I note that RESZ-P7-3 (which provides the matter to be considered for outdoor living spaces) only applies to residential units. Its deletion would also result in an incomplete set of discretion matters including the provision of useable outdoor amenity space and the ability to consider proximity to public open space when considering breaches of HRZ-S6.

3.11.15.3 Summary of recommendations

680. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.155] and RVA [OS118.86, OS118.104], be **rejected**.

3.11.16 HRZ chapter – HRZ-S7 – outlook space – per unit

3.11.16.1 Matters raised by submitters

681. The RVA [OS118.87, OS118.105] seek that this standard is amended to include the following:

HRZ-S7 Outlook space (per unit)

...

10. For retirement units, clauses 1 – 9 apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.

682. The submitter also seeks the deletion of RESZ-P7 from the matters of discretion.
683. The submitter seeks the same amendment to MRZ-S8. For the sake of efficiency, I address both submission points here. My assessment is the same for both residential zones.
684. The submitter advises that in a retirement village environment (that has multiple communal spaces available for residents), the standard is not directly relevant. As such they consider amendments should be made to HRZ-S7 to provide for outlook space requirements that are appropriate for retirement villages.

¹⁴⁴ Paragraph 3.11.9

¹⁴⁵ For example, OS118.81.

3.11.16.2 Assessment

685. In relation to the RVA submission, I have identified elsewhere in this report that only the “bulk and location” standards are intended to apply to buildings for non-residential activities, to specifically address their cross-boundary effects on adjacent sites. HRZ-S7 is clearly stated to only apply to residential units. As such the amendment sought is not necessary.

686. In addition, I would note that RESZ-P13 (retirement villages), addresses on-site amenity for residents of retirement villages. It includes the following matter:

On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village;

687. This allows the retirement village operator flexibility to address the differing needs of their residents at the resource consent stage, which a district plan standard cannot achieve. This reflects the unique requirements of retirement villages.

3.11.16.3 Summary of recommendations

688. I recommend for the reasons given in the assessment, that the submission from RVA [OS118.87, OS118.105], be **rejected**.

3.11.17 HRZ-S8 – windows to street**3.11.17.1 Matters raised by submitters**

689. The RVA [OS118.88, OS118.106] seeks to amend HRZ-S8 to include retirement units as follows:

HRZ-S8 Windows to street

1. Any residential unit or retirement unit facing ~~the~~ a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

2. This standard only applies to sites with a direct frontage to a public road and the residential unit or retirement unit is within 15m of that frontage.

690. The submitter seeks the same amendment to MRZ-S9. For the sake of efficiency, I address both submission points here. My assessment is the same for both residential zones.

3.11.17.2 Assessment

691. In relation to the RVA submission, I have identified elsewhere in this report that only the “bulk and location” standards are intended to apply to buildings for non-residential activities, to specifically address their cross-boundary effects on adjacent sites. HRZ-S8 is clearly stated to only apply to residential units. As such the amendment sought is not necessary.

692. In addition, I would note that RESZ-P13 (retirement villages), addresses the form and design of retirement villages. It includes the following matter:

The overall scale, form, composition, and design of buildings does not compromise the planned urban built form of the zone or precinct they are located in.

693. This allows consideration of the built form of a retirement village in the context of the planned urban built environment for the zone or precinct it is located in. This reflects the unique requirements of retirement villages.

694. I also do not consider that inclusion of “public” before street and road provides any further direction in terms of when and how the standard is to be applied. The term “street” is not defined by the PDP or MDRS and as such relies on its plain and common meaning. The use of the term, “public” would also require interpretation since it too is not defined, and the submitter has not provided a definition to consider.

695. In the second clause to the standard, which modifies where the standard applies, the term “road” is used, and this is defined in the PDP. As such it is not appropriate or necessary to add the term “public” to this clause.

3.11.17.3 Summary of recommendations

696. I recommend for the reasons given in the assessment, that the submissions from the RVA [OS118.88, OS118.106], be **rejected**.

3.11.18 HRZ-S9 – rainwater tanks

3.11.18.1 Matters raised by submitters

697. Kāinga Ora [OS76.158, OS76.214] seeks to amend HRZ-S9 (the submitter seeks a similar change to the equivalent standard in the MRZ. For efficiency I include it here) to include additional controls as follows:

1. *The volume of any individual rainwater tank must not exceed 5000 litres per site.*
2. *Rainwater tanks must not be located in a front yard, unless*
 - a. *They are at least 1.5m from the front boundary; and*
 - b. *They are a maximum height of 1m*
3. *Rainwater tanks in any ‘outlook space’ must not be higher than 1m.*

698. The submitter generally, supports the management of effects resulting from large rainwater tanks but seek additional standards be included to assist in achieving the overarching quality design outcomes.

3.11.18.2 Assessment

699. Five thousand litre rainwater tanks are generally small structures and by requirement, located close to (and seen against) principal buildings connected to downpipes. As such I do not consider the additional controls sought by Kāinga Ora in their Variation 1 submission are necessary to assist in achieving a quality-built environment. I also consider that an enabling standard for rainwater tanks is appropriate to incentivise and reduce regulatory barriers to the installation of water tanks, and to support the efficient use of water.

700. I would also note, that elsewhere [OS76.153] the submitter seeks the removal of front yard requirements, which appears to contradict with the control being sought here that rainwater tanks must not be located in a front yard. The submitter might wish to address this before or at the Hearing.

3.11.18.3 Summary of recommendations

701. I recommend for the reasons given in the assessment, that the submission from Kāinga Ora [OS76.158, OS76.214] be **rejected**.

3.11.19 HRZ-S10 – fences and standalone walls**3.11.19.1 Matters raised by submitters**

702. The RVA [OS118.89, OS118.107] opposes this standard and seeks that it be amended to provide for higher height of fences where some permeability is provided. They consider that the fence height limits do not provide for the safety and security needs of retirement villages.

703. Paremata Residents Association [OS70.7] seek that fences and standalone walls of up to 2 metres in height be allowed along the length of a site boundary with Mana Esplanade and St Andrews Road greater than 30%, where this is appropriate for road noise reduction.

704. Kāinga Ora [OS76.159] seek that the standard be amended, as follows:

1. *All fences and standalone walls must not exceed a maximum height above ground level of:*
 - a. ~~1.2m~~ 1.5m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to ~~30~~50% of the length of the boundary with a road;
 - b. ~~1.2m~~ 1.5m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act, or up to 2m where the section above 1.5m is at least 50% visually permeable; and
 - c. 2m for all other site boundaries.

705. The submitter generally, supports this standard, but seeks additional flexibility, while achieving quality design outcomes.

3.11.19.2 Assessment

706. These submissions have been assessed by Graeme McIndoe (McIndoe Urban). His statement of evidence considers the merits and appropriateness of the decisions requested by these submitters and concludes that:

- The standard should be amended to provide greater flexibility by including use of visually permeable fencing options; and
- The increase in fencing height from 1.2m to 1.5m where a site boundary is located between the front of a principal building and a road, or where a site boundary adjoins a public reserve is inappropriate.

707. To address the above, Mr McIndoe recommends that the standard be amended as follows:

All fences and standalone walls must not exceed a maximum height above ground level of:

- a. 1.2m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 30% of the length of the boundary with a road;
- b. 1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; ~~and~~ should the fence be close boarded/solid except that the height above ground level for such a fence can be up to 2m for up to 30% of the length of the boundary with the public reserve;

c. 2.0m where a site boundary adjoins a public reserve (as above) and for the length of the site boundary where that boundary is located between the front of a principal building and a road should the fence in its entirety be of open construction and not less than 75% visually permeable; and

d. 2m for all other site boundaries.

708. In arriving at his recommendation Mr McIndoe considers that:

- These changes to the standard will provide the homeowner choice;
- It allows for visual privacy within a part of the adjoining residential lot;
- It allows for physical security and access control over the entire boundary;
- At the same time, it will maintain suitable visual connection to and outlook over for amenity and safety in the public reserve; and
- A minimum of 75% visual permeability standard is recommended for high fence with reference to, for example, the *Kāinga Ora Landscape Design Guide for State Housing* (page 39). This describes attractive and serviceable open aluminium fences with 19mm diameter vertical balusters 95mm apart to give 80% visual permeability. Setting the minimum at 75% permeability allows for slightly more design flexibility.

709. Mr McIndoe opposes the increase in height limit from 1.2m to 1.5m sought by Kāinga Ora. In his opinion, 1.5m high solid fencing extending along the entire frontage of a site would:

- *Compromise potential for passive surveillance of the public realm and in turn compromise perceived and actual safety. The relevance and importance of passive surveillance is established by New Zealand National urban design and crime prevention guidance.*
- *Lead to potential visual monotony and visual dominance at the street edge, particularly for long frontages. This would impact on the attractiveness of the streetscape for street users. Blank, unattractive, particularly as would be the case, should they become the norm and a dominant feature along any street.*

710. In arriving at the above, Mr McIndoe notes:

- The NZ Ministry of Justice *National Guidelines for Crime Prevention through Environmental Design in New Zealand*
- Safety for people using the footpaths along streets is critical if people are to feel comfortable walking, particularly after dark. Safety and walkability are important features of general neighbourhood amenity, while walkability is also linked to wellbeing and population level health outcomes.
- Kāinga Ora's own design guidance supports a 1.2m height limit for fences on any boundary shared with a public realm and to provide sight lines so drivers can see children when using driveways.

711. Based on expert evidence from Mr McIndoe I consider that the appropriate planning response to these submissions is to provide greater flexibility for fencing options where adjacent to public reserves. As suggested by Mr McIndoe, the standard would be amended as follows:

b. 1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; ~~and~~ should the fence be close boarded/solid

except that the height above ground level for such a fence can be up to 2m for up to 30% of the length of the boundary with the public reserve;

712. In relation to Mr McIndoe's recommendation regarding visually permeable fencing options, I recognise the benefits of providing for this additional flexibility, however, I have concerns that it lacks necessary certainty required for a permitted activity standard. In simple terms, how will a homeowner or Council monitoring staff know when a fence has 75% visual permeability. As such and on balance, I do not consider it appropriate to include visually permeable fencing as a permitted activity.
713. If the Hearing Panel is minded to accept Mr McIndoe's recommendation to include visually permeable fencing, then I would recommend that it be supported by a definition. I am aware that Palmerston North City Council are moving to the use of the term "open construction" rather than "visually permeable". They have included the following definition for "open construction":
- "means able to be viewed through, and with not less than 65% openness over the elevation of the fence. Open areas exclude any surface of the fence which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm."*
714. In relation to the submission from the Paremata Residents Association, their relief would result in the ability to erect fences of up to 2m in height across entire frontages for sites at Mana Esplanade and St Andrews Road. This would give rise to the adverse effects identified by Mr McIndoe in his statement of evidence¹⁴⁶.
715. I consider it appropriate that high fences are subject to a resource consent process where these matters can be addressed, including the need for acoustic insulation. For example, I note that matter of discretion 5 provides for the following consideration:
- Whether taller fencing is appropriate to provide acoustic insulation of habitable spaces or screening for outdoor living areas from surrounding noise generating activities.*

3.11.19.3 Summary of recommendations

716. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. **Amend** HRZ-S10, as set out in Appendix A.
717. I recommend that the submissions from the RVA [OS118.89, OS118.107] and Kāinga Ora [OS76.159], be **accepted in part**.
718. I recommend for the reasons given in the assessment, that the submission from the Paremata Residents Association [OS70.7], be **rejected**.
719. I have not undertaken a s32AA evaluation for this minor change which will not generate any greater environmental, economic, social, and cultural effects than the notified provisions

¹⁴⁶ Where he addresses the Kāinga Ora request for permitted fence heights of 1.5m

3.12 MRZ-Medium Density Residential Zone

3.12.1.1 Introduction

720. Under Variation 1, the spatial extent of the MRZ-Medium Density Residential Zone has been increased, and the MRZ-Medium Density Residential Zone chapter policies deleted but replaced with the objectives and policies proposed to apply to residential zones more generally. Density standards and their associated matters of discretion have been amended to incorporate the MDRS and some land use activity rules deleted or added. This is set out in more detail in Part 9 to the Section 32 Evaluation Report: Part B Urban intensification – MDRS and NPS-UD Policy 3.

721. Variation 1 has amended the provisions of the PDP that have previously been the subject of submissions. Clause 16B of the First Schedule of the RMA provides that those submissions are deemed to be submissions on the Variation. In my opinion all PDP submissions on the MRZ should be considered in relation to the amended provisions proposed by Variation 1, for the following reasons:

- Variation 1 retains the MRZ-Medium Density Residential Zone for the reasons identified in the Section 32 Evaluation Report: Part B Urban intensification – MDRS and NPS-UD Policy 3. As such the PDP captures this Zone, its purpose and its associated planned urban built environment;
- The objective and policy framework as set out in RESZ - General Objectives and Policies for all Residential Zones provides for the planned urban built environment and for the management of land use activities in the MRZ. While most of these have been deleted from the zone chapter under Variation 1, equivalent provisions are contained in the RESZ-General Objectives and Policies for all Residential Zones chapter for the anticipated residential zones – and in this way, the framework has been retained (albeit sitting in a different part of the PDP); and
- The rules and standards framework are retained within the MRZ-Medium Density Residential Zone chapter. As such PDP submissions on these matters are carried over.

722. A number of rules in this chapter relating to land use activities were not amended by Variation 1, save for their re-numbering with new unique identifiers. However, I consider Variation 1 submissions on these rules are within scope of the IPI for the following reasons:

- Managing land use activities in the residential zone represent related provisions under s80E(1)(b)(ii), since they support the implementation of the MDRS in the zone, alongside intensity of built form, to achieve a well-functioning urban environment¹⁴⁷;
- MDRS Objective 2, incorporated into the PDP as strategic objective UFD-O7, requires a well-functioning urban environment. The policy and rule framework within the MRZ is required to implement this strategic outcome.

¹⁴⁷ This is addressed in part 2.5 (Scope of the IPI) in the Section 32 Evaluation Report – Part A: Overview to s32 Evaluation.

723. In view of the above, I address the PDP submissions in the following way:

- PDP MRZ submissions – General – these are addressed together with Variation 1 submissions;
- PDP MRZ submissions – Objectives – these are addressed together with Variation 1 submissions. Reference is made, where appropriate, to “equivalent” RESZ objectives;
- PDP MRZ submissions – policies – those policies that address the planned urban built environment and the health and wellbeing of people are addressed here, while those that address land use activity are addressed with reference to their “equivalent” RESZ policy;
- PDP MRZ submissions – Rules - These are addressed together with Variation 1 submissions; and
- PDP MRZ submissions – Standards - These are addressed together with Variation 1 submissions.

724. In arriving at my recommendations for the PDP submissions I am guided by the following factors:

- The chapter provisions are intended to apply to a much broader spatial area than the area which the original submission was made on;
- The requirements of s77G and s77N of the RMA to:
 - Incorporate the Medium Density Residential Standards (MDRS) into all relevant residential zones;
 - Incorporate the objectives and policies in clause 6 to Schedule 3A of the RMA;
 - Implement the urban intensification requirements of Policy 3 to the NPS-UD; and
- All PDP submitters have had the opportunity to submit on the MRZ chapter as amended by Variation 1.

3.12.2 MRZ-Medium Density Residential Zone – General submissions

3.12.2.1 Matters raised by submitters

725. In their PDP submission Kāinga Ora [81.580, 81.581] sought various amendments to the chapter, including the chapter introduction. The details of these can be seen in Appendix B (recommendations on submissions and further submissions). They include:

- Inclusion of an additional objective and policy to reflect that amenity values should reflect the planned urban built form and that this expected to change over time;
- Deletion of reference to Design Guides and requirement that development be “consistent” with these to achieve compliance;
- Review and re-drafting of notification exclusion clauses;

- Removal of provisions specific to “multi-unit housing” and integration within policies, rules and standards more generally;
 - Amendment to the spatial extent of the MRZ in accordance with NPS-UD direction and zoning principles of Kāinga Ora;
 - Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values;
 - Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’;
 - Incorporate height variation controls to areas of the MRZ where additional height is appropriate, to reflect NPS-UD;
 - Consequential amendments to reflect changes sought specific to eastern Porirua (including zoning changes); and
 - Consequential changes to the numbering of provisions following changes sought throughout chapter.
726. Kāinga Ora have made submissions on Variation 1 and I consider that these represent the submitter's more up to date position on the chapter. As such my assessment concentrates on their Variation 1 submission.
727. Deidre Dale [194.1] sought retention of the MRZ and considers that the development of a wider range of housing types will give more flexibility in meeting the diverse needs of the Plimmerton community.
728. Amos Mann [OS38.13, OS38.15], Frances Cawthorn [OS104.2] and Rosie Gallagher [OS60.2] seek that the MRZ is amended so that building height limits and recession planes, outdoor living space and green space requirements are made universally consistent with the Coalition for More Homes' Alternative MDRS recommendations.
729. In their Variation 1 submission, Kāinga Ora seek the following changes:
- Revisions to notification preclusion statements [OS76.17]; and
 - Amend the chapter introduction [OS76.166]:
- The Medium Density Residential Zone provides for residential areas predominantly used for residential activity with a moderate concentration and bulk of buildings, enabling a range of dwelling typologies, and other compatible activities. It is anticipated that the urban built form, appearance, and amenity of residential environments within the Zone will change over time.*
730. The submitter seeks these changes to:
- Ensure that Kāinga Ora can carry out its statutory obligations;
 - 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;
 - Ensure that the s32 analysis has appropriately analysed and considered other reasonable options to justify the proposed plan provisions;

- Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
- Provide clarity for all plan users; and
- Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.

731. Nash Alexander [OS88.1] seeks that the requirement for open space needs to ensure that buildings are adequately angled to make the most of sun planes. The submitter also considers that neighbours who live immediately adjacent to proposed two or three storey buildings must be able to get informed of any proposal to build high properties so that they are able to have input into the final decision. The submitter comments that intensity is not good when it is not done well and that immediately adjacent neighbours will have more realistic knowledge of sun planes and intensity than an Auckland based architect.

732. The RVA [OS118.91], request amendments to the chapter introduction:

The Medium Density Residential Zone provides for residential areas predominantly used for residential activity that enables more intensive development including medium density development that typically comprises ~~with a moderate concentration and bulk of buildings,~~ a range of dwelling typologies, and other compatible activities.

733. The submitter considers that 'moderate concentration' is an ambiguous term that is not defined elsewhere in the District Plan, meaning the introduction as currently drafted does not clearly identify the anticipated concentration of buildings in the MDR Zone. They also consider that the introductory text should acknowledge that the amenity and character of the Medium Density Residential Zone will substantially change because of the MDRS.

734. The RVA [OS118.39] request the following:

Retirement villages need to be provided for as a residential activity and enabled as follows:

A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones;

A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this activity is anticipated in residential zones with limited matters requiring assessment.

735. Similarly, Metlifecare Limited [OS85.10] request the Medium Density Residential zone provisions provide for the construction of retirement villages as a restricted discretionary activity.

736. The above relief and reason for it are the same as sought by these submitters in relation to the HRZ, which I have summarised in section 3.11.1 above.

737. In addition, the RVA [OS118.46] seek that the outdoor living space, outlook space, windows to street and landscaped area standards should generally reflect the MDRS with some amendments and that no additional development standard should apply.

738. The submitter supports the development standards for retirement villages reflecting the MDRS. However, they consider amendments are necessary to certain standards to reflect the particular

characteristics of retirement villages. Overall, they support the height, height in relation to boundary, setbacks and building coverage standards as they reflect the MDRS.

3.12.2.2 Assessment

739. The Kāinga Ora PDP submissions [81.580, 81.581] identify a range of amendments that have been addressed through Variation 1 or are the subject of their Variation 1 submissions, which are addressed elsewhere in this report. For example:

- Inclusion of an additional objective and policy to reflect that amenity values should reflect the planned urban built form and that this expected to change over time;
 - This has not been pursued in Variation 1 submission but see commentary later in this section in relation to amendments sought to chapter introduction;
- Deletion of reference to Design Guides and requirement that development be “consistent” with these to achieve compliance;
 - Addressed in part 3.4 to this report;
- Removal of provisions specific to “multi-unit housing” and integration within policies, rules and standards more generally;
 - Addressed by Variation 1 which removed multi-unit housing provisions;
- Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values;
 - Addressed by Variation 1 which aligned policy language with NPS-UD;
- Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’.
 - Only RESZ-P14 (other activities) is an avoid policy and submitter seeks retention of this policy as notified in their Variation 1 submission;
- Incorporate height variation controls to areas of the MRZ where additional height is appropriate, to reflect NPS-UD;
 - Addressed by Variation 1 through introduction of HRZ and MRZ-Residential Intensification Precinct.

740. I agree with the submission from Deidre Dale but would note that Variation 1 has introduced a HRZ in Plimmerton. I am not aware that the submitter has submitted on Variation 1.

741. In relation to the submissions from Amos Mann and Rosie Gallagher, no details have been provided of the alternative density standards they are seeking. I have also looked at the Coalition for More Homes website and note that they state:

The Coalition for More Homes is a group of citizens and organisations calling on Auckland Council to enable More Homes in the Right Places, and Density Done Well.

742. I am unclear on what alternative density standards are being sought and how they are relevant to Porirua. The submitters might wish to expand on their submission points to the Hearings Panel.

743. In relation to Kāinga Ora's submission seeking revisions to the notification preclusion statements, I note that these are addressed in subsequent submissions from the submitter on individual rules where amendments are sought. As such I do not assess this submission point in this section other than to note this has been accepted for MRZ-R1.
744. I disagree with the RVA [OS118.91] and Kāinga Ora [OS76.166] that amendments to the chapter introduction are necessary. I would note:
- The use of the term, 'moderate concentration' is consistent with the National Planning Standard description of the Medium Density Residential Zone¹⁴⁸. This describes the MRZ as:

Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.
 - In relation to the additional wording sought, describing that the built environment will change over time, I address a similar submission point¹⁴⁹ from Kāinga Ora in the RESZ chapter, at section 3.10.1. That assessment remains relevant here.
745. I agree with Nash Alexander [OS88.1] that urban design is an important matter and have addressed this matter elsewhere in the s42A report. However, notification preclusions for new residential development are prescribed in Schedule 3A to the RMA and this has been incorporated into the PDP by way of Variation 1. It is not open to the Council to make these notification preclusions more restrictive.
746. I agree with the RVA that the outdoor living space, outlook space, windows to street and landscaped area standards should generally reflect the MDRS with some amendments and note that they already do in the MRZ-Medium Density Residential Zone. I am not sure what the submitter means by other "development standards", but would note that they have submitted on MRZ-S11 (fences and free standing walls) but not on rainwater tanks, which are the only other standards applying in this zone.
747. I address the submissions from the RVA [OS118.39] and Metlifecare Limited [OS85.10] regarding the activity status for new retirement villages and the construction of retirement villages under MRZ-R1 and MRZ-R22 below.

3.12.2.3 Summary of recommendations

748. I recommend for the reasons given in the assessment that the submissions from RVA[OS118.46], Deidre Dale [194.1] and Kāinga Ora [81.580, 81.581, OS76.17], be **accepted in part**.
749. I recommend for the reasons given in the assessment, that the submissions from Amos Mann [OS38.13, OS38.15], Rosie Gallagher [OS60.2], Frances Cawthorn [OS104.2], RVA [OS118.91], Nash Alexander [OS88.1] and Kāinga Ora [OS76.166], be **rejected**.

¹⁴⁸ See Table 13 to National Planning Standards, Ministry of the Environment, 2019

¹⁴⁹ OS76.93

3.12.3 MRZ-O1 Planned urban built environment of the Medium Density Residential Zone (PDP equivalent objective: MRZ-O2)

3.12.3.1 Matters raised by submitters

750. In the PDP, the equivalent objective was MRZ-O2 (Character and amenity values of the Medium Density Zone). In relation to that objective, the following submissions were received.

751. Design Network Architecture Limited [155.50] sought that it be amended by deleting clause 4, which required:

Good quality amenity for adjoining sites;

752. Kāinga Ora [81.583] sought amendments to the objective including alignment with the NPS-UD. I note that in their Variation 1 submission [OS76.167] seek that the objective, as amended by Variation 1, be retained as notified. I therefore do not address their PDP submission further.

753. Paremata Business Park Ltd [69.2] and Carrus Corporation Ltd [68.3] both sought the following amendments to the PDP objective:

The scale, form and density of use and development in the Medium Density Residential Zone is characterised by:

1. *A built form of predominantly two and three-storey buildings, with the provision of/or within walkable proximity of accessible ~~surrounded by~~ open space;*
2. *A greater intensity of buildings than anticipated in the General Residential Zone;*
3. *Good quality on-site residential amenity;*
4. *Good quality amenity for adjoining sites; and*
5. *An urban environment that is visually attractive, safe, easy to navigate and convenient to access.*

Or

Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.

754. Kenepuru Limited Partnership [59.2] seek the following amendment to the PDP objective:

A built form of 1-4 storeys but predominantly two and three-storey buildings, integrated into well designed public and private ~~surrounded by~~ open space;

755. Paremata Business Park Ltd, Carrus Corporation Ltd, and Kenepuru Limited Partnership did not submit on amended MRZ-O1 in Variation 1.

756. Three Variation 1 submitters seek that this zone objective is either amended or deleted. These are set out below.

757. The Paremata Residents Association [OS70.1] seeks that it be amended to remove reference to being pre-dominantly three storey to:

“a planned form providing a variety of housing types and sizes and enabling the development of buildings up to 3-storeys”.

758. They note that the intent of Part 2, Schedule 3A of the RMA is to enable 3-storey buildings and does not mean housing is required to be 3-storeys.

759. Ministry of Education [OS92.5] seek that the objective and is amended to:

[.....]

An urban environment that is visually attractive, safe, easy to navigate, and convenient to access, including existing and planned educational facilities.

They also seek consequential changes to policies that implement this objective.

760. The RVA [OS118.92] seek the complete deletion of the objective and replacement with an objective that reflects Objective 2 of the MDRS. No wording of this replacement objective has been provided by the submitter.

761. The RVA consider that the objective provides for amenity outcomes in the Medium Density Residential Zone that go beyond what is set out in the MDRS and the objectives and policies that apply to all residential zones.

3.12.3.2 Assessment

762. In relation to the PDP submissions, I do not agree with Design Network Architecture Limited that requiring good quality amenity should be deleted from the planned urban built environment. As I have addressed elsewhere¹⁵⁰ in this report, creating healthy built environments is a key resource management issue and it is appropriate that this is addressed in the relevant objectives including MRZ-O1 and RESZ-O3.

763. In relation to the remaining PDP submissions, I would note that:

- Amended MRZ-O1 addresses the concerns by requiring that development is integrated with public and private open space; and
- The objective is intended to describe the planned urban built environment, which is for buildings predominately three storeys in height over time. It is not intended to describe the current urban built environment or that it will transition from one and two storey buildings.

764. In relation to the Variation 1 submissions from the Paremata Residents Association and the Ministry of Education, I do not consider that the changes proposed are appropriate or necessary. I note that:

- Appropriate land uses in the residential zones is the subject of RESZ-O2. This includes educational facilities, as recognised by their permitted and restricted discretionary activity status in the MRZ; and
- The objective describes the planned urban built environment, which is for buildings predominately three storeys in height over time. It is not intended to describe the current urban built environment or that it will transition from one and two storey buildings, to predominately three storeys.

765. In relation to the RVA submission, no alternative wording has been provided so I am not clear of what specific changes to the objective they are seeking. However, in my opinion, MRZ-O1 is a

¹⁵⁰ See part 3.4

place-based objective that appropriately implements MDRS objective 1¹⁵¹ and MDRS objective 2¹⁵², and which describes a range of built environment outcomes. This includes creating a healthy built environment. Elsewhere in this s42A report I have addressed this matter, including the role of access to outdoor living space and open space to people's health and wellbeing. I acknowledge that a range of tools, including non-district plan methods, are necessary to achieve the outcomes¹⁵³ but this does not derogate from the objective.

3.12.3.3 Summary of recommendations

766. I recommend for the reasons given in the assessment that the submissions from Kāinga Ora [81.583], Paremata Business Park Ltd [69.2], Kenepuru Limited Partnership [59.2] and Carrus Corporation Ltd [68.3], **be accepted in part**.

767. I recommend for the reasons given in the assessment, that the submissions from the Paremata Residents Association [OS70.1], Ministry of Education [OS92.5], Design Network Architecture Limited [155.50] and RVA [OS118.92], **be rejected**.

3.12.4 MRZ-PREC02-O1 Planned urban built environment of the MRZ - Residential Intensification Precinct

3.12.4.1 Matters raised by submitters

768. Three submitters seek that this zone objective is amended.

769. The Paremata Residents Association [OS70.3] seeks that it be amended to remove reference to being pre-dominantly three storey to:

"A planned built form providing a variety of housing types and sizes, including terraced housing and apartment buildings up to four and five storeys in height".

770. They consider that the wording implies that only higher rise terraced housing and apartments can be built. They wish to see the wording modified to identify that the zone enables such development but does not require it.

771. TROTR [OS114.26] seek that this objective and MRZ-REC02-O2 are amended to include how the outcomes will be achieved by including 'by way of' in them. The submitter does not provide the 'by way of' clauses they wish to see in the objective.

772. The RVA [OS118.93] seek that MRZ-PREC02-O1 is amended to align with the new MRZ-O1, sought in OS118.92.

773. They support the provision for greater intensity in the MRZ-Residential Intensification Precinct but are concerned that the differences between these objectives and the new MRZ-O1 are likely to result in interpretation issues.

¹⁵¹ Incorporated into the PDP as RESZ-O1

¹⁵² Incorporated into the PDP as strategic objective UFD-O7

¹⁵³ See part 3.5 of this report.

3.12.4.2 Assessment

774. The matter raised by the Paremata Residents Association is the same as raised in relation to MRZ-O1 which I address above. That assessment is relevant to the changes sought to MRZ-PRE02-O2 and for the same reasons I cannot support the amendments sought by the submitter.
775. In relation to the submission from TROTR, I consider the change is not required as the way or “how” the objective will be achieved is set out in the policies. In this case the planned urban built environment is identified for the MRZ-Residential Intensification Precinct in MRZ-PREC02-O1, with the RESZ policies providing the ‘how’ by identifying the actions to achieve this outcome.
776. In relation to the RVA submission, I have recommended that the changes sought to MRZ-O1 are rejected, and as such I see no need to ‘align’ MRZ-PREC02-O1 with a new MRZ-O1; noting here that the RVA did not in fact provide wording for the new MRZ-O1.

3.12.4.3 Summary of recommendations

777. I recommend for the reasons given in the assessment, that the submissions from the Paremata Residents Association [OS70.3], Te Rūnanga o Toa Rangatira [OS114.26] and RVA [OS118.93], be rejected.

3.12.5 MRZ-O2 Managing scale of development at MRZ - Residential Intensification Precinct Interface**3.12.5.1 Matters raised by submitters**

778. The Paremata Residents Association [OS70.4] and Roger Gadd [OS75.3] seek that this objective is amended so that it refers to the health and wellbeing of persons residing both within and outside the Precinct. They consider that protecting the health and wellbeing of all residents is important.
779. TROTR [OS114.2], [OS114.24] seek that this objective and MRZ-REC02-O1 are amended to include how the outcomes will be achieved by including ‘by way of’ in them. The submitter does not provide the ‘by way of’ clauses they wish to see in the objective.
780. The RVA [OS118.94] seek that MRZ-PREC02-O2 is amended to align with the new MRZ-O1, sought in OS118.92.
781. Kāinga Ora [OS76.169] seek that this objective is amended:

Use and Built development within the MRZ-Residential Intensification Precinct is of ~~a form, design and scale that~~ an appropriate scale and proportion for the planned urban built environment of the precinct and effectively minimises adverse effects on the amenity values of adjacent sites in the Medium Density Residential Zone ~~mitigate adverse effects on the health and well-being of people residing in adjacent sites~~ located outside of the Precinct.

782. They generally support the objective but seek amendments to, in their opinion, more clearly articulate the outcomes sought by the provision that is managing effects at the interface outside of the precinct.

3.12.5.2 Assessment

783. In relation to the submissions from the Paremata Residents Association and Roger Gadd I would note that MRZ-PREC02-O2 is specifically intended only to manage interface effects between the MRZ-Residential Intensification Precinct and the MRZ. MRZ-PREC02-O1 describes the outcomes

for the precinct itself, including, “A quality built environment that provides for the health and wellbeing of people residing in the Precinct” [*my emphasis*]. As such the changes sought by these submitters are not necessary.

784. In relation to the submission from TROTR, I address a similar point made by them in 3.12.4. This assessment is equally applicable here and I undertake no further analysis.
785. In relation to the RVA submission, I have recommended that the changes sought to MRZ-O1 are rejected, and as such I see no need to ‘align’ MRZ-PREC02-O2 with a new MRZ-O1; noting here that the RVA did not in fact provide wording for the new MRZ-O1.
786. I agree, in part, with the amendments sought by Kāinga Ora. This objective is seeking to manage interface effects between the anticipated built urban form within the precinct and the surrounding MRZ. It is not intended to manage the use of land, which is the subject of RESZ-O2 (Purpose of Residential Zones). As such I consider it appropriate to delete reference to land use from the objective.
787. However, I do not agree with the other changes sought. In my opinion it unnecessarily duplicates MRZ-PREC02-O1 by referring to the planned urban built environment. I also consider the requirement to minimise¹⁵⁴ adverse effects to be too onerous and that mitigate is more appropriate. This effects threshold more appropriately recognises the planned urban built environment anticipated by the MRZ, as described in MRZ-O1¹⁵⁵.

3.12.5.3 Summary of recommendations

788. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. Amend MRZ-PREC02-O2 to delete reference to “Use and” as set out in section Appendix A.
789. I recommend that the submission from Kāinga Ora [OS76.169], be **accepted in part**.
790. I recommend for the reasons given in the assessment, that the submissions from the Paremata Residents Association [OS70.4], Roger Gadd [OS75.3] and Te Rūnanga o Toa Rangatira [OS114.2] [OS114.24], be **rejected**.

3.12.5.4 Section 32AA evaluation

791. In my opinion, the amendments to MRZ-PREC02-O2 are more appropriate in achieving the purpose of the RMA than the notified provisions. In particular, I consider that:
- There will be benefits from improved clarity and direction provided by the amended objective which would otherwise duplicate RESZ-O2 in relation to managing the use of land.

¹⁵⁴ I have assumed that the submitter means, “as small as possible” when using minimise to describe their preferred effects threshold.

¹⁵⁵ I note the submitter seeks that MRZ-O1 is retained as notified in OS76.167.

3.12.6 MRZ-Medium Density Residential Zone – Deleted objectives: Introduction

792. In this section I consider PDP submissions on objectives that have been deleted from the MRZ. Where I consider there is an equivalent Variation 1 objective, I reference this in my assessment.

3.12.7 MRZ – deleted objective MRZ-O1 - Purpose of the Medium Density Residential Zone**3.12.7.1 Matters raised by submitters**

793. Kāinga Ora [81.582] sought that the objective be amended to refer to intensity rather than density and to align the language with the NPS-UD, as follows:

The Medium Density Residential Zone:

1. Primarily consists of residential activities in a range of residential unit ~~types~~ typologies and sizes including apartments, at a higher ~~density~~ intensity than is anticipated in the General Residential Zone; and
2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the ~~character~~ planned urban built form and anticipated amenity values of the Zone.

794. Oranga Tamariki – Ministry of Children [143.5] sought amendments to refer to residential land uses rather than residential activities. They consider that this would better reflect the ultimate intent of the objectives and policies which seek to provide for a range of residential land uses and align more appropriately with the definitions nesting table.

795. Design Network Architecture Limited [155.49], FENZ [119.55] and the Ministry of Education [134.21] all supported the objective and sought that it be retained as notified.

3.12.7.2 Assessment

796. Objective RESZ-O2 (Purpose of residential zones) in Variation 1 is the nearest equivalent objective. However, I would note that the objective is intended to apply to a broader spatial area than the area the subject of deleted MRZ-O1.

797. I address submissions on this objective at 3.10.7. I would also note that Kāinga Ora and FENZ have both submitted on RESZ-O2. Oranga Tamariki did not submit on Variation 1.

798. RESZ-O2 addresses, in part, the relief sought by Kāinga Ora, in that it is now aligned with the language used in the NPS-UD and specifically refers to the planned urban built environment. The requested reference to “intensity” and “typologies” in relation to the General Residential Zone is now redundant with this zone being deleted by Variation 1.

799. I do not agree with Oranga Tamariki – Ministry of Children to replace the use of the term “residential activities”. The use of defined terms is intentional in provisions to ensure they can be readily interpreted and applied. This ensures efficient and effective plan administration. The definition is mandated by the National Planning Standards, and I would note that the definition already refers to the use of land and buildings¹⁵⁶. I would also note that the submitter has not pursued this change into the RESZ-O2.

¹⁵⁶ Residential activity “means the use of land and building(s) for people’s living accommodation”.

800. In relation to the submissions from Design Network Architecture Limited [155.49], FENZ [119.55] and the Ministry of Education [134.21], I recommend that these be accepted in part since the equivalent objective is different from that which they sought to be retained as notified.

3.12.7.3 Summary of recommendations

801. I recommend that the submission from Kāinga Ora [81.582], Design Network Architecture Limited [155.49], FENZ [119.55] and Ministry of Education [134.21], be **accepted in part**.

802. I recommend for the reasons given in the assessment, that the submission from Oranga Tamariki – Ministry of Children [143.5], be **rejected**.

3.12.8 MRZ chapter – deleted objectives:

MRZ-PREC02-O1 - Purpose of the Eastern Porirua Residential Intensification Precinct

MRZ-PREC02-O2 - Character and Amenity Values of the Eastern Porirua Residential Intensification Precinct

MRZ-PREC02-O3 - Managing scale of development at Eastern Porirua Residential Intensification Precinct Interface

3.12.8.1 Matters raised by submitters

MRZ-PREC02-O1

803. Kāinga Ora [81.585] sought that MRZ-PREC02-O1 be amended to identify that to consist primarily of residential activities, as follows:

The Eastern Porirua Residential Intensification Precinct primarily consists of residential activities predominantly in the form of terrace housing and apartment buildings.

804. Waka Kotahi [82.232] and Design Network Architecture Limited [155.51] supported the objective and sought that it be retained as notified.

MRZ-PREC02-O2

805. Kāinga Ora [81.586] sought that objective MRZ-PREC02-O2 be amended to identify that to consist primarily of residential activities, as follows:

MRZ—PREC02-O2 Planned urban built environment of the Eastern Porirua Residential Intensification Precinct

The ~~scale, form and density of use and development~~ planned urban built form in the Eastern Porirua Residential Intensification Precinct is characterised by:

1. ~~A built form of predominantly three and four-storey buildings comprising~~ terrace housing and apartment buildings;
2. A greater intensity of buildings than anticipated in the Medium Density Residential Zone, particularly where located adjacent to road intersections and public open spaces; and
3. A quality-built environment that provides on-site and off-site residential amenity appropriate to a more intensive living environment and ~~responds~~ contributes positively to the planned urban built form and anticipated character and amenity values of the surrounding area.

806. Waka Kotahi [82.233] and Design Network Architecture Limited [155.52] supported the objective and sought that it be retained as notified.

MRZ-PREC02-O3

807. Waka Kotahi [82.234] also sought that MRZ-PREC02-O3 is retained as notified.

3.12.8.2 Assessment

808. The EPRIP was deleted by Variation 1 and no submission seeks its re-instatement. The precinct consisted of relatively small and discrete spatial areas in eastern Porirua that is undergoing a master-planned regeneration process.

809. Variation 1 deleted this precinct, and it has been subsumed into the wider HRZ or MRZ-Residential Intensification Precinct to give effect to NPS-UD Policy 3. Accordingly, the purpose of the HRZ and MRZ-Residential Intensification Precinct is different from the EPRIP.

810. I do not consider that there are any equivalent provisions under Variation 1 since the new objectives are intended to apply to a much broader spatial area than the area which the original submissions were made on and are for a different purpose.

3.12.8.3 Summary of recommendations

811. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [81.585, 81.586], Waka Kotahi [82.232, 82.233, 82.234] and Design Network Architecture Limited [155.51, 155.52,], be **rejected**.

3.12.9 MRZ-Medium Density Residential Zone – New objective sought to PDP**3.12.9.1 Matters raised by submitters**

812. Kāinga Ora [81.584] sought the following new objective for the MRZ:

MRZ-03 Residential amenity

Achieve a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.

813. The submitter seeks the inclusion of this additional objective to reflect that amenity should be considered in the context of the planned urban built form. This new objective is drafted to ensure residential amenity is of a high quality and reflects the planned urban built form for the zone which is described in MRZ-O2 and enabled by the corresponding rule framework.

3.12.9.2 Assessment

814. I would note that Kāinga Ora have not pursued this additional objective in their Variation 1 submission.

815. In part 3.5 to this report, I address the issue of healthy built environments and the role of the MDRS density standards in achieving well-functioning urban environments that enable people to provide for their health and safety. This assessment is relevant to the changes being sought by the submitter.

816. Variation 1 MRZ-O1 and MRZ-PREC02-O1 identify the planned urban built environment for the MRZ and MRZ-Residential Intensification respectively. The policies and density standards for those spatial areas give effect to these urban forms. They intrinsically involve change from the

current built form, and I do not believe the submitter's additional objective provides any further understanding or direction for plan users.

3.12.9.3 Summary of recommendations

817. I recommend for the reasons given in the assessment, that the submission from Kāinga Ora [81.584], be **rejected**.

3.12.10 MRZ-Medium Density Residential Zone – Policies: Introduction

818. Variation 1 deleted all MRZ policies. The deletion of these policies is addressed in the Section 32 Evaluation Part B: Urban intensification – MDRS and NPS-UD Policy 3¹⁵⁷. In my assessment below I have drawn a distinction between those policies that address the MDRS and associated planned urban built environment from those that address land use activities in the residential zones. This reflects the findings of the above Section 32 evaluation in terms of the implications of the requirement to incorporate MDRS policies into relevant residential zones.

3.12.11 Deleted Policies – planned urban built environment

MRZ-P8 – Buildings and Structures

MRZ-P9 – On-site and off-site residential amenity

MRZ-P10 - Safety and street scene quality

MRZ-PREC02-P1 - Buildings and structures in the Eastern Porirua Residential Intensification Precinct

MRZ-PREC02-P2 - On-site and off-site residential amenity within the Eastern Porirua Residential Intensification Precinct

MRZ-PREC02-P3 - Eastern Porirua Residential Intensification Precinct Interface

3.12.11.1 Matters raised by submitters

819. Kāinga Ora [81.596, 81.597, 81.598] sought the following changes to these policies:

MRZ-P8

~~Encourage~~ Enable buildings and structures that are of a form, scale and design that achieve the ~~built environment anticipated~~ planned urban built form for the Zone, by ensuring a generally medium rise built form, consisting of buildings up to three storeys that reflect a moderate scale and intensity.:

- ~~1. A generally medium-rise built form, consisting of buildings up to three storeys; and~~
- ~~2. Levels of openness around and between buildings that reflect a moderate scale and intensity of built form.~~

MRZ-P9

Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring:

¹⁵⁷ For example, see Appendix B

1. Separation from site boundaries and heights in respect to site boundaries, that ~~safeguard on-site and off-site privacy~~, minimise adverse privacy and visual dominance effects upon ~~to~~ adjacent sites, and ensure adequate access to sunlight and daylight in accordance with the planned urban built form; and
2. Appropriate levels of useable outdoor amenity space for residential units, that have access to sunlight and can readily accommodate outdoor activities.

MRZ-P10

Require use and development to contribute to attractive and safe streets and public spaces by:

1. Providing for passive surveillance;
2. Requiring an appropriate level of openness and landscaping in the street scene, taking into account the ~~built environment anticipated for~~ planned urban built form of the Zone; and
3. Minimising visual dominance of garage doors.

820. In addition, they sought [81.601, 81.600] that MRZ-PREC02-P1 and MRZ-PREC02-P2 be aligned with the language in the NPS-UD to reference planned urban built form.

821. Carrus Corporation Ltd [68.5] and Paremata Business Park Ltd [69.3, 69.4] sought that the second clause to MRZ-P9 be amended as follows:

Appropriate levels of useable quality outdoor amenity space for residential units and/or residents, that have access to sunlight and can readily accommodate outdoor activities.

822. The following submitters sought that one or more of these policies be retained as notified:

- Waka Kotahi [82.240]; and
- Design Network Architecture Limited [155.60, 155.61, 155.62, 155.64, 155.65, 155.66].

3.12.11.2 Assessment

823. In 3.12.10 I identify high level factors that I have used in my assessment of the submissions on the deleted MRZ policies. These are particularly relevant for this group of policies which are concerned with the planned urban built environment. I do not consider that there are equivalent Variation 1 policies given the extent and nature of the changes necessary to implement the policy framework for relevant residential zones in accordance with the requirements of s77G and s77N to the RMA to incorporate the MDRS and implement Policy 3 of the NPS-UD.

824. This matter is given particular attention in the Section 32 Evaluation Part B: Urban intensification – MDRS and NPS-UD Policy 3. It was identified as a resource management issue in part 5.3 of the evaluation and the subject of further consideration in Appendix B. This analysis concluded that while land use activity rules could be relocated into the RESZ – General objectives and policies chapter, those concerned with the built environment needed to be overhauled to integrate with the MDRS policies.

825. I note that Design Network Architecture Limited and Carrus Corporation Ltd did not submit on Variation 1.

3.12.11.3 Summary of recommendations

826. I recommend for the reasons given in the assessment, that the submission from Kāinga Ora [81.596, 81.597, 81.598], Carrus Corporation Ltd [68.5], Paremata Business Park Ltd [69.3, 69.4], Waka Kotahi [82.240], and Design Network Architecture Limited [155.60, 155.61, 155.62, 155.64, 155.65, 155.66], be **rejected**.

3.12.12 Deleted MRZ-P1 – Residential activity and MRZ-P2 – Minor residential units**3.12.12.1 Matters raised by submitters**

827. Kāinga Ora [81.588, 81.590] sought that MRZ-P1 be changed to refer to planned urban built form instead of character and to require high quality design. They also sought that MRZ-P2 be amended to enable minor residential units.

828. Design Network Architecture Limited [155.53, 155.54] supported these policies.

829. Oranga Tamariki – Ministry of Children [143.6] sought reference to residential land uses rather than residential activity.

3.12.12.2 Assessment

830. These policies have been replaced by mandated MDRS policy 1 residential zones incorporated into PDP by RESZ-P1 under the requirements of s77G to the RMA. As such, they cannot be amended through submissions.

831. I would note that Design Network Architecture Limited and Oranga Tamariki – Ministry of Children did not submit on Variation 1.

3.12.12.3 Summary of recommendations

832. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [81.588, 81.590], Oranga Tamariki – Ministry of Children [143.6] and Design Network Architecture Limited [155.53, 155.54], be **rejected**.

3.12.13 Deleted MRZ-P3 - Appropriate non-residential activities in Medium Density Residential Zone**3.12.13.1 Matters raised by submitters**

833. Kāinga Ora [81.591] sought that MRZ-P3 be changed to refer to planned urban built form instead of character.

834. Design Network Architecture Limited [155.55] supported this policy, while FENZ [119.56] sought that it be retained as notified.

3.12.13.2 Assessment

835. As identified in the Section 32 Evaluation Part B: Urban intensification – MDRS and NPS-UD Policy 3¹⁵⁸ this policy has been effectively carried over into the RESZ-General objectives and policies

¹⁵⁸ For example, see Appendix B

chapter as RESZ-P11. The policy now aligns with the language used in the NPS-UD to refer to the planned urban built environment.

836. I would note that Kāinga Ora and FENZ have submitted on Variation 1. No submission on Variation 1 has been received from Design Network Architecture Limited.

3.12.13.3 Summary of recommendations

837. I recommend that the submissions from Kāinga Ora [81.591], Design Network Architecture Limited [155.55] and FENZ [119.56], be **accepted in part**.

3.12.14 Deleted MRZ-P4 – Commercial activity

3.12.14.1 Matters raised by submitters

838. Kāinga Ora [81.592] sought that the policy be made more enabling by replacing, “Only allow” with “Provide for”.

839. Design Network Architecture Limited [155.56] supported this policy.

3.12.14.2 Assessment

840. As identified in the Section 32 Evaluation Part B: Urban intensification – MDRS and NPS-UD Policy 3¹⁵⁹ this policy has effectively been carried over into the RESZ-General objectives and policies chapter as RESZ-P12. The policy wording remains the same.

841. I would note that Kāinga Ora [OS76.113] in their Variation 1 submission seek the complete deletion of equivalent RESZ-P12 rather than the amendment sought to MRZ-P4 in their PDP submission.

842. In my assessment of submissions on RESZ-P12 I note that the management of non-residential activities including the activity setting for this range of activities is addressed in the 2020 section 32 evaluation for the residential zones. This found that the most appropriate management regime to implement the strategic objectives was to:

- Actively provide for activities such as schools, medical centres, and community facilities. These activities are often found in residential areas, and they contribute to the health and wellbeing of people;
- Generally discourage commercial activities, except home businesses, from establishing in residential areas and instead direct them to more appropriate zones such as Neighbourhood and Local centres which serve their surrounding residential catchments. A consent pathway is retained in RESZ-P12 where significant adverse effects are avoided, and other adverse effects are appropriately mitigated or remedied. I would note that commercial activities cover a broad range of activities including liquor stores, fast food takeaways, dairies, cafes, and other retail shops; and
- Discourage non-complying activities such as industrial activities from establishing in residential areas.

¹⁵⁹ For example, see Appendix B

843. I also noted that Property Economics in a report¹⁶⁰ for PCC that helped inform the 2020 PDP, commented that:

In respect of managing retail and commercial activities [in]other zones within the District such as General Residential, Medium Density Residential, Rural and Rural Residential zones, there is no economic evidence (either currently or envisaged in the future) to suggest that commercial development in these zones is an issue within Porirua that should be managed.

That being stated, the PDP needs to have the ability to respond to a potential inappropriate retail / commercial application in these zones to ensure economic efficiency of the network and the existing commercial centre network is not unduly compromised. This, from an economic perspective, is considered appropriately undertaken through an activity status that enables the wider suite of strategic policies and objectives to be considered in any assessment of such an application, and where the impacts on other centres in the network can be appropriately assessed.

844. In view of the above I believe the activity setting provided by MRZ-P3 (and now RESZ-P12) is the most appropriate to meet the objectives of the PDP including achieving a well-functioning urban environment, by directing commercial activities to commercial centres that serve their surrounding communities.

3.12.14.3 Summary of recommendations

845. I recommend for the reasons given in the assessment that the submissions from Design Network Architecture Limited [155.56], be **accepted in part**.

846. I recommend that for the reasons given in the assessment, that the submissions from Kāinga Ora [81.592], be **rejected**.

3.12.15 Deleted MRZ-P5 – Multi-unit housing

847. This policy provided for multi-unit housing where they contributed positively to the anticipated built environment through high-quality urban design and were consistent with the Multi-Unit Housing Design Guide. Variation 1 deleted this policy to implement the MDRS policies.

3.12.15.1 Matters raised by submitters

848. Draycott Property Holdings Ltd [75.19], Andrew and Leanne Parsons [97.21] and Gavin Faulke [107.21] sought that the policy be amended by deleting:

Contributes positively to the anticipated built environment through high-quality urban design

849. This would leave the policy test being where multi-unit housing was consistent with the Multi-Unit Housing Design Guide.

850. Kenepuru Limited Partnership [59.3] sought that the policy needed to be reviewed to generally remove the distinctions generated because of the form of ownership. They considered that it was possible to have well designed medium density housing that had houses all on their own fee simple titles as well as multiple dwellings on one title.

¹⁶⁰ Porirua Commercial Centres Network Assessment, Property Economics, March 2019

851. Design Network Architecture Limited [155.57] supported this policy.

852. I would note that none of the above submitters have submitted on Variation 1.

3.12.15.2 Assessment

853. As identified in the Section 32 Evaluation Part B: Urban intensification – MDRS and NPS-UD Policy 3¹⁶¹ this policy has effectively been carried over into the RESZ-General objectives and policies chapter as RESZ-P10. To be consistent with the MDRS, the policy requirement is amended in RESZ-P10 to provide for more than three residential units on a site where it can be demonstrated that the development is consistent with the Residential Design Guide as contained in APP3 - Residential Design Guide.

854. The Variation policy was amended in a way that responds to the relief sought by from Draycott Property Holdings Ltd, Kenepuru Limited Partnership, Andrew and Leanne Parsons and Gavin Faulke.

3.12.15.3 Summary of recommendations

855. I recommend that the submissions from Draycott Property Holdings Ltd [75.19], Kenepuru Limited Partnership [59.3], Andrew and Leanne Parsons [97.21], Gavin Faulke [107.21] and Design Network Architecture Limited [155.57], be **accepted in part**.

3.12.16 Deleted MRZ-P6 – Retirement villages

3.12.16.1 Matters raised by submitters

856. Kāinga Ora [81.594] sought that the policy be amended to align with the NPS-UD language and refer to planned urban built form rather than anticipated character and amenity.

857. Design Network Architecture Limited [155.58] supported this policy.

3.12.16.2 Assessment

858. This policy has been carried over into the RESZ-General objectives and policy chapter in Variation 1 as RESZ-P13. I would note that Kāinga Ora seek that RESZ-P13 be retained as notified. The policy was amended as sought by Kāinga Ora and now refers to planned urban built form.

3.12.16.3 Summary of recommendations

859. I recommend that the submission from Kāinga Ora [81.594] be **accepted**.

860. I recommend that the submission Design Network Architecture Limited [155.58], be **accepted in part**.

3.12.17 Deleted MRZ-P7 – Other activities

3.12.17.1 Matters raised by submitters

861. Kāinga Ora [81.595] sought that the policy be amended to align with the NPS-UD language and include an effects hierarchy, as follows:

¹⁶¹ For example, see Appendix B

Avoid non-residential activities ~~which that~~ are incompatible with the planned urban built form, role, and function ~~anticipated purpose, character and amenity values~~ of the Zone where effects cannot be mitigated or managed.

862. Waka Kotahi [82.238] sought that the policy be retained as notified, while Design Network Architecture Limited [155.59] supported the policy.

3.12.17.2 Assessment

863. This policy has been carried over into the RESZ-General objectives and policy chapter in Variation 1 as RESZ-P14. I would note that Kāinga Ora seek that RESZ-P14 be retained as notified. The policy was amended to align with NPS-UD language but continues to be an “avoid” policy. For this reason I recommend that these submissions be accepted in part.

3.12.17.3 Summary of recommendations

864. I recommend that the submissions from Kāinga Ora [81.595], Waka Kotahi [82.238] and Design Network Architecture Limited [155.59], be **accepted in part**.

3.12.18 Deleted MRZ-P11 - Functional and operational requirements

865. This policy sought to recognise the functional and operational requirements of retirement villages and non-residential activities that support the health and wellbeing of people and communities.

3.12.18.1 Matters raised by submitters

866. The Ministry of Education [134.22] sought that the policy be retained as notified, while Design Network Architecture Limited [155.63] supported the policy. Kāinga Ora [81.599] also supported the policy but sought its amendment to correct a minor typographical error in relation to the spelling of “recognise”.

3.12.18.2 Assessment

867. This policy has not been carried over into the RESZ-General objectives and policy chapter in Variation 1.

868. In my opinion MRZ-P11 now represents an unnecessary and redundant policy. Policies RESZ-P11 (non-residential activities) and RESZ-P13 (retirement villages) do not provide any barrier to consideration of the functional and operation requirements of non-residential activities, but such consideration needs to still achieve the planned urban built environment for the respective zone or precinct as set out in the relevant objectives. Likewise breaches of zone-based “built and location”¹⁶² standards provide for this consideration in their matters of discretion.

869. For example, RESZ-P7 includes the ability to consider whether topographical or other site constraints make compliance with a density standard impractical. RESZ-P8 also includes the ability to consider whether an increased building coverage will result in a more efficient, practical and better use of the site for more intensive typologies.

¹⁶² Height, height in relation to boundary, setback, and building coverage.

3.12.18.3 Summary of recommendations

870. I recommend that the submissions from Ministry of Education [134.22], Kāinga Ora [81.599], Waka Kotahi [82.238] and Design Network Architecture Limited [155.63], be **rejected**.

3.12.19 MRZ-Medium Density Residential Zone – New Rule**3.12.19.1 Matters raised by submitters**

871. The House Movers section of the New Zealand Heavy Haulage Association Inc [167.3] sought for the rules to expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. Their submission details a set of performance standards to apply to this activity.

3.12.19.2 Assessment

872. The submission from the Housemovers is similar to those considered in Hearing Stream 1. These also sought rules that expressly provided for the relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings. For example, see paragraph 197 to Section 42A Report - Part A Overarching Report. The report author, Mr McDonnell, recommended rejecting these submission points and noted that, “... *this activity is covered by the definition of the term ‘Construction activity’. Construction activity is a permitted activity in all zones, and as such new provisions are not needed*”. I agree with this assessment.

3.12.19.3 Summary of recommendations

873. I recommend for the reasons given in the assessment, that the submission from House Movers section of the New Zealand Heavy Haulage Association Inc [167.3], be **rejected**.

3.12.20 MRZ-R1 - Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls**3.12.20.1 Matters raised by submitters**

874. Transpower [OS53.20] seek that the following note is added, “Note: Activities subject to MRZ-R1 shall comply with, and are subject to, the relevant provisions for qualifying matter areas.”. They consider that it would clarify for plan users that activities subject to the rule are subject to the qualifying matter area provisions, to assist with plan interpretation and application.

875. Kāinga Ora [81.603] sought minor changes to the PDP version of this rule to delete the requirement for new buildings to meet the outdoor living space standard for multi-unit housing and to amend notification preclusion statements, as follows:

1. Activity status: Permitted

Where:

- a. Compliance is achieved with:
 - i. MRZ-S1;
 - ii. MRZ-S2;
 - iii. MRZ-S3;
 - iv. MRZ-S4;
 - v. MRZ-S5;
 - vi. MRZ-S6; and

- vii. MRZ-S7; and
~~viii. MRZ-S8.~~

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, ~~or MRZ-S7, or MRZ-S8.~~

Matters of discretion are restricted to:

- 1) The matters of discretion of any infringed standard.

Notification:

An application under this rule where compliance is not achieved with MRZ-S4, MRZ-S6, or MRZ-S7, or MRZ-S8 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, ~~MRZ-S4, or MRZ-S5, or MRZ-S6~~ is precluded from being publicly notified in accordance with section 95A of the RMA.

876. Design Network Architecture Limited [155.67] and Waka Kotahi [82.241] both supported the PDP version of this rule and sought that it be retained as notified. I would note here that neither submitter has submitted on the Variation 1 version of this rule.

3.12.20.2 Assessment

877. In my opinion, the changes sought by Transpower are not necessary since they simply duplicate the “How the District Plan Works” section of the PDP. Variation 1 introduced additional guidance for plan users, including the following in relation to qualifying matters:

The limitations or restrictions to the MDRS and/or building heights and density requirements are contained in both area-specific (zone) rules and standards in Part 3 and standards and rules in Part 2. Users will need to refer to both to determine whether a proposal requires a resource consent, and if so, its activity status.

878. In relation to the PDP submissions, I would note the following:

- The rule has been amended to implement the MDRS permitted activity rule in Schedule 3A to the RMA¹⁶³, including the notification preclusion requirements. This includes removal of a separate density standard for outdoor living space for multi-unit housing, as sought by Kāinga Ora; and
- The rule must be amended to meet MDRS requirements, as such retention of the PDP version as notified is not an option.

3.12.20.3 Summary of recommendations

879. I recommend that the submissions from Kāinga Ora [81.603], Design Network Architecture Limited [155.67] and Waka Kotahi [82.241], be **accepted in part**.

880. I recommend that the submission from Transpower [OS53.20], be **rejected**.

¹⁶³ See clause 2(1)

3.12.21 MRZ-R2 – Construction activity**3.12.21.1 Matters raised by submitters**

881. Kāinga Ora [OS76.172] seek that the rule is amended to reference demolition activity as well as construction¹⁶⁴. The submitter supports this permitted activity rule in general but seeks amendment to the chapeau of the rule to make it clear that demolition is also a permitted activity.

3.12.21.2 Assessment

882. The submitter has confirmed that they will not be pursuing this submission. Notwithstanding this, for the purposes of providing a recommendation to the Hearing Panel I would note that this is identical to the submitter's submission on HRZ-R3 which I assessed earlier in this report. That assessment is relevant here.

3.12.21.3 Summary of recommendations

883. I recommend for the reasons given in the assessment, that the submission from Kāinga Ora [OS76.172], be **rejected**.

3.12.22 MRZ-R3 – Rainwater tank**3.12.22.1 Matters raised by submitters**

884. The Design Network Architecture Limited [155.67] sought deletion of this rule. They did not submit on the same rule in Variation 1.

3.12.22.2 Assessment

885. This rule enables rainwater tanks up to 5,000 litres in size. If the rule is deleted, it would be subject instead to MRZ-R1 (buildings and structures) including the listed bulk and location standards. The intention of MRZ-S3 is to incentivise the provision of on-site water storage to provide for the efficient use of water, which would be removed if the rule was deleted.

3.12.22.3 Summary of recommendations

886. I recommend for the reasons given in the assessment, that the submission from Design Network Architecture Limited [155.67], be **rejected**.

3.12.23 MRZ-R5 – Residential activity, excluding papakāinga.**3.12.23.1 Matters raised by submitters**

887. Kāinga Ora [81.607] sought a number of changes to this rule in their PDP submission, as follows:

MRZ-R5 Residential activity, excluding papakāinga

1. Activity status: Permitted

Where:

- a. No more than ~~two~~ three residential units occupy the site.

2. Activity status: Restricted discretionary

Where:

¹⁶⁴ I would note that the submitter did not seek this change to the rule in the PDP which refers only to "construction activities". They sought that the rule be retain as notified.

- a. Compliance is not achieved with MRZ-R5-1.a.

Matters of discretion are restricted to:

1. The extent to which building design and site layout achieves:
 - a) the planned urban built form of the zone;
 - b) Attractive and safe streets and public open spaces;
 - c) high quality onsite living environments; having taken into account the surrounding context, site limitations and planned outcomes for the zone.
2. The extent to which topography, site orientation and planting have been integrated into the site layout and design.

Note:

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

Notification:

An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

~~Note: Where more than two residential units will occupy a site, see MRZ-R15.~~

888. In their submission on Variation 1, they seek that the amended MRZ-R5 be retained as notified.

889. Design Network Architecture Limited [155.71] sought that the rule be retained as notified. They did not submit on the same rule in Variation 1.

3.12.23.2 Assessment

890. Variation 1 amended this rule in a number of ways, including:

- It applies only to residential activity, with reference to minor residential units and multi-unit housing removed;
- The number of residential unit threshold has been removed to meet the requirements of the MDRS which moves it to the permitted activity rule for new buildings¹⁶⁵; and
- The matters of discretion have also been removed since the activity is permitted in the MRZ.

891. In view of the above the amended rule in part addresses the matters raised by Kāinga Ora, as confirmed by their subsequent Variation 1 submission. As such I recommend that this submission be accepted in part.

892. Retention of the rule as notified, as sought by the Design Network Architecture Limited is not an option. However, I recommend that these submissions be accepted in part to reflect that an activity based rule has been retained making residential activities a permitted activity.

3.12.23.3 Summary of recommendations

893. I recommend that the submissions from Design Network Architecture Limited [155.71] and Kāinga Ora [81.607], be **accepted in part**.

¹⁶⁵ See clause 2(1) to Schedule 3A to the RMA.

3.12.24 MRZ-R6 – Minor residential unit.**3.12.24.1 Matters raised by submitters**

894. Design Network Architecture Limited [155.72] sought that the rule be retained as notified. They did not submit on Variation 1 which deleted this rule.

3.12.24.2 Assessment

895. Variation 1 deleted this rule, as it was no longer considered appropriate or necessary following the RMA-EHS. This is addressed in the Section 32 Evaluation Part B: Urban intensification – MDRS and NPS-UD Policy 3. No submissions have been received to Variation 1 seeking its re-instatement.

3.12.24.3 Summary of recommendations

896. I recommend for the reasons given in the assessment, that the submission from Design Network Architecture Limited [155.72], be **rejected**.

3.12.25 MRZ-R9 (MRZ-R8 in PDP) – supported residential care activity**3.12.25.1 Matters raised by submitters**

897. Kāinga Ora [OS76.179, OS176.90, 81.610] seek that the rule is amended in the following way:

- Increase the permitted maximum occupancy from six to 10 [OS76.179];
- Exclude staff from the permitted maximum occupancy numbers [81.610]¹⁶⁶; and
- Amend notification preclusion to preclude limited notification as well as public notification if the maximum occupancy threshold is breached [OS176.190].

898. The submitter notes that their change to maximum occupancy threshold is consistent with other planning documents in the region, such as the Wellington City Proposed District Plan.

899. Oranga Tamariki [143.8] sought that the maximum occupancy numbers exclude staff. Ara Poutama Aotearoa the Department of Corrections [135.9] sought to retain permitted activity status for this activity.

900. Design Network Architecture Limited [155.74, 155.75] sought retention of the rule as notified in the PDP.

3.12.25.2 Assessment

901. Variation 1 amended the matters of discretion associated with this rule, where there is a breach of the maximum occupancy number threshold. The activity status cascade and the threshold of six residents had not been amended.

902. I do not agree with Kāinga Ora and Oranga Tamariki that an increase in the maximum occupancy threshold is appropriate and would better achieve RESZ-O2. The objective requires that the residential zones accommodate other activities that support the health, safety and wellbeing of

¹⁶⁶ I would note that the submitter does not seek this exclusion in their submission to Variation 1. They might wish to clarify to the Hearing Panel whether they still seek this exclusion.

people and communities, where these are compatible with the planned urban built environment and amenity values of the zone.

903. In my opinion while supported residential care activity supports the wellbeing of people there is a difference in the planned urban built environment between the HRZ and MRZ, and this should be reflected in the scale of the activity permitted within these zones. As such, having differing scale thresholds between the MRZ (maximum permitted occupancy of six residents) and the HRZ (maximum permitted occupancy threshold of 10 residents) is appropriate and better implements RESZ-O2.
904. I also do not agree with the requested limited notification preclusion where there has been a breach of the maximum occupancy threshold. In my opinion this breach may generate adverse effects on properties within a residential environment and information from limited notification will help inform the processing of such consents.
905. As identified earlier, this rule has been amended in relation to the matters of discretion, as such I recommend that those submissions on the PDP seeking retention of the rule as notified are accepted in part.

3.12.25.3 Summary of recommendations

906. I recommend for the reasons given in the assessment that the submissions from Ara Poutama Aotearoa the Department of Corrections [135.9] and Design Network Architecture Limited [155.74,155.75] be **accepted in part**.
907. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.179, OS76.190, 81.610] and Oranga Tamariki [143.8], be **rejected**.

3.12.26 MRZ-R10 (MRZ-R9 in PDP) – Home business

3.12.26.1 Matters raised by submitters

908. Roger Gadd [OS75.5] seeks that the rule is amended to clarify that the permitted 40m² gross floor space threshold for home businesses apply to each dwelling on a site. The submitter proposes this change because they consider it might prevent the occupants of a residence taking a property right from the occupants of other residences on the same site. For example, where occupant 1 uses 80m² of their dwelling for business use, but this still equates to only 40m² per dwelling, the occupant of the other dwelling on site would be prohibited from operating a home business.
909. Kāinga Ora [81.611] sought that the rule be amended to remove the gross floor area threshold and to increase the number of non-residents who can be employed on-site¹⁶⁷:

1. Activity status: Permitted

Where:

¹⁶⁷ I note that Kāinga Ora do not seek these changes in their Variation 1 submission. I have assumed that the Variation 1 submission represents their more up to date position on this rule.

- a. ~~—~~ No more than 40m² of total gross floor area of all buildings on site is used for the home business;
- b. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level;
- c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and
- d. No more than ~~one~~ two full-time employee or equivalent engaged in the home business resides off-site.

2. Activity status: Discretionary

Where:

- a. Compliance is not achieved with MRZ-R9-1.a, MRZ-R9-1.b, MRZ-R9-1.c, or MRZ-R9-1.d.

3.12.26.2 Assessment

910. In relation to the submission from Roger Gadd, the rule is intentionally framed to apply to a site, which is defined in the PDP¹⁶⁸. The permitted activity standards, including 40m² gross floor area, are necessary to ensure that they are ancillary to the principal residential activity. Commercial activities are otherwise more appropriately located in a commercial zone.

911. I also do not consider it likely that the situation described by the submitter will occur frequently.

912. In relation to the submission from Kāinga Ora, these permitted activity standards are necessary to ensure that the commercial activities enabled under this rule are of an appropriate scale for a residential environment. Commercial activities are generally discouraged from establishing in the residential zones and are instead directed to more appropriate zones. I have also noted that the submitter has not sought the removal of these activity standards in their submission to Variation 1.

3.12.26.3 Summary of recommendations

913. I recommend for the reasons given in the assessment, that the submissions from Roger Gadd [OS75.5] and Kāinga Ora [81.611], be **rejected**.

¹⁶⁸ means:

- a. an area of land comprised in a single record of title as per Land Transfer Act 2017; or
- b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or
- c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title as per Land Transfer Act 2017 could be issued without further consent of the Council; or
- d. except that in relation to each of sub clauses (a) to (c), in the case of land subdivided under the Unit Title Act 1972 or 2010 or a cross lease system, a site is the whole of the land subject to the unit development or cross lease.

3.12.27 MRZ-R11 (MRZ- R10 in PDP) – Educational facility, including home-based childcare services**MRZ-R12 (MRZ- R11 in PDP) – Visitor accommodation****3.12.27.1 Matters raised by submitters**

914. Kāinga Ora [81.612] and the Ministry of Education [134.23] sought MRZ-P10 in the PDP be retained as notified, while Design Network Architecture Limited [155.77, 155.78] supported both of the rules.

915. Kāinga Ora [81.613] also sought MRZ-P11 in the PDP be retained as notified.

3.12.27.2 Assessment

916. Variation 1 amended the matters of discretion associated with this rule. The activity status cascade and the permitted activity threshold have not been amended.

917. I would note that Kāinga Ora seek that the rules, as amended by Variation 1, be retained as notified. Neither of the other two submitters submitted on the Variation 1 version of the rules.

918. Since the PDP version of the rule has been amended, I would recommend that all of these submissions are accepted in part.

3.12.27.3 Summary of recommendations

919. I recommend that the submissions from Kāinga Ora [81.612, 81.613], Ministry of Education [134.23] and Design Network Architecture Limited [155.77, 155.78], be **accepted in part**.

3.12.28 MRZ chapter – MRZ-R14 (MRZ-R13 in PDP) – Show homes**3.12.28.1 Matters raised by submitters**

920. Kāinga Ora [81.615] sought that the rule be amended to increase the permitted time period for the use of residential buildings and land as show homes, from 24 months to 36 months¹⁶⁹. No reason was given for seeking this change.

3.12.28.2 Assessment

921. Variation 1 did not amend this rule or the associated time limit for the use of residential buildings and land as a show home. I have also noted that Kāinga Ora has not sought the removal of these activity standards in their submission to Variation 1.

922. The time limit is intended to strike a balance between allowing for show homes as part of the normal operations of new subdivisions and developments, and residential amenity of surrounding residents from the activities associated with show homes.

3.12.28.3 Summary of recommendations

923. I recommend for the reasons given in the assessment, that the submission from Kāinga Ora [81.615], be **rejected**.

¹⁶⁹ I note that Kāinga Ora do not seek these changes in their Variation 1 submission. I have assumed that the Variation 1 submission represents their more up to date position on this rule.

3.12.29 MRZ chapter – MRZ-R15 (PDP) – Multi-unit housing**3.12.29.1 Matters raised by submitters**

924. Design Network Architecture Limited [155.82] sought that the rule be retained as notified. They did not submit on Variation 1 which deleted this rule.

3.12.29.2 Assessment

925. Variation 1 deleted this rule, as it was no longer considered appropriate or necessary following the RMA-EHS. This is addressed in the Section 32 Evaluation Part B: Urban intensification – MDRS and NPS-UD Policy 3. No submissions have been received to Variation 1 seeking its reinstatement.

3.12.29.3 Summary of recommendations

926. I recommend for the reasons given in the assessment, that the submission from Design Network Architecture Limited [155.72], be **rejected**.

3.12.30 MRZ-R16 – Buildings and structures within the National Grid Yard**MRZ-R17 - Activities within the National Grid Yard****3.12.30.1 Matters raised by submitters**

927. Transpower [OS52.21, OS52.22] seek that these rules be amended as sought in their submissions to the PDP and evidence presented at the PDP hearings, particularly Hearing Stream 4. They support the rules and consider that MRZ-R16 is a qualifying matter under S770 and S771 to the RMA.

928. Kāinga Ora [OS76.185, OS76.186] seek that the rules be retained as notified. Their further submission FS76.368 opposes the relief sought by Transpower. They note that:

Rule MRZ-R16 replaces GRZ-R5, the substance of which was considered through Hearing Stream 5. Kāinga Ora acknowledges the s42A recommendations regarding submissions on this rule within Hearing Stream 5. No further consideration of this rule (restated as Rule MRZ-R16) is considered necessary.

3.12.30.2 Assessment

929. These provisions have been the subject of evidence at Hearing Stream 4. At that time, they were included in the General Residential Zone but with deletion of this chapter in Variation 1, they have been transferred to the MRZ, through which the National Grid now passes. Given this, I defer to that earlier process and undertake no further assessment here. I recommend that the submission be accepted in part to acknowledge this earlier process.

930. I would note that the Section 32 Evaluation Report – Part A: Overview to s32 Evaluation addresses these provisions as qualifying matters¹⁷⁰.

¹⁷⁰ For example, see 2.7.1 and 2.7.3

3.12.30.3 Summary of recommendations

931. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.185, OS76.186] and Transpower [OS52.21, OS52.22], be **accepted in part**.

3.12.31 MRZ-R16 (MRZ- R19 in PDP) – Emergency facility, MRZ-R17 (MRZ-R20 in PDP) – community facility, MRZ-R18 (MRZ-R21 in PDP) - healthcare activity**3.12.31.1 Matters raised by submitters**

932. The following submitters sought that these rules in the PDP be retained as notified:

- Kāinga Ora [81.618, 81.619, 81.620]
- FENZ [119.57]

933. Design Network Architecture Limited [155.83, 155.84, 155.85] supported the rules.

3.12.31.2 Assessment

934. Variation 1 amended the matters of discretion associated with this rule. The activity status for these activities have not been amended.

935. I would note that Kāinga Ora seek that the rules, as amended by Variation 1, be retained as notified. FENZ have also submitted that MRZ-R16 (emergency facility) as amended by Variation 1, be retained as notified.

936. Design Network Architecture Limited has not submitted on the Variation 1 version of the rules.

937. Since the PDP version of the rules have been amended, I would recommend that all of the submissions are accepted in part.

3.12.31.3 Summary of recommendations

938. I recommend that the submissions from Kāinga Ora [81.618, 81.619, 81.620], FENZ [119.57] and Design Network Architecture Limited [155.83, 155.84, 155.85], be **accepted in part**.

3.12.32 MRZ-R22 (MRZ-R19 in PDP) – Retirement villages**3.12.32.1 Matters raised by submitters**

939. Nash Alexander [OS88.3] considers that retirement villages should have a kindergarten or other early childhood education on site that elderly residents can be paid to assist at. The submitter considers that this benefits both young children and the elderly when they are given opportunities to interact.

940. Kāinga Ora [81.621] and Design Network Architecture Limited [155.86] both sought that the PDP version of the rule be retained as notified.

941. The submissions from Metlifecare Limited [OS85.6] and RVA [OS118.97] on this rule are addressed as part of HRZ-R19, earlier in this report.

3.12.32.2 Assessment

942. The PDP version of the rule has been amended by Variation 1.

943. In relation to the submission from Nash Alexander, it is not appropriate for a district plan to direct where people should work or to require retirement villages to have an on-site

kindergartens. These are matters best left to the operators of retirement villages and their residents, and operators of kindergartens.

3.12.32.3 Summary of recommendations

944. I recommend that the submissions from Kāinga Ora [81.621] and Design Network Architecture Limited [155.86], be **accepted in part**.

945. I recommend for the reasons given in the assessment, that the submission from Nash Alexander [OS88.3], be **rejected**.

3.12.33 MRZ-R23 – Commercial activities

3.12.33.1 Matters raised by submitters

946. Frances Cawthorn [OS104.5] and Amos Mann [OS38.16, OS38.17] seek those commercial activities be a permitted or restricted discretionary activity rather than discretionary. Amos Mann also considers that the scale of commercial activities that are permitted in these zones should be increased where the activities involve people spending time together, such as day-care.

947. Both submitters made similar submissions in relation to the equivalent rule in the HRZ chapter.

3.12.33.2 Assessment

948. Earlier in 3.10.17, I assess a submission from Kāinga Ora [OS76.113] seeking deletion of RESZ-P12 (commercial activities). My assessment there is relevant to the amendments sought by Frances Cawthorn and Amos Mann. In that assessment I also noted that commercial activities include a broad range of activities including liquor stores, fast food takeaways, dairies, cafes, and other retail shops.

949. As discussed in relation to HRZ-R20 (commercial activities) I have concerns with:

- Potential effects on the amenity of nearby residents; and
- Potential effects on the economic efficiency of the existing commercial centre network and their role in providing services and amenities to their surrounding residential community¹⁷¹.

950. I am also not clear what activities would meet the 'spending time together' criteria mentioned by Amos Mann. The submitter might wish to expand on their submissions to the Hearings Panel.

3.12.33.3 Summary of recommendations

951. I recommend for the reasons given in the assessment, that the submissions from Frances Cawthorn [OS104.5] and Amos Mann [OS38.16, OS38.17], be **rejected**.

¹⁷¹ See comment from Property Economics in 3.10.17 regarding commercial activities in the residential zones.

3.12.34 MRZ-S1 – number of residential units per site**3.12.34.1 Matters raised by submitters**

952. Kāinga Ora [OS76.200, OS76.201] seek that the standard is restructured to include an activity status cascade whereby the permitted number of residential units per site is subject to other density standards. They also wish to amend the associated matters of discretion when this number is breached:

MRZ-S1 - Number of residential units per site

1. *There must be no more than 3 residential units per site; **and***
2. *Compliance with the following standards is achieved:*
 - i. *MRZ-S2 – height*
 - ii. *MRZ-S3 - HIRTB;*
 - iii. *HRZ-S4¹⁷² – building coverage*
 - iv. *HRZ-S5 - only in relation to the rear/side yard boundary setback;*
 - v. *HRZ-S8– outlook space.*
3. *Activity Status: Restricted Discretionary*

i. Where compliance with MRZ-S1(1.) cannot be achieved.

1. *The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;*
2. *The development contributes to a safe and attractive public realm and streetscape;*
3. *The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and*
4. *The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.*

ii. Where compliance with MRZ-S1(2.) cannot be achieved:

5. *The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.*

Notification status:

1. *An application for resource consent which complies with MRZ-S1(1.) but does not comply with MRZ-S1(2.) is precluded from being publicly notified.*
2. *An application for resource consent made which does not comply with MRZ-S1(1.) but complies with MRZ-S1(2.) is precluded from being either publicly or limited notified.*
3. *An application for resource consent made which does not comply with MRZ-S1(1.) and MRZ-S1(2.) but complies with MRZ-S2 height and MRZ-S4 – building coverage is precluded from being either publicly notified.*

953. Their relief also seeks to provide amended matters of discretion and non-notification clauses to provide clarity.

954. TROTR [OS114.28] opposes this standard and seek:

¹⁷² Submitter might wish to clarify whether reference to HRZ-S4, HRZ-S5, and HRZ-S8 are correct.

MRZ-S1 specifies the 'Number of residential units per site' and how this standard interacts with Papakāinga developments and whether this has negative impact on how Te Rūnanga might want to implement their rights and interests.

3.12.34.2 Assessment

955. MRZ-S1 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.
956. Kāinga Ora made near identical submissions to HRZ-S1. These are assessed in 3.11.9 above. This assessment is relevant to MRZ-S1 and I come to the same conclusion for both zones.
957. In relation to the submission from TROTR, I would note that they have not made a submission on the same standard in the HRZ chapter (HRZ-S1). Notwithstanding this, it is my opinion that MRZ-S1 does not apply to papakāinga which is subject to its own definition and activity rule. However, I note that elsewhere, the PDP identifies in other density standards where they do not apply to papakāinga. For example, MRZ-S6 (landscaped area) and MRZ-S7 (outdoor living space) include the following Note, *"This standard does not apply to papakāinga"*. The intention is that only "bulk and location" standards are to apply to papakāinga, to manage any cross-boundary effects with adjoining sites.
958. To avoid doubt and to aid plan interpretation I recommend that a similar note is added to MRZ-S1. I would also recommend likewise for HRZ-S1; however, I can find no submission point that would provide scope for this change. The Hearing Panel might wish to exercise the discretion granted to them under clause 99(2)(b) of Schedule 1 of the RMA. This allows the Panel to make recommendations on Variation 1 on matters that are outside the scope of submissions. In my opinion, as assessed in the s32AA evaluation below, such a change would aid plan implementation and would not represent a significant change.

3.12.34.3 Summary of recommendations

959. I recommend for the reasons given in the assessment, that the Hearings Panel:
- a. **Amend** MRZ-S1 as set out in Appendix A.
960. I recommend that the submission from TROTR [OS114.28], be **accepted**.
961. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [OS76.200, OS76.201], be **rejected**.

3.12.34.4 Section 32AA evaluation

962. In my opinion, the amendment to MRZ-S1 is more appropriate in achieving the objectives of the PDP than the notified provisions. In particular, I consider that:
- It will clarify when these density standards apply and ensure that inappropriate residential-centric standards are not applied to buildings and structures associated with papakāinga. Consequently, they remove potential uncertainty for plan users and are more efficient and effective than the notified provisions in achieving the objectives of the PDP; and
 - The recommended amendments will not have any greater environmental, economic, social, and cultural effects than the notified provisions. However, there will be benefits from improved plan interpretation and more efficient plan administration.

3.12.35 MRZ-S2 (MRZ-S1 in PDP) – height**3.12.35.1 Matters raised by submitters**

963. Submissions to the PDP sought the following amendments to this standard:

- Increase height limit in the EPRIP to 16m. Kāinga Ora [81.947];
- Amend to give effect to the requirements of the NPS-UD. Carrus Corporation Ltd [68.6], Paremata Business Park Ltd [69.5];
- Exemption for Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities. FENZ [119.58]; and
- Ensure height limits are not compromised by any other requirement for a higher relative lower finished floor level for any future development due to any other identified natural hazard, i.e. flooding / ponding and/or coastal hazards. Steve Grant [158.1, 159.1].

964. Kāinga Ora [81.628] also sought that the standard be amended, as follows:

1. All buildings and structures must not exceed a maximum height above ground level of:

- a. 11m; or*
- b. ~~15m~~16m in the Eastern Porirua Residential Intensification Precinct.*

Except that:

- a. An additional 1m can be added to the maximum height of any building with a roof pitch of between 15° and 45°, which rises to a ridge that is centred or within the middle third of the building footprint, as illustrated in MRZ-Figure 1 below.*

This standard does not apply to:

- *Solar water heating components provided these do not exceed the height by more than 500mm;*
- *Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;*
- *Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or*
- *Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m.*
- *Lift overruns provided these do not exceed the height by more than 1m.*

Matters of discretion are restricted to:

- 1. The location, design and appearance of the building or structure;*
- 2. Any adverse effects on the streetscape taking into account the context, topography of the site and its surrounds and planned urban form;*
- 3. Visual dominance, shading and loss of privacy for adjacent residential sites;*

~~4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area;~~

~~5. Retention of established landscaping;~~

6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and

7. Whether topographical or other site constraints make compliance with the standard impractical.

965. Design Network Architecture Limited [155.95] sought that the PDP version of the rule be retained as notified, and Kāinga Ora [81.629] also sought retention of MRZ-Figure 1 (Diagram showing additional height allowance) as notified.

966. Of the above, Design Network Architecture Limited and Steve Grant did not submit on Variation 1.

967. FENZ [OS58.43] seek that the standard is amended to provide for the following exemption (they made a similar submission to HRZ-S2):

This standard does not apply to:

...

x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.

3.12.35.2 Assessment

968. MRZ-S2 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.

969. In relation to the PDP submissions, I would make the following comments:

- Increase height limit in the EPRIP to 16m. Kāinga Ora [81.947]: The EPRIP has been deleted by Variation 1 and no submissions seek its re-instatement. As such this submission point is no longer relevant;
- Retention of MRZ-Figure 1 (Diagram showing additional height allowance) as notified. Kāinga Ora [81.629]: This diagram has been replaced by the MDRS. As such, retention as notified is not an option;
- Amend to give effect to the requirements of the NPS-UD. Carrus Corporation Ltd [68.6], Paremata Business Park Ltd [69.5]: Variation 1 was introduced to give effect to the MDRS and NPS-UD Policy 3 requirements. Neither submitter has submitted on the amended MRZ-S2;
- Ensure height limits are not compromised by any other requirement for a higher relative lower finished floor level for any future development due to any other identified natural hazard, i.e. flooding / ponding and/or coastal hazards. Steve Grant [158.1, 159.1];
- Breaches of building height standards are subject to consideration against RESZ-P7 and RESZ-P8. This includes the ability to consider whether the increase in building or structure height results from a response to natural hazard mitigation. This can be assessed against the effects of increased building heights in terms of the

health and wellbeing of people and the planned urban built environment. In my opinion, this approach provides an appropriate balance between supporting a more resilient built form and achieving healthy built environments; and

- Retention of the PDP version of the rule as notified. Design Network Architecture Limited [155.95]: The standard was required to be amended to incorporate the MDRS. As such retention as notified is not an option.

970. The exemption from the height limits sought by FENZ has already been included in MRZ-S2. As such I recommend that the submission be accepted in part. However, the exemption would apply equally to MRZ-S2-1.c, MRZ-S2-1.d, or MRZ-S2-1.e. These manage the effects of taller buildings and structures on historic heritage values and SASM values. This aspect of the submission is addressed in the S42A Report – Overarching.

971. In relation to the other amendments sought by Kāinga Ora [81.628] to the matters of discretion, these have been amended by Variation 1. To an extent, they respond to the concerns raised by aligning the language used with the NPS-UD. For example, they now reference the planned urban built environment rather than the character and amenity of an area.

3.12.35.3 Summary of recommendations

972. I recommend that the submissions from Steve Grant [158.1, 159.1], Design Network Architecture Limited [155.95], Kāinga Ora [81.621], FENZ [119.58, OS58.43¹⁷³], Carrus Corporation Ltd [68.6] and Paremata Business Park Ltd [69.5], be **accepted in part**.

973. I recommend for the reasons given in the assessment, that the submissions from Kāinga Ora [81.629,81.947], be **rejected**.

3.12.36 MRZ-S3 (MRZ-S2 in PDP) – height in relation to boundary

3.12.36.1 Matters raised by submitters

974. Submissions to the PDP sought the following amendments to this standard:

- Amend to give effect to the requirements of the NPS-UD: Carrus Corporation Ltd [68.7], Paremata Business Park Ltd [69.8];
- Amend MRZ-S2 to 8m and 60 degree HRP to be taken from all side and rear boundaries [for sites within the EPRIP). Retain the exception for a common boundary with a MRZ: Draycott Property Holdings Ltd [75.9], Andrew and Leanne Parsons [97.11] and Gavin Faulke [107.11];
- Amend to include boundaries with private roads in exemption from height in relation boundary requirements, as well as roads: Kenepuru Limited Partnership [59.4]; and
- Retain associated MRZ-Figure 2, MRZ-Figure 3, and MRZ-Figure 4 as notified: Kāinga Ora [81.631, 81.632, 81.633].

975. Kāinga Ora [81.631, 81.632, 81.633] also sought retention of associated MRZ-Figure 2, MRZ-Figure 3, and MRZ-Figure 4 as notified.

¹⁷³ Insofar as it relates to an exemption from the underlying zone standard

976. Additionally, Kāinga Ora [81.628] sought that the standard be amended, as follows:

Amend:

1. All buildings and structures must be contained beneath a line of:

a. 55° measured into the site from any point 3m vertically above ground level along northern boundaries; and

b. 45° measured into the site from any point 3m vertically above ground level along any other site boundaries; or

c. Within the Eastern Porirua Residential Precinct only:

i. 60° measured from a point 8m vertically above ground level along the first 20m of the side boundary as measured from the road frontage, and that part of any site boundary that adjoins the Open Space Zone or Sport and Active Recreation Zone; and

ii. 55° measured into the site from any point 3m vertically above ground level along northern boundaries and 45° measured from a point 3m vertically above ground level along any other site boundary at:

[.....]

Except that:

- Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.
- ~~For multi-unit housing residential units and retirement villages, the height in relation to boundary standard only applies at the external boundary of the site.~~
- ~~For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the height in relation to boundary standard only applies at the external boundary of the site. The height in relation to boundary standard requirement does not apply:~~
 - ~~○ On any horizontal or vertical boundary between connected residential units; and~~
 - ~~○ Any offset between the residential units that project not more than 2m beyond the common wall or common floor.~~

This standard does not apply to:

- A boundary with a road;
- Buildings that share a common wall along the boundary;
- Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm;

[.....]

977. Draycott Property Holdings Ltd [75.9], Andrew and Leanne Parsons [97.11], Gavin Faulke [107.11], Carrus Corporation Ltd [68.7] and Kenepuru Limited Partnership [59.4] did not submitted on Variation 1.

978. Brian Warburton [OS64.1] notes that the standard does not include details of the recession plane that would apply to buildings on a rear site in the MRZ – Residential Intensification Precinct where the boundary is common between the rear site and a front site. The submitter considers that the standard needs amending to avoid plan administration and enforcement issues arising from the notified wording.

979. Kāinga Ora [OS76.207] seek that the Variation 1 version of the standard is amended as follows:

Matters of discretion are restricted to:

1. *The matters in RESZ-P7 and RESZ-P8*
2. *Building bulk and dominance effects on adjoining properties;*
3. *Privacy effects on adjacent residential units, including habitable rooms or outdoor living areas; and*
4. *Shading and overshadowing effects on the adjoining properties and the degree of impact on any adjoining internal or external living areas.*

980. Roger Gadd [OS75.7] notes that the standard supports slightly greater housing density in MRZ - Residential Intensification Precinct than MRZ and that the height near the boundary is sufficiently less than was originally proposed for the MRZ - Residential Intensification Precinct.

981. FENZ [OS58.44] is addressed with HRZ-S3, earlier in this report.

3.12.36.2 Assessment

982. MRZ-S3 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.

983. In relation to the PDP submissions, I would make the following comments:

- Amend MRZ-S2 to 8m and 60 degree HRP to be taken from all side and rear boundaries. Retain the exception for a common boundary with a MRZ: Draycott Property Holdings Ltd [75.9], Andrew and Leanne Parsons [97.11] and Gavin Faulke [107.11]: This change was requested for sites within the EPRIP which has been deleted by Variation 1 and no submissions seek its re-instatement. As such this submission point is no longer relevant. I would also note that the submissions were not supported by any urban design or planning evaluation demonstrating the appropriateness or the effects of this change.
- Retain associated MRZ-Figure 2, MRZ-Figure 3, and MRZ-Figure 4 as notified: Kāinga Ora [81.631, 81.632, 81.633]: These have been replaced by the MDRS. As such, retention as notified is not an option.
- Amend to give effect to the requirements of the NPS-UD. Carrus Corporation Ltd [68.7], Paremata Business Park Ltd [69.8]: Variation 1 was introduced to give effect to the MDRS and NPS-UD Policy 3 requirements. Neither submitter has submitted on the amended MRZ-S2.
- Amend to include boundaries with private roads in exemption from height in relation boundary requirements, as well as roads: Kenepuru Limited Partnership [59.4]: The exemption for boundaries with roads from the height in relation to boundary requirements is prescribed by the MDRS. I would also note that with no definition

provided for a “private road”, there would be uncertainty in when the exemption sought by the submitter would apply.

984. In relation to the amendments sought by Kāinga Ora I have assumed that their submission on Variation 1 represents their up-to-date position on this standard and as such concentrate on this in my assessment below.
985. I am unclear as to which matters of discretion would apply to the differing controls. My interpretation of what is shown in the submitter's amendments is that applications for breaches of the height in relation to boundary standard for sites subject to HIRB Control Heritage A, HIRB Control Heritage B, or HIRB Control Heritage SASM would now all be subject to the matters identified in RESZ-P7 and RESZ-P8 plus those listed in their submission. These policies are not relevant to infringement of these standards. I would also observe that the other matters of discretion listed in their submission duplicate those in RESZ-P7 and that these additional matters were not included in their submission on HRZ-S3. I am unclear as to why HRZ-S3 is proposed to be subject to different matters of control than MRZ-S3. The submitter might wish to clarify this in their evidence to the Hearing Panel.
986. I also disagree with the submitter over the extension of matters of discretion for breaches of the zone HIRB standard to include RESZ-P8. The Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD¹⁷⁴ identifies that the primary purpose of the HIRB control is to manage cross boundary effects on adjacent properties. I therefore see no reason for broadening the matters of discretion to include effects on the planned urban built environment, which is the subject of RESZ-P8.
987. I disagree with Brian Warburton [OS64.1] that the wording of the HIRB control for the MRZ-Residential Intensification Precinct is ambiguous in the circumstances described by the submitter, namely where a site does not have a direct boundary with a road frontage. In such circumstances I consider it clear that the underlying zone standard applies; 60° recession plane measured from a point 4m vertically above ground level. This is because MRZ-S3.1.b clearly identifies that it only applies to a site with the MRZ-Residential Intensification Precinct where it has a direct road frontage.
988. I am not clear what relief Roger Gadd [OS75.7] is seeking but would agree with his comment that the MRZ-Residential Intensification Precinct supports greater housing intensity than the MRZ. This is the intention of this precinct, which is located around Local Centre Zones.

3.12.36.3 Summary of recommendations

989. I recommend that the submissions from Kāinga Ora [81.628], Roger Gadd [OS75.7], Carrus Corporation Ltd [68.7], and Paremata Business Park Ltd [69.8], be **accepted in part**.
990. I recommend for the reasons given in the assessment, that the submissions from Draycott Property Holdings Ltd [75.9], Andrew and Leanne Parsons [97.11], Gavin Faulke [107.11],

¹⁷⁴ See Appendix B to that s32

Kenepuru Limited Partnership [59.4], Brian Warburton [OS64.1], and Kāinga Ora [81.631, 81.632, 81.633, OS76.207¹⁷⁵], be **rejected**.

3.12.37 MRZ-S4 (MRZ-S3 in PDP) – Building coverage

3.12.37.1 Matters raised by submitters

991. Submissions to the PDP sought the following amendments to this standard:

- Increase building coverage in the EPRIP to 50%: Gavin Faulke [107.10], Andrew and Leanne Parsons [97.10], Draycott Property Holdings Ltd [75.8];
- Amend the height exclusion of uncovered decks from no more than 300mm to 1m in height above ground level: Carrus Corporation Ltd [68.8] and Paremata Business Park Ltd [69.9]; and
- Increase building coverage to 50% (or more and simply rely on other standards): Kenepuru Limited Partnership [59.5] and Design Network Architecture Limited [155.97].

992. Kāinga Ora [81.634] also sought that the standard be amended, as follows:

1. The maximum building coverage must not exceed ~~45~~55% of net site area.

This standard does not apply to:

- Pergola structures that are not covered by a roof;
- Uncovered decks no more than 300mm in height above ground level;
- Uncovered outdoor swimming pools;
- Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or
- Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.

Matters of discretion are restricted to:

1. Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban built form; ~~The visual dominance of the building on the street from the scale of the new building;~~
2. Effect on amenity values of nearby residential properties, especially privacy and outlook of adjoining sites; ~~The visual dominance impact on adjacent residential sites;~~ and
3. Whether topographical or other site constraints make compliance with the standard impractical.

993. Draycott Property Holdings Ltd , Andrew and Leanne Parsons, Gavin Faulke, Carrus Corporation Ltd [68.7] and Kenepuru Limited Partnership did not submit on Variation 1.

¹⁷⁵ Insofar as it relates to the restructuring of the density standard and the additional matters of discretion. The apparent deletion of the matters of discretion for infringements of HIRB Control Heritage A, HIRB Control Heritage B, or HIRB Control Heritage SASM are addressed in the Section 42A Report: Overarching.

994. The Harbour Trust & Guardians of Pāuatahanui Inlet [OS32.27] supports the building coverage limit of 50%. They consider this will help reduce the impact of multi storey buildings appearing somewhat randomly in what is otherwise a lower density environment. They also consider that an increase in the landscaped area is a prudent measure to minimise adverse effects from stormwater run-off. They further comment that a requirement for any off-street parking areas to be in permeable surfacing would also help and we submit this should be mandated.
995. Roger Gadd [OS75.8] suggests that a definition of “net site area” is necessary.
996. Kāinga Ora [OS76.208] seeks an extension in the matters of discretion to include RESZ-P7 as well as RESZ-P8, while the RVA [OS118.101] seeks that the matters of discretion are amended to refer to the effects of the building coverage breach on the planned urban built form of the zone.

3.12.37.2 Assessment

997. MRZ-S4 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.
998. In relation to the PDP submissions, I would make the following comments:
- Increase building coverage in the EPRIP to 50%: Gavin Faulke [107.10], Andrew and Leanne Parsons [97.10] and Draycott Property Holdings Ltd [75.8]: This change was requested for sites within the EPRIP which has been deleted by Variation 1 and no submissions seek its re-instatement. As such this submission point is no longer relevant. I would also note that the zone standard was amended in Variation 1 to implement the MDRS requirement of 50% building coverage.
 - Amend the height exclusion of uncovered decks from no more than 300mm to 1m in height above ground level: Carrus Corporation Ltd [68.8], Paremata Business Park Ltd [69.9]. This amendment to the standard was included in Variation 1.
 - Increase building coverage to 50% (or more and simply rely on other standards): Kenepuru Limited Partnership [59.5] and Design Network Architecture Limited [155.97]. The standard now implements the MDRS requirement of 50% building coverage.
999. I agree in part with the Harbour Trust & Guardians of Pāuatahanui Inlet's support for a building coverage of 50% which is included in MRZ-S4. However, I would note that this standard is not intended to manage stormwater run-off. Instead, this is done through the Three Waters chapter (THWT-R1, as amended in the s42A report considered in Hearing Stream 4).
1000. In relation to the concerns raised by the RVA, I am unclear as to what effects they are seeking to be addressed that are different to those identified in RESZ-P8. The submitter might wish to clarify the exact changes they are seeking to the matters of discretion.
1001. In sections 3.10.13 and 3.10.14 I address the RVA's submissions¹⁷⁶ seeking deletion of RESZ-P7 and RESZ-P8. That assessment remains relevant here.

¹⁷⁶ OS118.71 and OS118.72

1002. In relation to the amendments sought by Kāinga Ora I have assumed that their submission on Variation 1 represents their up-to-date position on this standard and as such concentrate on this in my assessment below.

1003. I disagree with the submitter over the extension of matters of control for breaches of the zone HIRB standard to include RESZ-P7. The Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD¹⁷⁷ identifies that the primary purpose of the building coverage control is to manage effects on the planned urban built environment. I therefore see no reason for broadening the matters of discretion to include effects on the health and wellbeing of people, which is the subject of RESZ-P7.

1004. I agree with Roger Gadd that a definition of “net site area” is necessary to aid the implementation of this standard and would note that the PDP already contains such a definition. This is a mandated definition under the National Planning Standards.

3.12.37.3 Summary of recommendations

1005. I recommend that the submissions from Kāinga Ora [81.634], Roger Gadd [OS75.8], Carrus Corporation Ltd [68.8], Paremata Business Park Ltd [69.9], Kenepuru Limited Partnership [59.5], Design Network Architecture Limited [155.97] and The Harbour Trust & Guardians of Pāuatahanui Inlet [OS32.27], be **accepted in part**.

1006. I recommend for the reasons given in the assessment, that the submissions from Gavin Faulke [107.10], Andrew and Leanne Parsons [97.10], Draycott Property Holdings Ltd [75.8], Kāinga Ora [OS76.208] and RVA [OS118.101], be **rejected**.

3.12.38 MRZ-S5 (MRZ-S4 and MRZ-S5 in PDP) – Setbacks

3.12.38.1 Matters raised by submitters

1007. Submissions to the PDP sought the following amendments to this standard:

- Remove setback requirements for garages and car ports. Amend matters of discretion to reference effect on street scene taking into account planned urban form: Kāinga Ora [81.635];
- Remove note regarding setbacks only occurring at external boundaries and exemption from standard for multi-unit housing divided horizontally or vertically. Replace with exemption for buildings that share a common boundary: Kāinga Ora [81.636];
- Remove exemption for off-sets between buildings up to 2m beyond common wall: Carrus Corporation Ltd [68.9] and Paremata Business Park Ltd [69.10]; and
- Increase height of exempted uncovered decks from 300mm to 1m: Carrus Corporation Ltd [68.9] and Paremata Business Park Ltd [69.10].

1008. Design Network Architecture Limited [155.98] sought that this standard be retained as notified.

1009. Carrus Corporation Ltd and Design Network Architecture Limited did not submit on Variation 1.

¹⁷⁷ See Appendix B to that s32

3.12.38.2 Assessment

1010.MRZ-S5 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.

1011.I would note that Kāinga Ora have sought that MRZ-S5 is retained as notified. As such I do not address their PDP submissions [81.635, 81.636] any further other than to note that amended MRZ-S5 addressed the changes sought in those submissions.

1012.Likewise, MRZ-S5 generally addresses the matters raised by Carrus Corporation Ltd [68.9] and Paremata Business Park Ltd [69.10], namely:

- Reference to offset setbacks removed but the height of exempted uncovered decks has not been increased.

1013.As MRZ-S5 is mandated by the MDRS retention of the original PDP standard as sought by Design Network Architecture Limited is not an option.

3.12.38.3 Summary of recommendations

1014.I recommend that the submissions from Kāinga Ora [81.635, 81.636], Carrus Corporation Ltd [68.9], Paremata Business Park Ltd [69.10], and Design Network Architecture Limited [155.98], be accepted in part.

3.12.39 MRZ-S6 – Landscaped area**3.12.39.1 Matters raised by submitters**

1015.Submissions to the PDP sought the following amendments to this standard:

- Amend matters of discretion to reference effect on streetscape amenity taking into account planned urban form: Kāinga Ora [81.637]; and
- Retain MRZ-S6 as notified: Design Network Architecture Limited [155.94].

1016.Design Network Architecture Limited [155.94] sought retention of the standard as notified.

1017.Design Network Architecture Limited did not submit on Variation 1.

1018.Roger Gadd [OS75.10] does not specify any decision sought but notes that the standard as written provides flexibility while promoting vegetation plantings.

1019.In their submission on Variation 1, Kāinga Ora [OS76.210] seek additional matters of discretion, as follows:

Matters of discretion are restricted to:

1. The matters in RESZ-P8.
2. **How proposed landscaping enhances onsite and/or streetscape amenity;**
3. **The appropriateness of any planting (including location, extent, and species selection) to the local climatic environment or the presence of infrastructure;**
4. **The extent of tree and garden planting between the building and the road boundary to soften and integrate the development into the surrounding area;**

5. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site; and
6. Any additional accessibility and safety benefits of providing less landscaped area.

3.12.39.2 Assessment

1020.MRZ-S6 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.

1021.For assessment purposes I have assumed that the Kāinga Ora [OS76.210] submission on Variation 1 represents their position on this standard. As such I do not address their PDP submissions [81.637] any further other than to note that amended MRZ-S6 addresses, in part, the changes sought in that submission.

1022.In my opinion the additional matters of discretion sought by Kāinga Ora¹⁷⁸, duplicate those contained in the notified standard and as such are unnecessary. For example:

- New matters of discretion 2 and 4 are effectively the same as RESZ-P8-2 and RESZ-P8-3;
- New matter of discretion 5 can be addressed in RESZ-P8-7 and as such linked to topographical or other site constraints; and
- New matter of discretion is identical to notified matter of discretion 2.

1023.New matter of discretion 3 is not addressed in the notified matters, but I am unclear of why it is needed given that the standard in question is linked to spatial coverage rather than the quality or density of planting.

1024.In relation to the submission from the RVA¹⁷⁹, I have identified elsewhere in this report that only the “bulk and location” standards are intended to apply to buildings for non-residential activities, to specifically address their cross-boundary effects on adjacent sites. I would also question the practicality of the amendment sought by the RVA. I am unclear of how the “developed site” would be identified for a retirement unit, given the definition sought by the RVA, whereby a retirement unit, “means any unit within a retirement village that is used or designed to be used for a residential activity (whether or not it includes cooking, bathing, and toilet facilities). A retirement unit is not a residential unit”. The submitter might wish to explain how the standard would operate in these circumstances to the Hearings Panel.

1025.As MRZ-S6 is mandated by the MDRS retention of the original PDP standard, as sought by Design Network Architecture Limited is not an option.

1026.I agree with Roger Gadd who notes that the standard provides flexibility while providing landscaping.

3.12.39.3 Summary of recommendations

1027.I recommend that the submissions from Kāinga Ora [81.637], Roger Gadd [75.10] and Design Network Architecture Limited [155.94], be **accepted in part**.

¹⁷⁸ They seek the same for the equivalent HRZ standard (HRZ-S5).

¹⁷⁹ They seek the same for the equivalent HRZ standard (HRZ-S5)

1028. I recommend for the reasons given in the assessment, that the submission from RVA [OS118.103] and Kāinga Ora [OS76.210], be **rejected**.

3.12.40 MRZ-S7 (PDP MRZ-S7 – residential units, excluding multi-unit housing, MRZ-S8 – multi-unit housing) – Outdoor living space

3.12.40.1 Matters raised by submitters

1029. In the PDP there were two outdoor living standards: one for residential units, excluding multi-unit housing and another for multi-unit housing. Variation 1 deleted MRZ-S8 outdoor living space for multi-unit housing and merged the provisions into MRZ-S7.

1030. Submissions to the PDP sought the following amendments to this standard:

- Provide for a wider range of outdoor living space options including Juliet balcony, roof terraces: Paremata Business Park Ltd [69.11, 69.12] and Carrus Corporation Ltd [68.10, 68.11];
- 20m² per residential unit standard [rather than 30m²] for multi-unit housing: Design Network Architecture Limited [155.100]; and
- Correct MRZ-Figure 5 to refer to outdoor living space rather than outdoor living area: Kāinga Ora [81.640].

1031. Design Network Architecture Limited [155.99] supported MRZ-S7 (residential units, excluding multi-unit housing).

1032. Design Network Architecture Limited and Carrus Corporation Ltd did not submit on Variation 1.

1033. Kāinga Ora [81.638] sought a number of changes to MRZ-R7 (residential units, excluding multi-unit housing), including:

- Reduction in balcony standard from 8m² to 6m²;
- Allowing the provision of shared space as well as private space;
- Outdoor living space to be accessible from either a kitchen or a habitable room;
- Amended matters of discretion to include planned urban built environment; and
- Note specifically excluding retirement villages from standard.

1034. In their submission on Variation 1, Kāinga Ora [OS76.211] seek to amend MRZ-S7 by including additional matters of discretion, as follows:

Matters of discretion are restricted to:

1. The matters in RESZ-P7;
2. The extent to which outdoor living spaces provide useable space, contribute to overall on-site spaciousness, and enable access to sunlight throughout the year for occupants;
3. The accessibility and connection of the outdoor living space to the internal living area for occupiers of the residential unit(s) that the outdoor living space services;
4. Whether the size, sunlight access and quality of on-site communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;

5. [The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation;](#)
6. [Proximity of the residential unit to accessible public open space; and](#)
7. [The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.](#)

1035. Frances Cawthorn [OS104.4] and Isabella Cawthorn [OS83.8]¹⁸⁰ seeks the Coalition for More Homes' Alternative MDRS recommendations for outdoor living space and green space are added.

3.12.40.2 Assessment

1036. MRZ-S7 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.

1037. In the PDP there were two outdoor living standards: one for residential units, excluding multi-unit housing and another for multi-unit housing. Variation 1 deleted MRZ-S8 outdoor living space for multi-unit housing and merged the provisions into MRZ-S7.

1038. In relation to the relief sought in the PDP submissions I would note that these have generally been addressed by Variation 1. This includes:

- A wider range of permitted outdoor living space options, including communal space and use of Juliet balconies;
- A reduction in the standard per residential unit to 20m²;
- Permitted option for balconies to serve ground floor residential units;
- Outdoor living space only requires to be accessible from the residential unit;
- A single density standard for all residential units, rather than separate standards for residential units and multi-unit housing;
- The standard specifically only applies to residential units; and
- Deletion of MRZ-Figure 5 (location/orientation of outdoor living space) – not required under the MDRS.

1039. In view of the above I do not undertake any further assessments of these submissions and would recommend that all are accepted in part, except the correction sought to MRZ-Figure 5 by Kāinga Ora [81.640]. The MDRS does not provide for controls on the location/orientation of outdoor living space and as such this Figure is no longer appropriate.

1040. In my opinion several of the additional matters of discretion sought by Kāinga Ora duplicate those contained in the notified standard. For example:

- New matters of discretion 2 and 6 are effectively the same as RESZ-P7-3; and

¹⁸⁰ The submission does not specify in which zone it is to apply, but for efficiency I address it here alongside another similar submission.

- New matter of discretions, 4, 5 and 7 are effectively the same as notified matters 2, 3 and 4 respectively

1041. New matter 3 addresses *the accessibility and connection of the outdoor living space to the internal living area for occupiers of the residential unit(s) that the outdoor living space services.*

1042. In relation to the submission from Francis Cawthorn and Isabella Cawthorn, no details have been provided of the alternative recommendations for outdoor living space and green space sought by the submitter.

1043. I am unclear on what alternative density standards are being sought and how they are relevant to Porirua. The submitter might wish to expand on their submission to the Hearings Panel.

3.12.40.3 Summary of recommendations

1044. I recommend that the submissions from Paremata Business Park Ltd [69.11, 69.12], Carrus Corporation Ltd [68.10, 68.11], Kāinga Ora [81.638] and Design Network Architecture Limited [155.99, 155.100], be **accepted in part**.

1045. I recommend for the reasons given in the assessment, that the submissions from Frances Cawthorn [OS104.4], Isabella Cawthorn [OS83.8], and Kāinga Ora [81.640, OS76.211], be **rejected**.

3.12.41 MRZ-S8 – Outlook space (per unit)

3.12.41.1 Matters raised by submitters

1046. Roger Gadd [OS75.11] seeks that the standard is corrected and clarified to make it clear that the outlook space of dwellings that have vertically aligned windows may share the same outlook space and that it is permitted to look over the outlook space for other dwellings. The submitter is concerned that without these, compliance with the standard cannot be achieved.

3.12.41.2 Assessment

1047. MRZ-S8 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.

1048. In relation to the submission from Roger Gadd, I would note that the wording of this standard is from Schedule 3A to the RMA, which as identified above, must be incorporated into the PDP. I also note that the standard makes clear that outlook spaces may overlap where they are on the same wall plane in the case of a multi-unit building. As such, I do not consider the changes requested are appropriate.

3.12.41.3 Summary of recommendations

1049. I recommend for the reasons given in the assessment, that the submissions from Roger Gadd [OS75.11], be **rejected**.

3.12.42 MRZ-S9 – Windows to street

3.12.42.1 Matters raised by submitters

1050. Roger Gadd [OS75.12] suggests that this standard should refer to 20% of the area of the façade, not 20% of its length and provide an exemption for street level floors.

3.12.42.2 Assessment

1051.MRZ-S9 is a mandated density standard that must be incorporated into every relevant residential zone under s77G(1) to the RMA.

1052.In relation to the submission from Roger Gadd, I consider that the requested changes are unnecessary. The standard relates to area rather than length. Also providing an exemption for street level floors undermines the purpose and intent of the standard which is to provide for passive street surveillance.

3.12.42.3 Summary of recommendations

1053.I recommend for the reasons given in the assessment, that the submission from Roger Gadd [OS75.12], be rejected.

3.12.43 MRZ-S11 (MRZ-S10 PDP) – fences and standalone walls**3.12.43.1 Matters raised by submitters**

1054.Design Network Architecture Limited [155.102] sought that the standard be deleted and instead covered by more options in the Design Guide.

1055.Kāinga Ora [81.642] sought a number of amendments to this standard which have been included in their Variation 1 submission, which I set out later. Given the similarity between the two submissions, I concentrate my assessment on the more recent Variation 1 submission.

1056. Kāinga Ora [OS76.215] seek that the standard be amended, as follows:

1. *All fences and standalone walls must not exceed a maximum height above ground level of:*
 - a. ~~1.2m~~ 1.5m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to ~~30~~50% of the length of the boundary with a road;
 - b. ~~1.2m~~ 1.5m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act, or up to 2m where the section above 1.5m is at least 50% visually permeable; and
 - c. 2m for all other site boundaries.

1057.The submitter generally, supports this standard, but seeks additional flexibility, while achieving quality design outcomes.

1058.Roger Gadd [OS75.13] seeks, *Delete “b. 1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act”*. Similarly, Nash Alexander [OS88.5] seeks, *Public reserves should be subject to a homeowner being able to fence off their property to a maximum of 2m in height for safety and security reasons*.

3.12.43.2 Assessment

1059.The submissions from Kāinga Ora are the same for HRZ-S10. I therefore refer to that assessment at 3.11.19.

1060.I do not support the submission from Design Network Architecture Limited to delete the fencing and standalone wall standard. In the absence of this standard, fences and standalone walls

would be subject to the standards for height, height in relation to boundary and setbacks. In my opinion these are not appropriate for these structures. For example, this would allow:

- 4m high fences to be permitted on the boundary with adjoining sites;
- Fences up to 11m (or 18m in MRZ-Residential Intensification Precinct) to be permitted, set 1.5m back from a front boundary; and
- Side and rear fences would be subject to 1m setback requirements from those boundaries.

1061.I also do not support the submission from Roger Gadd and Nash Alexandra. Reduced fence heights along boundaries with public reserves improves passive surveillance of these spaces and public safety. This implements MRZ-O1 and RESZ-O3 which both require a safe built environment.

3.12.43.3 Summary of recommendations

1062.I recommend for the reasons given in the assessment, that the Hearings Panel:

- a. **Amend** MRZ-S11, as set out in Appendix A.

1063.I recommend that the submission from Kāinga Ora [81.642, OS76.215], be **accepted in part**.

1064.I recommend for the reasons given in the assessment, that the submission from Design Network Architecture Limited [155.102], Roger Gadd [OS75.13] and Nash Alexander [OS88.5] be **rejected**.

1065.I have not undertaken a s32AA evaluation for this minor change which will not generate any greater environmental, economic, social, and cultural effects than the notified provisions

3.13 PDP General Submissions

1066.This section deals with a group of submissions that raise general matters not otherwise addressed elsewhere in this report.

3.13.1.1 Matters raised by submitters

1067.Kāinga Ora [81.919] seek:

- Seeks an amendment to the threshold at which point resource consent is required in the MRZ, increasing this to four or more residential units;
- In commercial zones, seeks no limiting threshold for residential development. Should be a permitted activity subject to meeting performance standards; and
- Seeks changes to the proposed bulk, location, site coverage and matters of discretion in the residential zones to sufficiently address likely impacts on amenity values while providing for a range of housing typologies.

1068.Robyn Smith [168.99] and Rowland Rich [273.1] seek controls are placed on vegetation to protect residential amenity and prevent shading. In particular Rowland Rich seeks a height recession plane be applied to trees.

1069. Other submitters seek the following:

- Aaron and Lorraine Taylor [267.2] seeks a special HNZ zone to 'allow for other property developers to build great buildings for the Porirua people';
- Gerardo Labbe [101.1 and 101.2] seeks the following for the reason that there is a need for more homes and apartments:
 - Deletion of height restrictions for medium density development to allow for buildings of 4 or more storeys; and
 - That 10% of all new developments, or sections from subdivisions or amalgamations of sites allow for buildings at least 4 or more storeys in height with 1 lift providing 16 Apartments of 1,2,3,4, bedrooms alternatives. These can be served by a maximum of 1 car park, depending on the distance to a train station and public transport. Example of type of development is the Barcelona Housing System.
- Porirua Pacific Services Network [214.10] seeks:

Completely revise the housing development plan by considering the three principles of equity, accessibility and affordability for Pacific Residents with co-design support from the Pacific Community.

Reasons include that:

There is no prioritisation to address the inequities, accessibility and affordability of our people within Porirua. The large Pacific population who will remain in Porirua will continue to live in homes which contribute to negative health outcomes. The housing created will be inaccessible and not practical to serve the community.

The lack of parking spaces available does not increase safety for our people. The lack of parking space leads to our people having to park long distances from their extended families homes which puts their property at risk of being targeted by crime.

3.13.1.2 Assessment

1070. In relation to the submission from Kāinga Ora, I note that the separate relief sought are addressed in other submissions in this report and the Officer's Report Part B: Commercial and Mixed Use Zones, and General Industrial Zone. The limit on the number of residential units is assessed in relation to the more specific PDP and Variation 1 submissions and these are all recommended to be rejected.

1071. I also note that Variation 1 introduced a suite of changes to the residential zones, which address the matters raised by the submitter. In view of this and the above, I recommend that this submission be accepted in part.

1072. I do not consider it appropriate to apply "bulk and location" standards such as height in relation to boundary controls on trees and vegetation. It is not practical to monitor and enforce such controls. Consequently, I recommend that the submissions from Robyn Smith and Roland Rich be rejected.

1073. I also do not consider it appropriate to put in place the provisions sought by Gerardo Labbe. Allowing buildings of four or more storey across all urban areas is inappropriate and would not distinguish between those areas that are within a walkable catchment to a train station, Metropolitan Centre Zone, or a Local Centre Zone. I also consider the level of control sought in terms of the number of apartments and the mix of unit sizes is inappropriate. The PDP provides a framework within which development occurs with decisions left to landowners on how best to develop their land within the PDP framework.

1074. In relation to the submission seeking a “special HNZ zone” I am unclear what this is and so am unable to assess it further.

1075. Likewise, I am unclear of what is sought by the Porirua Pacific Services Network in their submission and what changes they consider necessary to the provisions of the District Plan. As such I am unable to assess this further.

3.13.1.3 Summary of recommendations

1076. I recommend that the submission from Kāinga Ora [81.919], be **accepted in part**.

1077. I recommend for the reasons given in the assessment, that the submission from Robyn Smith [168.99], Rowland Rich [273.1], Aaron and Lorraine Taylor [267.2], Gerardo Labbe [101.1, 101.2], and Porirua Pacific Services Network [214.10] be **rejected**.

4 Conclusions

1078. Submissions have been received in support of and in opposition to the PDP and Variation 1.

1079. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the PDP should be amended as set out in Appendix A of this report.

1080. For the reasons set out in the Section 32AA evaluation included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:


- Achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
- Achieve the relevant objectives of the PDP, in respect to the proposed provisions.

Recommendations:

I recommend that:

1. The Hearing Commissioners accept, accept in part, or reject submissions (and associated further submissions) as outlined in Appendix C of this report; and
2. The PDP is amended in accordance with the changes recommended in Appendix A of this report.

Signed:

Name and Title		Signature
Report Author	Michael D Rachlin	

Appendix A. Recommended Amendments to RESZ, MRZ and HRZ chapters

Where I recommend changes in response to submissions, these are shown as follows:

- Text recommended to be added to the PDP is in red and underlined.
- Text recommended to be deleted from the PDP is in red and ~~struckthrough~~.

RESZ - General Objectives and Policies for all Residential Zones

Objectives

RESZ-03 Sustainable, healthy and safe residential zones

The intensity, form and design of use and development in Residential Zones achieves the efficient ~~and sustainable~~¹⁸¹ use of residential land and infrastructure and a healthy and safe built environment, which is consistent with the planned urban built environment for the zone or precinct.

Policies

RESZ- P11 Non-residential activities

Provide for non-residential activities that contribute to the health and wellbeing of people and communities where:

1. These are compatible with the planned urban built environment ~~and amenity of the area~~¹⁸²;
2. Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas;
3. These do not result in adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be mitigated;
4. The hours of operation are compatible with residential amenity values; and
5. For Emergency Service Facilities, the activity has an operational need or functional need to locate in the zone.

RESZ- P13 Retirement villages

¹⁸¹ RVA [118.63]

¹⁸² Kāinga Ora [OS76.59]

Provide for retirement villages where:

1. Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided, or where avoidance is not practicable, appropriately remedied or mitigated¹⁸³;
2. Other adverse effects on residential amenity values are minimised, remedied or mitigated¹⁸⁴, including those from:
 - a. The movement of vehicles and people; and
 - b. The layout of buildings, fencing, location and scale of utility areas and external storage areas;
3. On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village;
4. The site can accommodate the scale and intensity of the activity, in terms of its size, topography and location; and
5. The overall scale, form, composition, and design of buildings does not compromise the planned urban built form of the zone or precinct they are located in.

HRZ - High Density Residential Zone

HRZ-R1	Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls
--------	--

1. Activity status: Permitted

Where:

[.....]

2. Activity status: Restricted discretionary

Where:

- | |
|---|
| <ol style="list-style-type: none"> a. Compliance is not achieved with HRZ-S1, HRZ-S2, HRZ-S3, HRZ-S4, HRZ-S5, HRZ-S6, HRZ-S7, or HRZ-S8. |
|---|

Matters of discretion are restricted to:
--

¹⁸³ Metlifecare Limited [OS85.2]

¹⁸⁴ Ibid

1. The matters of discretion of any infringed standard.

Notification:

- An application under this rule where compliance is not achieved with HRZ-S1, HRZ-S5¹⁸⁵, HRZ-S6, ~~or~~ HRZ-S7, or HRZ-S8¹⁸⁶ is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
- An application under this rule where compliance is not achieved with HRZ-S3, or HRZ-S4, ~~HRZ-S5, or HRZ-S8~~¹⁸⁷ is precluded from being publicly notified in accordance with section 95A of the RMA.

Standards**HRZ-S3** Height in relation to boundary

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

- 60° recession plane measured from a point 8m vertically above ground level along all boundaries;
 - Except no part of any building or structure may project beyond a:
 - 60° recession plane measured from a point 4m vertically above ground level along any boundary that adjoins a site in the Medium Density Residential Zone;¹⁸⁸

Matters of discretion are restricted to:

1. The matters in RESZ-P7.

HRZ-S5 Landscaped area

¹⁸⁵ Kāinga Ora [OS76.125]

¹⁸⁶ Ibid

¹⁸⁷ Ibid

¹⁸⁸ Kāinga Ora [OS76.152]

1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.
2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.

This standard does not apply to papakāinga and retirement villages¹⁸⁹.

- Matters of discretion are restricted to:
1. The matters in RESZ-P8; and
 2. Any additional accessibility and safety benefits of providing less landscaped area.

**HRZ- Outdoor living space – Per unit
S6**



1. A residential unit at ground floor level must have an outdoor living space that is at least 20m2 and that comprises ground floor, balcony, patio, or roof terrace space that:
[.....]
2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:
[.....]
3. Except that the following alternative outdoor living space standards can be applied:
[.....]
[.....]

This standard does not apply to papakāinga and retirement villages¹⁹⁰.

- Matters of discretion are restricted to:
1. The matters in RESZ-P7;
 2. Whether the size and quality of, and sunlight access to, on-site communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;
 3. The extent to which a reduction in outdoor living space is to retain mature on-site vegetation; and
 4. The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.

¹⁸⁹ RVA [OS118.50]

¹⁹⁰ RVA [OS118.50]

HRZ- Outlook space – Per unit
S7



1. An outlook space must be provided for each residential unit as specified in this clause.
2. An outlook space must be provided from habitable room windows as shown in the diagram below:

[.....]
[.....]

- Matters of discretion are restricted to:
1. The matters in RESZ-P7;
 2. Measures to ensure that outlook spaces shall remain unobstructed, while providing an open outlook with access to daylight from the windows of habitable rooms;
 3. The effects on amenity of future occupants from a reduced outlook; and
 4. Measures to achieve appropriate inter-unit privacy.

This standard does not apply to papakāinga and retirement villages¹⁹¹.

HRZ- Windows to street
S8



1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.
- [.....]

This standard does not apply to papakāinga and retirement villages¹⁹².

- Matters of discretion are restricted to:
1. Whether the reduction in the ability to view the adjacent road reduces a sense of safety for pedestrian users of the road;
 2. Whether the majority of the glazing provided on the street facing façade of the unit is clear glazing to habitable spaces within the unit;
 3. Any other building features that will add visual interest; and
 4. Whether topographical or other site constraints make compliance with the standard impractical.

HRZ- Fences and standalone walls along boundaries
S10

1. All fences and standalone walls must not exceed a maximum height above ground level of:

- Matters of discretion are restricted to:
1. The extent to which the proposed fence will detract from the

¹⁹¹ RVA [OS118.50]
¹⁹² RVA [OS118.50]

- a. [.....];
- b. 1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; ~~and~~ should the fence be close boarded/solid except that the height above ground level for such a fence can be up to 2m for up to 30% of the length of the boundary with the public reserve; and¹⁹³
- c. 2m for all other site boundaries.
- openness and coherence of the site and street scene;
2. Whether the reduction in the ability to view the adjacent road or public reserve reduces a sense of safety for pedestrian users of the road and for users of the public reserve;
 3. The use of materials or visual permeability to reduce visual monotony or dominance effects;
 4. The amenity of adjacent residential properties, where the over height fence/wall is located on their boundary;
 5. Whether taller fencing is appropriate to provide acoustic insulation of habitable spaces or screening for outdoor living areas from surrounding noise generating activities; and
 6. Whether topographical or other site constraints make compliance with the standard impractical.

MRZ - Medium Density Residential Zone



MRZ- Managing scale of development at MRZ - Residential Intensification PREC0 Precinct Interface 2-O2

~~Use and dD~~¹⁹⁴ development within the MRZ-Residential Intensification Precinct is of a form, design and scale that mitigates adverse effects on the health and well-being of people residing in adjacent sites located outside of the Precinct.

MRZ- Buildings and structures, including additions and alterations, but R1 excluding fences and stand-alone walls

¹⁹³ RVA [OS118.89], Kāinga Ora [OS76.159]

¹⁹⁴ Kāinga Ora [OS76.169],

	<p>1. Activity status: Permitted Where:</p> <p style="padding-left: 20px;">a. Compliance is achieved with: [.....]</p>
	<p>2. Activity status: Restricted discretionary Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 or MRZ-S9.</p> <p>Matters of discretion are restricted to:</p> <p style="padding-left: 20px;">1. The matters of discretion of any infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule where compliance is not achieved with MRZ-S1, <u>MRZ-S6¹⁹⁵</u>, MRZ-S7, or MRZ-S8, <u>or MRZ-S9</u> is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. • An application under this rule where compliance is not achieved with MRZ-S3, MRZ-S4, <u>or</u> MRZ-S5, MRZ-S6 or MRZ-S9¹⁹⁶ is precluded from being publicly notified in accordance with section 95A of the RMA.

Standards

MRZ- Number of residential units per site

S1



1. There must be no more than 3 residential units per site.

Matters of discretion are restricted to:

1. The matters in RESZ-P10.

This standard does not apply to papakāinga¹⁹⁷ and retirement villages¹⁹⁸.

MRZ- Landscaped area

S6



1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.

Matters of discretion are restricted to:

1. The matters in RESZ-P8; and
2. Any additional accessibility and safety benefits of providing less landscaped area.

2. The landscaped area may be located on any part of the development site and does

¹⁹⁵ Kāinga Ora [OS76.171] – for all changes to notification clause

¹⁹⁶ Ibid

¹⁹⁷ TROTR [OS114.28]

¹⁹⁸ RVA [OS118.50]

not need to be associated with each residential unit.

This standard does not apply to papakāinga and retirement villages¹⁹⁹.

MRZ-S7 Outdoor living space – Per unit



1. A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that, –
[.....]
2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that –
[.....]
3. Except that the following alternative outdoor living space standard can be applied:
[.....]

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

This standard does not apply to papakāinga and retirement villages²⁰⁰.

MRZ-S8 Outlook space – Per unit



1. An outlook space must be provided for each residential unit as specified in this clause.
[.....]
[.....]

Matters of discretion are restricted to:

1. The matters in RESZ-P7;
2. Whether the size and quality of, and sunlight access to, on-site communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;
3. The extent to which a reduction in outdoor living space is to retain mature on-site vegetation; and
4. The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.

Matters of discretion are restricted to:

1. The matters in RESZ-P7;
2. Measures to ensure that outlook spaces shall remain unobstructed, while providing an open outlook with access to daylight from the windows of habitable rooms;

¹⁹⁹ RVA [OS118.50]

²⁰⁰ RVA [OS118.50]

This standard does not apply to papakāinga and retirement villages²⁰¹.

3. The effects on amenity of occupants from a reduced outlook; and
4. Measures to achieve appropriate inter-unit privacy.

MRZ- Windows to street

S9



1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

[.....]

This standard does not apply to papakāinga and retirement villages²⁰².

Matters of discretion are restricted to:

1. Whether the reduction in the ability to view the adjacent road reduces a sense of safety for pedestrian users of the road;
2. Whether the majority of the glazing provided on the street facing façade of the unit is clear glazing to habitable spaces within the unit;
3. Any other building features that will add visual interest; and
4. Whether topographical or other site constraints make compliance with the standard impractical.

MRZ- Fences and standalone walls along boundaries

S11

1. All fences and standalone walls must not exceed a maximum height above ground level of:

- a. 1.2m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 30% of the length of the boundary with a road;
- b. 1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council

Matters of discretion are restricted to:

1. The extent to which the proposed fence will detract from the openness and coherence of the site and street scene;
2. Whether the reduction in the ability to view the adjacent road or public reserve reduces a sense of safety for pedestrian users of the road and for users of the public reserve;
3. The use of materials or visual permeability to reduce visual monotony or dominance effects;
4. The amenity of adjacent residential properties, where the over height fence/wall is located on their boundary;
5. Whether taller fencing is appropriate to provide acoustic insulation of habitable spaces or screening for

²⁰¹ RVA [OS118.50]

²⁰² RVA [OS118.50]

under the Reserves Management Act; ~~and~~ should the fence be close boarded/solid except that the height above ground level for such a fence can be up to 2m for up to 30% of the length of the boundary with the public reserve; and²⁰³

- c. 2m for all other site boundaries.

- outdoor living areas from surrounding noise generating activities; and
6. Whether topographical or other site constraints make compliance with the standard impractical.

²⁰³ Kāinga Ora [OS76.215]

Appendix B. Recommended Amendments to Planning Maps



Appendix C. Recommended Responses to Submissions and Further Submissions

The recommended responses to the submissions made on this topic are presented in Table B 1 and Table B 2 below.

Note:

Due to size, these further submission points are not included in the table below.

- *Further submitter Leigh Subritzky (FS17)*
 - *Supports entire original submissions 1, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 39, 40, 41, 42, 43, 44, 47, 48, 51, 52, 55, 58, 60, 61, 62, 63, 64, 65, 66, 68, 69, 70, 72, 73, 74, 77, 79, 80, 85, 86, 87, 88, 89, 90, 91, 97, 98, 99, 100, 102, 104, 105, 106, 107, 109, 110, 111, 114, 115, 116, and 117*
 - *Opposes entire original submissions 2, 5, 19, 20, 21, 27, 28, 53, 54, 56, 67, 71, 75, 76, 78, 81, 82, 83, 84, 94, 95, 96, 101 and 113*
- *Further submitter Alan Collett [FS99]*
 - *Supports entire original submissions 2, 46, 48, 65, 95*
 - *Opposes entire original submissions 38, 76*
- *Further submitter Rebecca Davis [FS127]*
 - *opposes entire original submissions 59, 76*
 - *supports entire original submissions 11, 32, 58, 68 79, 82, 111, 114*
- *Further submitter Ryman Healthcare [FS67] supports entire original submission from RVA [OS118]*

Table B 1: Recommended responses to submissions and further submissions on the PDP

Planning Maps

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
Planning Maps – General submissions							
264.62	Te Rūnanga o Toa Rangatira	Rezoning	Retain as notified subject to the following amendments: Amend MRZ to include all Western Porirua residential zone. This is detailed in the Map attached to this submission.	3.2	Accept in part	See body of report	No
264.63	Te Rūnanga o Toa Rangatira	Rezoning	Amend MRZ to include all Western Porirua residential zone. This is detailed in the Map attached to this submission.	3.2	Accept in part	See body of report	No
81.941 ²⁰⁴	Kāinga Ora	Rezoning	See maps appended to this submission as Attachment 3 [to Kāinga Ora submission] which show the areas where residential [MRZ] rezoning of the urban areas is sought.	3.2	Accept in part	See body of report	No
81.946 ²⁰⁵	Kāinga Ora	Rezoning	Seeks rezoning of these areas from GRZ to MRZ [as shown on the maps in Attachment 3 to submission]	3.2	Accept in part	See body of report	No
81.9	Kāinga Ora	Retain zoning	Retain 138 Warspite Avenue as Medium Density Residential Zone	3.2	Accept in part	See body of report	No
81.6	Kāinga Ora	Rezoning	Give consideration to a Town Centre Zone at Waitangirua	3.2	Reject	See body of report	No
81.10	Kāinga Ora	Retain zoning	Retain 91-93 Waihora Crescent as Medium Density Residential Zone	3.2	Accept in part	See body of report	No
81.11	Kāinga Ora	Retain zoning	Retain 5 Louisa Grove and 7 Loogana Street as Medium Density Residential Zone	3.2	Accept in part	See body of report	No
81.12	Kāinga Ora	Retain zoning	Retain 14 Pukaki Grove as Medium Density Residential Zone	3.2	Accept in part	See body of report	No
81.18 ²⁰⁶	Kāinga Ora	Rezoning	Rezone or extend the Medium Density Residential Zone as shown in Appendix 3 to submission.	3.2	Accept in part	See body of report	No
81.911 ²⁰⁷	Kāinga Ora	General	Seeks increased spatial extent of MRZ and increased heights in urban zones (both commercial and residential)	3.2	Accept in part	See body of report	No
107.6	Gavin Faulke	Rezoning	Amend the zoning of sites adjacent to the existing centres to allow mixed use development on the ground and first floors.	3.2	Accept in part	See body of report	No
107.18 ²⁰⁸	Gavin Faulke	Rezoning	Rezone the sixteen properties at the eastern end of York Place to Medium Density Residential Zone.	n/a	Accept	Agree with submitter	No

²⁰⁴ Support - Stanislav Vyskocil [FS68.7], oppose in part – Rob Spreo [FS57.3], support in part – BLAC Property [FS56.1], oppose – Transpower [FS04.8], Paremata Residents Association [FS08.6], Robyn Smith [FS09.2], Russell Morrison [FS22.8], Plimmerton Residents Association [FS61.3],

²⁰⁵ Oppose - Robyn Smith [FS09.3], Russell Morrison [FS22.10]

²⁰⁶ Support in part - Rob Spreo [FS57.2], oppose in part – Forest and Bird [FS52.7], oppose – RNZ [FS60.37], Robin Jones [FS53.1], Transpower [FS04.9], Greater Wellington Regional Council [FS40.47], Heritage New Zealand [FS14.2], Russell Morrison [FS22.13], Robyn Smith [FS09.9], Bryce Holmes [FS51.5].

²⁰⁷ Support in part – BLAC Property [FS56.2], Oppose - Transpower [FS04.10], Te Rūnanga o Toa Rangatira [FS70.25]

²⁰⁸ Support in part - Kāinga Ora [FS65.13]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
107.19 ²⁰⁹	Gavin Faulke	Rezoning	Rezone the nine properties to the southwest of the eastern Champion Street/Cromwell Crescent intersection to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
97.15 ²¹⁰	Andrew and Leanne Parsons	Rezoning	Rezone the twenty-eight properties between Champion Street and Herford Street to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
97.16 ²¹¹	Andrew and Leanne Parsons	Rezoning	Rezone the six properties to the southwest of the western intersection of Champion Street and Cornwall Crescent to Medium Density Residential Zone.	n/a	Accept	Agree with submitter	No
97.17 ²¹²	Andrew and Leanne Parsons	Rezoning	Rezone the seven properties at the northern end of Lincoln Grove to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
97.18 ²¹³	Andrew and Leanne Parsons	Rezoning	Rezone the sixteen properties at the eastern end of York Place to Medium Density Residential Zone.	n/a	Accept	Agree with submitter	No
97.19 ²¹⁴	Andrew and Leanne Parsons	Rezoning	Rezone the nine properties to the southwest of the eastern Champion Street/Cromwell Crescent intersection to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
97.12 ²¹⁵	Andrew and Leanne Parsons	Rezoning	Rezone ten properties at the western end of Cumberland Grove to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
97.13 ²¹⁶	Andrew and Leanne Parsons	Rezoning	Rezone the nine properties on the western side of Norfolk Grove and the adjacent rear Lot 220 Sievers Grove to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
97.14 ²¹⁷	Andrew and Leanne Parsons	Rezoning	The zoning of the seventy properties in the vicinity of Mungavin Ave, Wiltshire Place, Gloucester Street, Somerset Place and Dorset Grove needs to be examined and areas which are suitable should be rezoned to Medium Density Residential Zone	3.2	Accept in part	See body of report	No
97.6	Andrew and Leanne Parsons	Rezoning	Amend the zoning of sites adjacent to the existing centres to allow mixed use development on the ground and first floors.	3.2	Accept in part	See body of report	No
96.1 ²¹⁸	Andrew and Leanne Parsons	Rezoning	Rezone 28 and 30 Tireti Road to Medium Density Residential Zone	n/a	Accept	Agree with submitter	No
107.12 ²¹⁹	Gavin Faulke	Rezoning	Rezone ten properties at the western end of Cumberland Grove to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No

²⁰⁹ Ibid

²¹⁰ Support in part - Kāinga Ora [FS65.14]

²¹¹ Ibid

²¹² Ibid

²¹³ Ibid

²¹⁴ Ibid

²¹⁵ Support in part - Kāinga Ora [FS65.15]

²¹⁶ Ibid

²¹⁷ Ibid

²¹⁸ Support in part - Kāinga Ora [FS65.16]

²¹⁹ Support in part - Kāinga Ora [FS65.18]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
107.13 ²²⁰	Gavin Faulke	Rezoning	Rezone the nine properties on the western side of Norfolk Grove and the adjacent rear Lot 220 Sievers Grove to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
107.15 ²²¹	Gavin Faulke	Rezoning	Rezone the twenty-eight properties between Champion Street and Herford Street to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
107.14 ²²²	Gavin Faulke	Rezoning	The zoning of the seventy properties in the vicinity of Mungavin Ave, Wiltshire Place, Gloucester Street, Somerset Place and Dorset Grove needs to be examined and areas which are suitable to MRZ should be rezoned.	3.2	Accept in part	See body of report	No
107.16 ²²³	Gavin Faulke	Rezoning	Rezone the six properties to the southwest of the western intersection of Champion Street and Cornwall Crescent to Medium Density Residential Zone.	n/a	Accept	Agree with submitter	No
107.17 ²²⁴	Gavin Faulke	Rezoning	Rezone the seven properties at the northern end of Lincoln Grove to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
75.6 ²²⁵	Draycott Property Holdings Ltd	Rezoning	Amend the zoning of sites adjacent to the existing centres to allow mixed use development on the ground and first floors.	3.2	Accept in part	See body of report	No
75.10 ²²⁶	Draycott Property Holdings Ltd	Rezoning	Rezone ten properties at the western end of Cumberland Grove to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
75.11 ²²⁷	Draycott Property Holdings Ltd	Rezoning	Rezone the nine properties on the western side of Norfolk Grove and the adjacent rear Lot 220 Sievers Grove to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
75.12 ²²⁸	Draycott Property Holdings Ltd	Rezoning	The zoning of the seventy properties in the vicinity of Mungavin Ave, Wiltshire Place, Gloucester Street, Somerset Place and Dorset Grove needs to be examined and areas which are suitable should be rezoned to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
75.13 ²²⁹	Draycott Property Holdings Ltd	Rezoning	Rezone the twenty-eight properties between Champion Street and Herford Street to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
75.14 ²³⁰	Draycott Property Holdings Ltd	Rezoning	Rezone the six properties to the southwest of the western intersection of Champion Street and Cornwall Crescent to Medium Density Residential Zone.	n/a	Accept	Agree with submitter	No
75.15 ²³¹	Draycott Property Holdings Ltd	Rezoning	Rezone the seven properties at the northern end of Lincoln Grove to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No

²²⁰ Ibid²²¹ Ibid²²² Ibid²²³ Ibid²²⁴ Ibid²²⁵ Support in part - Kāinga Ora [FS65.20]²²⁶ Ibid²²⁷ Ibid²²⁸ Ibid²²⁹ Ibid²³⁰ Ibid²³¹ Ibid

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
75.16 ²³²	Draycott Property Holdings Ltd	Rezoning	Rezone the sixteen properties at the eastern end of York Place to Medium Density Residential Zone.	n/a	Accept	Agree with submitter	No
75.17 ²³³	Draycott Property Holdings Ltd	Rezoning	Rezone the nine properties to the southwest of the eastern Champion Street/Cromwell Crescent intersection to Medium Density Residential Zone.	3.2	Accept in part	See body of report	No
68.2	Carrus Corporation Ltd	Rezoning	<ol style="list-style-type: none"> 1. Change the zoning map for the property situated at Lot 101 DP545051 (24 Frances Brown Avenue, Aotea) from General Residential Zone to Medium Density Residential Zone. 2. Change the zoning map for the property situated at Lot 4 DP85351 and Lot 1 DP371891 (32 Sasanhof View, Ascot Park) from General Residential Zone to Medium Density Residential Zone. 3. Change the zoning map for the property situated at Lot 275 DP498135 (1 John Burke Drive, Aotea) from General Residential Zone to Medium Density Residential Zone. 4. Change the zoning map for the property situated at Lot 280 DP530586 (no address) from General Residential Zone to Medium Density Residential Zone. 	3.2	Accept in part	See body of report	No
267.1 ²³⁴	Aaron and Lorraine Taylor	Rezoning	Expand the medium density housing zone through the whole of Gear Terrace.	n/a	Accept	Agree with submitter	No
265.2 ²³⁵	Te Āhuru Mōwai	Rezoning	Amend to extend the Medium Density Residential Zone to include Elsdon Residential and the entire areas of Titahi Bay Residential. These areas are indicated on the attached document (areas for amendment are circled). [Refer to original submission for full decision requested, including attachments]	3.2	Accept in part	See body of report	No
264.82 ²³⁶	Te Rūnanga o Toa Rangatira	Rezoning	Amend MRZ to include all Western Porirua residential zone. [Refer to map in original submission]	3.2	Accept in part	See body of report	No
214.1	Porirua Pacific Services Network	Health, Safety and Wellbeing	Introduce No Go Zones to combat the negative health implications of this development plan. These zones will be areas where there would be limited access to alcohol, tobacco and unhealthy food. These No Go Zones would be present throughout the whole city, especially where our people are most vulnerable.	3.2	Reject	See body of report	No

²³² Ibid²³³ Ibid²³⁴ Support in part - Kāinga Ora [FS65.22]²³⁵ Oppose – RNZ [FS60.38], Support in part - Kāinga Ora [FS65.23]²³⁶ Oppose – Greater Wellington Regional Council [FS40.160], Support in part - Kāinga Ora [FS65.24]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
69.7	Paremata Business Park Ltd	Rezoning	<p>Rezone the properties situated to the east of 5-17 Paremata Crescent, as shown on plans attached to full submission, as follows:</p> <ul style="list-style-type: none"> • <u>Option 1</u>: From General Residential Zone to Medium Density Residential Zone; or • <u>Option 2</u>: From General Residential Zone to Local Centre Zone. <p>Adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p> <p>[Refer to original submission for full decision requested, including attachments.]</p>	n/a	Accept	Agree with submitter	No
Planning Maps - Metropolitan Zone Centre (City Centre Zone in PDP) and Large Format Retail Zone							
81.925	Kāinga Ora	General	Seeks extension of the City Centre Zone to the north, replacing the Large Format Zone in that area	3.2	Reject	See body of report	No
81.7 ²³⁷	Kāinga Ora	Rezoning	<p>Extend City Centre Zone to replace the Large Format Zone to the north of the City Centre Zone in the PDP.</p> <p>[Refer to original submission for full decision, including attachments]</p> <p>[See Appendix 3 to original submission for plan]</p>	3.2	Reject	See body of report	No
81.726	Kāinga Ora	Rezoning	Seek consequential changes to the spatial extent of the LFZ, otherwise retain as notified.	3.2	Reject	See body of report	No
144.1	Harvey Norman Properties	Rezoning	Rezone 19 Parumoana Road to City Centre.	3.2	Reject	See body of report	No
144.3	Harvey Norman Properties		Support the Primary Frontage Control provided that the site is rezoned to City Centre.	3.2	Reject	See body of report	No
122.41	Foodstuffs North Island Limited	Retain zoning	<p>Retain zoning as notified.</p> <p>[New World Porirua City - 2 Walton Leigh Ave]</p> <p>[Metropolitan Centre Zone]</p>	n/a	Accept	Agree with submitter	No, except zone renamed Metropolitan Centre Zone in Variation 1
122.42 ²³⁸	Foodstuffs North Island Limited	Retain zoning	<p>Retain zoning as notified</p> <p>[PAK'nSAVE Porirua - 12 Parumoana St]</p> <p>[Large Format Retail Zone]</p>	n/a	Accept	Agree with submitter	No

²³⁷ Oppose in part – Forest and Bird [FS52.5], Oppose - Foodstuffs North Island Limited [FS38.5], Te Rūnunga o Toa Rangatira [FS70.3], Greater Wellington Regional Council [FS40.44]

²³⁸ Oppose - Kāinga Ora [FS65.17].

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
122.43	Foodstuffs North Island Limited	Retain zoning	Retain zoning as notified [Porirua Fuel - 23 Parumoana St] [Large Format Retail Zone]	n/a	Accept	Agree with submitter	No
Planning Maps – Local Centre Zone							
92.2 ²³⁹	Z Energy Limited	Retain zoning	Retain the zoning of Z MANA -143 Mana Esplanade, Mana as Local Centre.	n/a	Accept	Agree with submitter	No
92.4	Z Energy Limited	Retain zoning	Retain the zoning of Z MUNGAVIN AVE– 5 Mungavin Ave, Ranui as Local Centre.	n/a	Accept	Agree with submitter	No
122.45	Foodstuffs North Island Limited	Retain zoning	Retain zoning as notified. [New World Paremata - 93-97 Mana Esplanade]	n/a	Accept	Agree with submitter	No
122.44	Foodstuffs North Island Limited	Retain zoning	Retain zoning as notified Remove Active Street Frontage - Primary frontage and building line control. [New World Whitby - 69A Discovery Drive]	3.2	Accept, insofar as it relates to retention of zoning	Agree with submitter	No
190.9	Paremata Residents Association	Retain zoning	[Refer to original submission for full decisions requested]	n/a	Accept	Agree with submitter	No
Planning Maps – Mixed Use Zone							
92.9	Z Energy Limited	Retain zoning	Retain the zoning of Z Plimmerton Truckstop - State Highway 1 [20 Northpoint Street], as Mixed Use Zone.	n/a	Accept	Agree with submitter	No
190.1	Paremata Residents Association	Rezoning	Amend the proposed Mixed Use Zone at the South Western end of Mana Esplanade to be Local Centre Zone.	3.2	Reject	See body of the report	No
190.2	Paremata Residents Association	Rezoning	Amend the proposed Mixed Use Zone at the South Western end of Mana Esplanade to be Local Centre Zone.	3.2	Reject	See body of the report	No
Planning Maps – General Industrial Zone – PDP submissions							
157.1	Raiha Properties Ltd	Retain zoning	Retain the new General Industrial Zone for this area	n/a	Accept	Agree with submitter	No
144.2	Harvey Norman	Rezoning	Rezone 5 John Seddon Drive and the locality (i.e. the Large Format Retail Zone to the west of the City Centre) to General Industrial.	3.2	Reject	See body of the report	No
Planning Maps – Extension to High Density Residential Zone							
81.942 ²⁴⁰	Kāinga Ora	General	Kāinga Ora has identified locations in accordance with these principles where a HRZ is sought, as shown in the appended maps at Attachment 3 [to Kāinga Ora submission]	3.2	Accept in part	See body of the report	No
81.19 ²⁴¹	Kāinga Ora	Rezoning	Rezone areas to High Density Residential Zone.	3.2	Accept in part	See body of the report	No

²³⁹ Support - [Name withheld for privacy reasons] [FS17.7].

²⁴⁰ Oppose - Paremata Residents Association [FS08.7], Pauline and Mack Morum [FS15.1], Robyn Smith [FS09.6], [Name withheld for privacy reasons] [FS17.19], Pukerua Bay Residents Association [FS18.3], Michael Jebson [19.3], Russell Morrison [FS22.9], Robert and Claire Burton [FS46.3]

²⁴¹ Oppose – Plimmerton Residents Association [FS61.2], Paremata Residents Association [FS08.7], Pauline and Mack Morum [FS15.2], Robyn Smith [FS09.4], [Name withheld for privacy reasons] [FS17.21], Pukerua Bay Residents Association [FS18.4], Michael Jebson [19.4], Russell Morrison [FS22.14], Robert and Claire Burton [FS46.3], Bryce Holmes [FS51.6], Greater Wellington Regional Council [FS40.48], Robert and Claire Burton [FS46.4], Oppose in part - Waka Kotahi [FS36.8], Forest & Bird [FS52.8].

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			[Refer to original submission for full decision requested, including attachments] [See Appendix 3 to original submission for plan]				
81.912 ²⁴²	Kāinga Ora	Rezoning	Seeks High Density Residential Zone in these areas [around the City Centre/Large Format Zones - 400m proximity, and around planned and existing Rapid Transit Stops - 400m proximity] Development to be enabled to be at least six storeys in height.	3.2	Accept in part	See body of the report	No
Planning Maps – Rezoning from Open Space Zone to residential or from residential to Open Space Zone							
81.13 ²⁴³	Kāinga Ora	Rezoning	Rezone 36-54 Hampshire Street from Open Space Zone/Sport and Active Recreation Zone to Medium Density Residential Zone	3.2	Reject	See body of the report	No
81.14 ²⁴⁴	Kāinga Ora	Rezoning	Rezone 32 Cheshire Street/53A Hereford Street from Open Space Zone/Sport and Active Recreation Zone to Medium Density Residential Zone.	3.2	Reject	See body of the report	No
81.15 ²⁴⁵	Kāinga Ora	Rezoning	Rezone 5 Louisa Grove (access strip) from Open Space Zone/Sport and Active Recreation Zone to Medium Density Residential Zone	3.2	Reject	See body of the report	No
81.16 ²⁴⁶	Kāinga Ora	Rezoning	Rezone 16B and 16C Driver Crescent from Open Space Zone/Sport and Active Recreation Zone to Medium Density Residential Zone	3.2	Reject	See body of the report	No
Planning Maps – Precincts							
81.17 ²⁴⁷	Kāinga Ora	EPRIP	Include additional sites within the Eastern Porirua Residential Intensification Precinct [Refer to original submission for full decision requested, including attachments] [See Appendix 3 to original submission for plan]	3.2	Reject	See body of the report	No
81.922 ²⁴⁸	Kāinga Ora	EPRIP	Seek additional height in the EPRIP	3.2	Reject	See body of the report	No
107.1	Gavin Faulke	EPRIP	Apply the Urban Design Technical Report Assessment criteria to Suburban Zone land regardless of ownership	3.2	Reject	See body of the report	No
107.2 ²⁴⁹	Gavin Faulke	EPRIP	Apply the Urban Design Technical Report Assessment criteria along all access routes to the existing centres	3.2	Reject	See body of the report	No

²⁴² Oppose - Robyn Smith [FS09.9], [Name withheld for privacy reasons] [FS17.22], Pukerua Bay Residents Association [FS18.5], Michael Jebson [19.5], Russell Morrison [FS22.15], Robert and Claire Burton [FS46.5], Te Rūnunga o Toa Rangatira [FS70.26].

²⁴³ Oppose – Te Rūnunga o Toa Rangatira [FS70.4], Robyn Smith [FS09.5], Russell Morrison [FS22.11], Bryce Holmes [FS51.3], Greater Wellington Regional Council [FS40.45], Oppose in part - Forest & Bird [FS52.].

²⁴⁴ Ibid

²⁴⁵ Ibid

²⁴⁶ Ibid

²⁴⁷ Oppose - Rob Spreo [FS57.1], Russell Morrison [FS22.12], Greater Wellington Regional Council [FS40.46], Bryce Holmes [FS51.4], Oppose in part – Forest & Bird [FS52.6].

²⁴⁸ Oppose – Russell Morrison FS22.1[

²⁴⁹ Support - Kāinga Ora [FS65.4]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
107.3 ²⁵⁰	Gavin Faulke	EPRIP	Rezone land along all approaches to each centre EPRIP to provide aesthetic cohesiveness.	3.2	Reject	See body of the report	No
107.4	Gavin Faulke	EPRIP	Do not provide voids or exceptions [to EPRIP identification] which punctuate the streetscape and adversely impact upon the aesthetic cohesiveness	3.2	Reject	See body of the report	No
107.7 ²⁵¹	Gavin Faulke	EPRIP	Amend the EPRIP boundaries to better reflect the natural breakpoints such as roads, parks and walkways to create more developable blocks and minimise the potential for adverse effects between different zones.	3.2	Reject	See body of the report	No
107.8	Gavin Faulke	EPRIP	Provide additional development potential via the EPRIP both where there is currently or where there could be, a high frequency bus route rather than just on the current high frequency bus route.	3.2	Reject	See body of the report	No
107.9	Gavin Faulke	EPRIP	Include areas along the existing No. 226 Bus route in the EPRIP	3.2	Reject	See body of the report	No
107.5	Gavin Faulke	EPRIP	Amend the Eastern Porirua Residential Intensification Precinct based upon a 5 km/ph walking speed and a 10 minute walking time to rail stations, bus routes (all routes not just high frequency routes), centres, open spaces and schools.	3.2	Reject	See body of the report	No
97.1 ²⁵²	Andrew and Leanne Parsons	EPRIP	Apply the Urban Design Technical Report Assessment criteria to Suburban Zone land regardless of ownership	3.2	Reject	See body of the report	No
97.2	Andrew and Leanne Parsons	EPRIP	Apply the Urban Design Technical Report Assessment criteria along all access routes to the existing centres	3.2	Reject	See body of the report	No
97.3 ²⁵³	Andrew and Leanne Parsons	EPRIP	Rezone land along all approaches to each centre EPRIP to provide aesthetic cohesiveness.	3.2	Reject	See body of the report	No
97.7 ²⁵⁴	Andrew and Leanne Parsons	EPRIP	Amend the EPRIP boundaries to better reflect the natural breakpoints such as roads, parks and walkways to create more developable blocks and minimise the potential for adverse effects between different zones.	3.2	Reject	See body of the report	No
97.4	Andrew and Leanne Parsons	EPRIP	Do not provide voids or exceptions [to EPRIP identification] which punctuate the streetscape and adversely impact upon the aesthetic cohesiveness	3.2	Reject	See body of the report	No
97.5	Andrew and Leanne Parsons	EPRIP	Amend the Eastern Porirua Residential Intensification Precinct based upon a 5 km/ph walking speed and a 10 minute walking time to rail stations, bus routes (all routes not just high frequency routes), centres, open spaces and schools.	3.2	Reject	See body of the report	No
97.9	Andrew and Leanne Parsons	EPRIP	Include areas along the existing No. 226 Bus route in the EPRIP	3.2	Reject		No
97.8	Andrew and Leanne Parsons	EPRIP	Provide additional development potential via the EPRIP both where there is currently or where there could be, a high	3.2	Reject	See body of the report	No

²⁵⁰ Support in part - Kāinga Ora [FS65.12]

²⁵¹ Support in part - Kāinga Ora [FS65.11]

²⁵² Support- Kāinga Ora [FS65.2]

²⁵³ Support in part - Kāinga Ora [FS65.14]

²⁵⁴ Support in part - Kāinga Ora [FS65.16]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			frequency bus route rather than just on the current high frequency bus route.				
75.22 ²⁵⁵	Draycott Property Holdings Ltd	EPRIP	Rezone land along all approaches to each centre EPRIP to provide aesthetic cohesiveness.	3.2	Reject	See body of the report	No
75.5 ²⁵⁶	Draycott Property Holdings Ltd	EPRIP	Amend the EPRIP boundaries to better reflect the natural breakpoints such as roads, parks and walkways to create more developable blocks and minimise the potential for adverse effects between different zones.	3.2	Reject	See body of the report	No
75.4	Draycott Property Holdings Ltd	EPRIP	Amend the Eastern Porirua Residential Intensification Precinct based upon a 5 km/ph walking speed and a 10 minute walking time to rail stations, bus routes (all routes not just high frequency routes), centres, open spaces and schools.	3.2	Reject	See body of the report	No
75.3 ²⁵⁷	Draycott Property Holdings Ltd	EPRIP	Include areas along the existing No. 226 Bus route into the shed analysis zones in the EPRIP as this is an existing bus route where the frequency of the service can be increased as demand increases.	3.2	Reject	See body of the report	No
75.23	Draycott Property Holdings Ltd	EPRIP	Do not provide voids or exceptions [to EPRIP identification] which punctuate the streetscape and adversely impact upon the aesthetic cohesiveness	3.2	Reject	See body of the report	No
75.2	Draycott Property Holdings Ltd	EPRIP	Provide additional development potential via the EPRIP both where there is currently or where there could be, a high frequency bus route rather than just on the current high frequency bus route.	3.2	Reject	See body of the report	No
75.1	Draycott Property Holdings Ltd	EPRIP	Apply the Urban Design Technical Report Assessment criteria to Suburban Zone land regardless of ownership	3.2	Reject	See body of the report	No
Planning Maps – Active frontages - PDP							
99.1	Ballinger Industries Limited		Delete the Active Street Frontage line from the PDP Planning Maps and any other part of the PDP that refers to the imposition of this specific control in the PDP on 35 Kenepuru Drive.	n/a	Accept	Agree with submitter	Removed by Variation 1
92.3 ²⁵⁸	Z Energy Limited		Delete the Active Street Frontage – Primary Frontage Control from Z MANA -143 Mana Esplanade, Mana.	3.2	Reject	See body of the report	No
122.44	Foodstuffs North Island Limited		Remove Active Street Frontage - Primary frontage and building line control. [New World Whitby – 69A Discovery Drive]	3.2	Accept in Part	See body of the report	Yes
144.4	Harvey Norman Properties (N.Z.) Limited		Remove the Secondary Frontage Control from 5 John Seddon Drive.	3.2	Reject	See body of the report	No
Planning Maps – Other rezoning requests - PDP							
118.1	Paul and Julia Botha	Retain zoning	Support the rezoning report for 10A The Track.	3.2	Accept	Agree with submitter	No

²⁵⁵ Support in part - Kāinga Ora [FS65.20]

²⁵⁶ Support in part - Kāinga Ora [FS65.20]

²⁵⁷ Support - Kāinga Ora [FS65.6]

²⁵⁸ Oppose - [Name withheld for privacy reasons][FS17.8]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
118.2	Paul and Julia Botha	Amended zone boundary	The proposed residential boundary zone as it relates to 10 the Track, Plimmerton, could extend northwards a little and end at the ponding mapping. [Refer to original submission for full decision requested, including attachments]	3.2	Reject	See body of the report	No
218.3 ²⁵⁹	Plimmerton Residents' Association Inc	General	Seeks that any development of 10A The Track (DP 86437) requires appropriate mitigation in place to ensure Taupō Swamp Outstanding Natural Feature and Landscape (ONFL002) is protected.	3.2	Reject	See body of the report	No
217.1	Remi Leblanc	Rezoning	Seeks a change in the zoning proposed by the new district plan for LOT 12 DP 312536 - SUBJ TO & INT IN ROW, Raiha Street, Kenepuru, Porirua. Requests to zone the land either: <ul style="list-style-type: none"> • Medium Density housing as required by the NPS-UD 20; or • General Residential Zone; or • Zone the same as Kenepuru Landing which has the same qualities for location. 	3.2	Reject	See body of the report	No
207.2 ²⁶⁰	Robin Jones	10A The Track	Ensure that any rezoning/subdivision of 10A The Track is subject to adequate protection and mitigation for the Taupō Swamp wetland.	3.2	Reject	See body of the report	No
178.21 ²⁶¹	Friends of Taupo Swamp & Catchment Inc	10A The Track	Amend the proposed Residential Zone at the Track Plimmerton (No.10A The Track, Plimmerton) 'Rural-Residential' Zone.	3.2	Reject	See body of the report	No
168.17 ²⁶²	Robyn Smith	10A The Track	Amend the proposed Residential Zone at the Track Plimmerton (No. 10A The Track, Plimmerton) to 'Rural-Residential' Zone.	3.2	Reject	See body of the report	No
141.1 ²⁶³	Jeanette and Bruce Menzies	60 Muri Road	Rezone 60 Muri Road to residential.	3.2	Reject	See body of the report	No

²⁵⁹ Oppose – Paul and Julia Botha [FS27.6]

²⁶⁰ Oppose – Paul and Julia Botha [FS27.7]

²⁶¹ Oppose - Paul and Julia Botha [FS27.2]

²⁶² Oppose - Paul and Julia Botha [FS27.3]

²⁶³ Oppose - Pauline Morse [FS69.1]

Residential Zones and General Topics

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
Approach to Walkable catchments							
81.8	Kāinga Ora	Walkable catchment	Apply a variation height control tool (or similar method) to urban zones where located within 400m of the City Centre and/or rapid transit stops. [Refer to original submission for full decision requested, including attachments] [See Appendix 3 to original submission for plan]	3.3	Accept in part	See body of the report	No
81.1 ^{264,265}	Kāinga Ora	Walkable catchment	Introduce High Density Residential Zone Provisions (objectives, policies, rules, standards and chapter introduction) into Proposed District Plan as set out in Appendix 2 to submission. [Refer to original submission for full decision requested, including attachments]	n/a	Accept	Agree with submitter (Addressed by Variation 1)	No
27.1 ²⁶⁶	Harpreet Singh	Walkable catchment	Support densification across the whole city in general and the only amendments that would be supported would be allowing greater density.	n/a	Accept	Agree with submitter (Addressed by Variation 1)	No
248.1	Gary Lewis	Walkable catchment	Focus on inner city development and intensification close to rail and transport routes.	3.3	Reject	See body of the report	No

²⁶⁴ Oppose - Te Rūnunga o Toa Rangatira [FS70.2], Plimmerton Residents Association [FS61.1], Greater Wellington Regional Council [FS40.43], Forest & Bird [FS52.4], Paremata Residents Association [FS08.2], Robyn Smith [FS09.1], Heritage New Zealand Pouhere Taonga [FS14.1], Pauline and Mack Morum [FS15.3], [Name withheld for privacy reasons][FS17.16], Pukerua Bay Residents Association [FS18.2], Michael Jebson [FS19.2], Russell Morrison [FS22.5], Robert and Claire Burton [FS46.2], Bryce Holmes [FS51.1].

²⁶⁵ Support - Paremata Business Park [FS64.1], Carrus Corporation Limited [FS62.1], Kenepuru Limited Partnership [FS20.5], Waka Kotahi NZ Transport Agency [FS36.3].

²⁶⁶ Support - Kāinga Ora [FS65.7]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.943 ²⁶⁷	Kāinga Ora	Walkable catchment	Seeks height variation controls within Local Centre Zone, Neighbourhood Centre Zone and Mixed Use Zone to enable 6+ storeys within 400m of the City Centre and/or a rapid transit stop.	3.3	Accept in part	See body of the report	No
81.2 ²⁶⁸	Kāinga Ora	Walkable catchment	Support spatial zoning of Local Centre zoned areas. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation	3.3	Accept in part	See body of the report	No
81.3	Kāinga Ora	Walkable catchment	Support spatial zoning of Neighbourhood zoned areas. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation controls within these zones to enable at least 6+ storeys.	3.3	Accept in part	See body of the report	No
81.4	Kāinga Ora	Walkable catchment	Support spatial zoning of Mixed Use zoned areas. Where located within 400m of the City Centre and/or a rapid transit stop, seeks height variation controls within these zones to enable at least 6+ storeys.	3.3	Accept in part	See body of the report	No
151.1	Lee Begg	Walkable catchment	Amend the zoning within 800m of railway stations to Medium Density Residential or a new higher density residential zoning.	3.3	Accept in part	See body of the report	No
151.2	Lee Begg	Walkable catchment	Amend the zoning around Local Centre zones and Neighbourhood Centre zones to Medium Density Residential.	3.3	Accept in part	See body of the report	No
75.21	Draycott Property Holdings Ltd	NPS-UD	Review the PDP and in particular the MDZ and EPRIP in light of the NPS-UD	3.3	Accept in part	See body of the report	No
81.923 ²⁶⁹	Kāinga Ora	NPS-UD	Seeks full reconsideration of PDP framework to align with the NPS-UD, including: 1. introduction of specific controls within urban zone chapters to achieve locational height variations (6+ storeys). 2. related spatial mapping in accordance with the National Planning Standards. 3. High Density Residential Zone in appropriate locations	3.3	Accept in part	See body of the report	No
68.1	Carrus Corporation Ltd	NPS-UD and walkable catchment	Incorporate the requirements of the NPS-UD into the Proposed District Plan in terms of objectives and policies, rules and standards in all areas around railway stations in the Porirua District. This can be accomplished by the following three options or any other means that will result in the same outcome:	3.3	Accept in part	See body of the report	No

²⁶⁷ Oppose - [Name withheld for privacy reasons][FS17.17], Russell Morrison [FS22.6].

²⁶⁸ Oppose - [Name withheld for privacy reasons] [FS17.20], Foodstuffs North Island Limited [FS38.6], Bryce Holmes [FS51.2].

²⁶⁹ Oppose - Robyn Smith [FS09.7], [Name withheld for privacy reasons][FS17.16], Pukerua Bay Residents Association [FS18.2], Michael Jebson [FS19.1], Russell Morrison [FS22.2], Robert and Claire Burton [FS46.1], John Carrad [FS43.1], The Neil Group Limited and the Gray Family [FS44.1], Pukerua Property Group Limited [FS45.1],

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<ul style="list-style-type: none"> <u>Option 1:</u> Create a new medium density zone and mixed-use zone with associated objectives, policies, rules and standards that address the areas as set out in Policy 3 of the NPS-UD. This approach is supported as the existing medium density zone provisions are too limiting to address development up to six stories <u>Option 2:</u> Create an overlay over the existing zone areas allowing for the facilitation of higher densities. <u>Option 3:</u> Amend the existing medium density zone provisions to allow for higher density developments. An indication of what key standards will require amendment is indicated in sections 5 and 6 below. <p>Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>				
69.6	Paremata Business Park Ltd	NPS-UD and walkable catchment	<p>Incorporate the requirements of the NPS-UD into the Proposed District Plan in terms of objectives and policies, rules and standards in all areas around railway stations in the Porirua District. This can be accomplished by the following three options or any other means that will result in the same outcome:</p> <ul style="list-style-type: none"> <u>Option 1:</u> Create a new medium density zone and mixed-use zone with associated objectives, policies, rules and standards that address the areas as set out in Policy 3 of the NPS-UD. This approach is supported as the existing medium density zone provisions are too limiting to address development up to six stories <u>Option 2:</u> Create an overlay over the existing zone areas allowing for the facilitation of higher densities. <u>Option 3:</u> Amend the existing medium density zone provisions to allow for higher density developments. An indication of what key standards will require amendment is indicated in sections 5 and 6 below. <p>Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>	3.3	Accept in part	See body of the report	No
Urban Design							
194.2	Deirdre Dale	Urban Design Guides	Retain (APP3-multi-unit housing design guide]	3.4	Accept in part	See body of the report	No
214.16	Porirua Pacific Services Network	Urban Design Guides	Clarify what is meant by "driveways being multi-functional".	3.4	Reject	See body of the report	No
81.877	Kāinga Ora	Urban Design Guides	Delete Appendix 3. [Multi-Unit Housing Design Guide]	3.4	Reject	See body of the report	No
81.878	Kāinga Ora	Urban Design Guides	Delete Appendix 4 [City Centre Zone Design Guide]	3.4	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
144.77	Harvey Norman	Urban Design Guides	[For City Centre Zone Design Guide] Road-test the Design Guide, along with the PDP's design-related policies, rules and standards, with actual proposals. Publish the process and outcome of those "applications" as part of Council's s32 evaluation to demonstrate to the submitters and decision makers that the implementation of the Design Guide, in the manner proposed, will deliver the intended outcomes, and at a fair and reasonable cost to applicants and the community. The appropriateness of the Design Guide, and the related planning provisions, can be reviewed based on that evidence	3.4	Reject	See body of the report	No
81.879	Kāinga Ora	Urban Design Guides	Delete Appendix 5 [Mixed Use Zone Design Guide]	3.4	Reject	See body of the report	No
81.880	Kāinga Ora	Urban Design Guides	Delete Appendix 6 [LFRZ Design Guide]	3.4	Reject	See body of the report	No
144.78	Harvey Norman	Urban Design Guides	[LFRZ Design Guide] As above	3.4	Reject	See body of the report	No
144.33	Harvey Norman	LFRZ-P5	Amend policy by removing clause LFRZ-P5-3. Amend policy by removing clause LFRZ-P5-5 unless the related rules and design guides are amended to target more specific activities/areas.	3.4	Reject, insofar as it relates to removal of LFRZ-P5-5	See body of the report	No
81.881	Kāinga Ora	Urban Design Guides	Delete Appendix 7 [LCZ Design Guide]	3.4	Reject	See body of the report	No
92.7	Z Energy Limited	Urban Design Guides	Retain the following in the interpretation section of the Local Centre Zone Design Guide: Only design objectives and guidelines that are relevant to the specific site, setting and development type should be applied. Include new text in the interpretation section of the Local Centre Zone Design Guide to recognise that the design guide does not provide guidance on the design of commercial developments, such as service stations, which require a different built form to the type of development envisaged by and addressed in the Design Guide even though these types of uses may be appropriate in Local Centre Zones. This could be achieved by making the following change (additions underlined): <i><u>This design guide does not provide guidance on the design of commercial developments, such as service stations, which require a different built form to the type of development envisaged by and addressed in the Design Guide even though these types of uses may be appropriate in Local Centre Zones. Only design objectives and guidelines that are relevant to the specific site, setting and development type should be applied.</u></i>	3.4	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.927 ²⁷⁰	Kāinga Ora	Urban Design Guides	Opposes any policy or rule within the PDP which requires development proposals to comply with or be "consistent" with design guidelines.	3.4	Reject	See body of the report	No
81.776	Kāinga Ora	CCZ-P5 (deleted and replaced by MCZ-P6 and MCZ-P7 in Variation 1)	Amend: Provide for and encourage high quality and high-density built development that: 1. Acknowledges and reflects the <u>planned purpose and urban built form purpose, scale and context</u> of the City Centre Zone; 2. Aligns with the anticipated compact, high density character envisaged for the City Centre Zone; 3. Is well designed and contributes actively to creating safe and vibrant public spaces; 4. Provides active street frontages in locations identified on the planning maps; 5. Provides visual interest by using a variety of building forms, materials and colours; <u>and</u> 6. Is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide; and 7. Where applicable, enhances the connection to the Porirua Stream and addresses potential impacts on the openness and historical and cultural values of the stream.	3.4	Reject	See body of the report	No
81.695	Kāinga Ora	LCZ-P5 (now P7 – larger scale built development in Variation 1)	Amend: Provide for built development that: 1. Is of a scale that is compatible with the anticipated <u>planned urban built form</u> , role and function of the Local Centre Zone and the surrounding area; 2. Reflects the anticipated medium density scale and built character of the Local Centre Zone;	3.4	Reject	See body of the report	No

²⁷⁰ Support - Kenepuru Limited Partnership (KLP)[FS20.2]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>3. Is well designed and contributes to an attractive urban environment; <u>and</u></p> <p>4. Provides active street frontages in locations identified on the planning maps; <u>and</u></p> <p>5. Is consistent with the Local Centre Zone Design Guide contained in APP7 Local Centre Zone Design Guide.</p>				
81.736	Kāinga Ora	MUZ-P5 (now P7 – larger scale built development in Variation 1)	<p>Provide for built development that:</p> <p>6. Is of a scale that is compatible with the <u>planned urban built form</u>, role and function of the Mixed Use Zone;</p> <p>7. Reflects the anticipated medium density scale and built character of the Mixed Use Zone;</p> <p>8. Is well designed and contributes to an attractive mixed-use environment; <u>and</u></p> <p>9. Provides active street frontages in locations identified on the planning maps; <u>and</u></p> <p>10. Is consistent with the Mixed Use Zone Design Guide contained in APP5 Mixed Use Zone Design Guide.</p>	3.4	Reject	See body of the report	No
81.778	Kāinga Ora	CCZ-P7 (now MCZ-P9 – car parking and parking lots)	<p>Amend:</p> <p>Only allow for ground level car parking where:</p> <p>1. It is not located along a primary frontage identified on the planning maps; <u>and</u></p> <p>2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised; <u>and</u></p> <p>3. It is consistent with the City Centre Zone Design Guide contained in APP4 City Centre Zone Design Guide.</p>	3.4	Reject	See body of the report	No
Qualifying matter - shading							
107.20	Gavin Faulke	Shading controls	[Not specified, refer to original submission] – reason refers to supporting zoning around the Mungavin Netball courts	3.6	Accept	See body of the report	No
97.20	Andrew and Leanne Parsons	Shading controls	[Not specified, refer to original submission] – reason refers to supporting zoning around the Mungavin Netball courts	3.6	Accept	See body of the report	No
75.18	Draycott Property Holdings Ltd	Shading controls	[Not specified, refer to original submission] – reason refers to supporting zoning around the Mungavin Netball courts	3.6	Accept	See body of the report	No
GRZ-General Residential Zone							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.522 ²⁷¹	Kāinga Ora	General	<p>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</p> <ol style="list-style-type: none"> 1. Inclusion of an additional objective and policy to reflect that amenity values should reflect the planned urban built form and that this is expected to change over time. 2. Deletion of reference to Design Guides and requirement that development be "consistent" with these to achieve compliance; 3. Review and re-drafting of notification exclusion clauses; 4. Removal of provisions specific to "multi-unit housing" and integration within policies, rules and standards more generally; 5. Amendment to spatial extent of the GRZ; 6. Change language to align with NPS-UD - "planned built urban form" in anticipation of changing character and associated amenity values; 7. Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid; and 8. Consequential changes to the numbering of provisions following changes sought throughout chapter. 	3.9	Reject	See body of the report	No
264.62 ²⁷²	Te Rūnanga o Toa Rangatira	General	<p>Retain as notified subject to the following amendments:</p> <p>Amend MRZ to include all Western Porirua residential zone. This is detailed in the Map attached to this submission.</p>	3.9	Reject	See body of the report	No
81.523 ²⁷³	Kāinga Ora	General	<p>Amend:</p> <p>The General Residential Zone encompasses the majority of the existing developed areas where people live in the City, as well as areas identified for future residential development. The residential villages <u>neighbourhoods</u> that make up the General Residential Zone have a strong open space framework and have generally developed as spacious living environments characterised</p>	3.9	Reject	See body of the report	No

²⁷¹ Support - Kenepuru Limited Partnership [FS20.54]

²⁷² Support - Kāinga Ora [FS65.290]

²⁷³ Support - Carrus Corporation Limited [FS62.12], Paremata Business Park [FS64.12], Oppose - Te Rūnanga o Toa Rangatira [FS70.20]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>by a low to medium density and a strong presence of trees and vegetation. Residential neighbourhoods are internally well connected by roads, pedestrian paths and cycle routes, and these also help connect people to the City's open space and recreational areas.</p> <p>The Zone objectives, policies and rules provide the framework for managing the effects of development and ensuring that residential amenity values and the quality of the built environment are consistent with the planned urban built form maintained and enhanced. They seek to ensure that high standards of on-site and neighbourhood amenity are achieved, including by requiring that residential properties are provided with good access to sunlight and daylight and have a reasonable level of privacy. They also provide for a wide range of housing types typologies and living arrangements to meet the diverse needs of the community. This includes stand-alone houses, semi-detached housing, residential conversions, minor residential units, social and community housing and multi-generational living. It does not promote one form of housing over another, but instead provides flexibility to meet the community's diverse housing demands <u>and needs</u>.</p> <p>Home business, retirement villages and other activities that support the social and economic health and wellbeing of the community may also occur in the Zone where these are compatible with the planned urban built form of the zone residential character and amenity values. Non-residential activities that are incompatible with the planned urban built form residential character and amenity values, or which are more appropriately located within the City Centre Zone, Mixed Use Zone, General Industrial Zone, the Local Centre Zone or the Neighbourhood Centre Zone are discouraged.</p> <p>The Takapūwāhia Precinct applies to a limited number of sites located in the western part of Takapūwāhia. These consist of large lots which have remained undeveloped for some time and which are subject to the Significant Natural Area and Special Amenity Landscape overlays. The presence of these overlays restricts the development potential of these sites. The Precinct recognises these constraints while providing for Ngāti Toa Rangatira whānau and hapū to exercise their customary responsibilities as kaitiaki, and to undertake development that supports their cultural, social and economic wellbeing.</p>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			The Precinct objective needs to be read in conjunction with the ECO - Ecosystems and Indigenous Biodiversity, and NFL - Natural Features and Landscapes chapters. They include policies, rules and standards relevant to the development of land in the Precinct.				
81.526 ²⁷⁴	Kāinga Ora	New provision	Insert new Objective, with consequential changes to numbering and referencing throughout. GRZ-03 Residential amenity <u>Achieve a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.</u>	3.9	Reject	See body of the report	No
119.51	FENZ	GRZ-O1	Retain as proposed.	3.9	Reject	See body of the report	No
134.18	Ministry of Education	GRZ-O1	Retain as proposed.	3.9	Reject	See body of the report	No
81.524 ²⁷⁵	Kāinga Ora	GRZ-O1	Amend: The General Residential Zone: 1. Primarily consists of residential activities in a range of residential unit types <u>typologies</u> and sizes; and 2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the character <u>planned urban built form</u> and <u>anticipated amenity</u> values of the Zone.	3.9	Reject	See body of the report	No
81.525 ²⁷⁶	Kāinga Ora	GRZ-O2	Amend: <u>GRZ-O2 Planned urban built environment of the General Residential Zone</u> The character and amenity values, including the scale, form and density of use and development, <u>planned urban form</u> in the General Residential Zone includes: 1. A built form of single and two-storey buildings with openness around and between buildings;	3.9	Reject	See body of the report	No

²⁷⁴ Support - BLAC Property [FS56.14]

²⁷⁵ Support - Oranga Tamariki [FS35.2], Carrus Corporation Limited [FS62.13], Paremata Business Park [FS64.13].

²⁷⁶ Support - BLAC Property [FS56.15]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>2. Landscaping and trees, especially on street frontages;</p> <p>3. A spacious living environment with high quality on-site residential amenity; and</p> <p>4. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.</p>				
81.527	Kāinga Ora	GRZ-PREC03-O1	Retain as notified	3.9	Reject	See body of the report	No
225.208	Forest and Bird	GRZ-PREC03-O1	<p>Amend GRZ-O2 as follows:</p> <p>The significant coverage of identified natural environmental overlays across the Takapūwāhia Precinct and the contribution these make to the wider community is recognised, and <u>the appropriate use and development of the Zone, including papakāinga and residential activities are provided for.</u></p>	3.9	Reject	See body of the report	No
81.529 ²⁷⁷	Kāinga Ora	New Provision	<p>GRZ-P2 Changes to amenity values</p> <p><u>Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban environment over time.</u></p>	3.9	Reject	See body of the report	No
143.4 ²⁷⁸	Oranga Tamariki – Ministry of Children	GRZ-P1	<p>Amend the policy as follows:</p> <p>Enable residential activities land uses and in a diverse range of residential unit types and sizes where these are compatible with the built form, character and amenity values anticipated in the General Residential Zone.</p>	3.9	Reject	See body of the report	No
155.1	Design Network Architecture Limited	GRZ-P1	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.528 ²⁷⁹	Kāinga Ora	GRZ-P1	<p>Amend:</p> <p>Enable residential activities and a diverse range of residential unit types <u>typologies</u> and sizes where these are compatible with the <u>planned urban form of built form, character and amenity values anticipated in the General Residential Zone.</u></p>	3.9	Reject	See body of the report	No
81.530	Kāinga Ora	GRZ-P2	Amend:	3.9	Reject	See body of the report	No

²⁷⁷ Support - BLAC Property [FS56.16]

²⁷⁸ Support in part - Kāinga Ora [FS65.297]

²⁷⁹ Support - Oranga Tamariki [FS35.23]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Only allow Enable minor residential units where they are of an ancillary scale and form to the principal residential unit on the same site.				
155.2	Design Network Architecture Limited	GRZ-P2	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.3	Design Network Architecture Limited	GRZ-P3	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
119.52	FENZ	GRZ-P3	Retain as proposed.	3.9	Reject	See body of the report	No
81.531	Kāinga Ora	GRZ-P3	Recognise the benefits of, and provide for, non-residential activities that contribute to the health and wellbeing of people and communities where: <ol style="list-style-type: none"> 1. These are compatible with the <u>planned urban built form character and amenity values</u> of the surrounding area; 2. Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas; 3. These do not result in adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be mitigated; 4. The hours of operation are compatible with residential amenity values; and 5. For emergency service facilities, the activity has an operational need or functional need to locate in the Zone. 	3.9	Reject	See body of the report	No
82.221 ²⁸⁰	Waka Kotahi	GRZ-P4	Amend provision: <p>Only allow commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are <u>appropriately remedied, or mitigated or avoided as appropriate.</u></p>	3.9	Reject	See body of the report	No
81.532	Kāinga Ora	GRZ-P4	Amend:	3.9	Reject	See body of the report	No

²⁸⁰ Support - Kāinga Ora [FS65.299]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Only allow Provide for commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.				
155.4	Design Network Architecture Limited	GRZ-P4	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.5	Design Network Architecture Limited	GRZ-P5	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.533 ²⁸¹	Kāinga Ora	GRZ-P5	<p>Delete:</p> <p>Provide for multi-unit housing where it can be demonstrated that it:</p> <p>1. Responds positively to, and integrates with, the surrounding built environment through high quality urban design; and</p> <p>2. Is consistent with the Multi-Unit Housing Design Guide contained in APP3-Multi-Unit Housing Design Guide.</p>	3.9	Reject	See body of the report	No
81.534	Kāinga Ora	GRZ-P6	<p>Amend:</p> <p>Recognise the benefits of, and provide for, retirement villages where:</p> <p>[.....]</p> <p>5. <u>The overall scale, form, composition and design of buildings does not compromise the planned urban built form of the area.</u></p>	3.9	Reject	See body of the report	No
155.6	Design Network Architecture Limited	GRZ-P6	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.7	Design Network Architecture Limited	GRZ-P7	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No

²⁸¹ Support - Kenepuru Limited Partnership [FS20.55]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.535	Kāinga Ora	GRZ-P7	Amend: Avoid non-residential activities which that are incompatible with the <u>planned urban built form, role, and function anticipated purpose, character and amenity values</u> of the Zone <u>where effects cannot be mitigated or managed.</u>	3.9	Reject	See body of the report	No
81.536	Kāinga Ora	GRZ-P8	Delete and replace with: <u>Enable buildings and structures that respond to the spacious qualities and characteristics of the residential setting and provide for high quality amenity in accordance with the planned urban built form of the General Residential Zone by:</u> 1. <u>ensuring that the siting, scale and appearance of the building is compatible with surrounding development patterns, planned urban built form and/or the residential setting;</u> 2. <u>exhibiting the planned visual amenity through enabling one-to-two storey buildings and by controlling the placement of garages in front yards;</u> 3. <u>providing usable outdoor living spaces and controlling building coverage to create space between buildings, minimise enclosure and dominance effects, and provide high-quality onsite amenity;</u> 4. <u>providing reasonable levels of privacy and access to sunlight both onsite and within adjoining properties;</u> 5. <u>allowing passive surveillance of the street or public open space by minimising the use of high fences or walls on road boundaries.</u>	3.9	Reject	See body of the report	No
155.8	Design Network Architecture Limited	GRZ-P8	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
60.97	Transpower	GRZ-P9	Retain	3.9	Reject	See body of the report	No
81.537	Kāinga Ora	GRZ-P9	Retain as notified	3.9	Reject	See body of the report	No
155.9	Design Network Architecture Limited	GRZ-P9	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
134.19	Ministry of Education	GRZ-P9	Retain as proposed.	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
155.10	Design Network Architecture Limited	GRZ-P10	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.11	Design Network Architecture Limited	GRZ-R1	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.538	Kāinga Ora	GRZ-R1	<p>Amend:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; and vi. GRZ-S6; and vii. GRZ-S7. <p>Except that:</p> <ul style="list-style-type: none"> 1. GRZ-S6 and GRZ-S7 does not apply to non-residential buildings or structures. <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, <u>or GRZ-S6</u>, or GRZ-S7.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any infringed standard. <p>Notification:</p> <ul style="list-style-type: none"> • An application under this rule where compliance is not achieved with <u>GRZ-S4, or GRZ-S6</u>, or GRZ-S7 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. 	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			An application under this rule where compliance is not achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4 , or GRZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.				
81.539	Kāinga Ora	GRZ-R2	Retain as notified.	3.9	Reject	See body of the report	No
155.12	Design Network Architecture Limited	GRZ-R2	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.13	Design Network Architecture Limited	GRZ-R3	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.540	Kāinga Ora	GRZ-R3	Retain as notified	3.9	Reject	See body of the report	No
155.14	Design Network Architecture Limited	GRZ-R4	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.541	Kāinga Ora	GRZ-R4	Retain as notified.	3.9	Reject	See body of the report	No
81.542 ²⁸²	Kāinga Ora	GRZ-R5	Delete rule	3.9	Reject	See body of the report	No
155.15	Design Network Architecture Limited	GRZ-R5	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.16	Design Network Architecture Limited	GRZ-R6	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.543	Kāinga Ora	GRZ-R6	Amend: GRZ-R6 Residential activity, excluding papakāinga GRZ-R6 Residential activity and residential unit, excluding Papakainga, minor residential unit and multi-unit housing 1. Activity status: Permitted Where: a) No more than two residential units occupy the site. 2. Activity status: Restricted discretionary Where: b) <u>Compliance is not achieved with GRZ-R6(1)(a).</u>	3.9	Reject	See body of the report	No

²⁸² Oppose – Transpower [FS04.52]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>Matters of discretion are restricted to:</p> <p>1. The extent to which building design, siting and external appearance achieves an Urban Design outcome that:</p> <p>a. Achieves the planned urban built form of the zone;</p> <p>b. Achieves attractive and safe streets and public open spaces;</p> <p>c. Achieves high quality onsite living environments; having taken into account the surrounding context, site limitations and planned outcomes for the zone.</p> <p>2. <u>The extent to which topography, site orientation and planting have been integrated into the site layout and design.</u></p> <p>Note:</p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within Porirua City Council's Residential Design Guidelines.</u></p> <p>Notification:</p> <p><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</u></p> <p><u>Note: Where more than two residential units will occupy a site, see multi-unit housing under GRZ-R18.</u></p>				
81.544	Kāinga Ora	GRZ-R7	Delete rule	3.9	Reject	See body of the report	No
61.1	Mike & Christine Jacobson	GRZ-R7	Retain this rule.	3.9	Reject	See body of the report	No
155.17	Design Network Architecture Limited	GRZ-R7	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.18 ²⁸³	Design Network Architecture Limited	GRZ-R8	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
82.227 ²⁸⁴	Waka Kotahi	GRZ-R8	Retain as notified.	3.9	Reject	See body of the report	No
81.545 ²⁸⁵	Kāinga Ora	GRZ-R8	Amend:	3.9	Reject	See body of the report	No
			<p>1. Activity status: Permitted</p> <p>Where:</p>				

²⁸³ Oppose in part - Kāinga Ora [FS65.304], Oppose - Rhys Richards [FS23.1]

²⁸⁴ Oppose in part - Kāinga Ora [FS65.304], Oppose - Rhys Richards [FS23.1]

²⁸⁵ Oppose - Rhys Richards [FS23.1]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>a. No more than 40m² of total gross floor area of all buildings on site is used for the home business;</p> <p>b. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level;</p> <p>c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and</p> <p>d. No more than one two full-time employee or equivalent engaged in the home business resides off-site.</p> <p>2. Activity status: Discretionary Where: Compliance is not achieved with GRZ-R8-1.a, GRZ-R8-1.b, GRZ-R8-1.c or GRZ-R8-1.d.</p>				
81.546	Kāinga Ora	GRZ-R9	Retain as notified	3.9	Reject	See body of the report	No
155.19	Design Network Architecture Limited	GRZ-R9	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
134.20	Ministry of Education	GRZ-R9	Retain as proposed.	3.9	Reject	See body of the report	No
155.20	Design Network Architecture Limited	GRZ-R10	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.547 ²⁸⁶	Kāinga Ora	GRZ-R10	<p>Amend:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The site is held under Te Ture Whenua Māori Act 1993</p> <p>b. The gross floor area of all commercial activities does not exceed 100m² per site; and</p> <p>c. The gross floor area of all community facilities does not exceed 200m² per site. (.....)</p>	3.9	Reject	See body of the report	No
81.548	Kāinga Ora	GRZ-R11	Retain as notified	3.9	Reject	See body of the report	No
155.21	Design Network Architecture Limited	GRZ-R11	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No

²⁸⁶ Oppose in part - Te Rūnunga o Toa Rangatira [FS70.21]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
155.22	Design Network Architecture Limited	GRZ-R12	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
143.7 ²⁸⁷	Oranga Tamariki – Ministry of Children	GRZ-R12	Amend the rule as follows: The maximum occupancy does not exceed six residents (<u>excluding staff</u>).	3.9	Reject	See body of the report	No
135.8 ²⁸⁸	Ara Poutama Aotearoa the Department of Corrections	GRZ-R12	Retain “supported residential care activities” as a Permitted Activity.	3.9	Reject	See body of the report	No
81.549 ²⁸⁹	Kāinga Ora	GRZ-R12	Amend: 1. Activity status: Permitted Where: a. The maximum occupancy <u>per residential unit</u> does not exceed six <u>ten</u> residents <u>including staff</u> . 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRZ-R12-1.a. Matters of discretion are restricted to: 1. The matters in GRZ-P3; and 2. The matters in GRZ-P9. Notification: An application under this rule is precluded from being publicly <u>and limited</u> notified in accordance with sections <u>95A and 95B</u> of the RMA.	3.9	Reject	See body of the report	No
81.550	Kāinga Ora	GRZ-R13	Retain as notified.	3.9	Reject	See body of the report	No
155.23	Design Network Architecture Limited	GRZ-R13	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.24	Design Network Architecture Limited	GRZ-R14	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No

²⁸⁷ Support in part - Kāinga Ora [FS65.305]

²⁸⁸ Support in part - Kāinga Ora [FS65.306]

²⁸⁹ Support - Oranga Tamariki [FS35.4], Oppose – Waka Kotahi [FS36.7]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
155.25	Design Network Architecture Limited	GRZ-R15	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
52.10	Hamish Tunley	GRZ-R15	GRZ-R15 needs further review and clarification regarding the second notification point on GRZ-R15: <i>"When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on First Gas Ltd."</i> What protection if any is there for landowner. Is the intent to require a resource consent, for any activities where the site is used for residential purposes or sensitive use?	3.9	Reject	See body of the report	No
81.552	Kāinga Ora	GRZ-R15	Retain as notified	3.9	Reject	See body of the report	No
84.24	Firstgas Limited	GRZ-R15	Retain as proposed.	3.9	Reject	See body of the report	No
81.553	Kāinga Ora	GRZ-R16	Amend: 1. Activity status: Permitted Where: a. The use of the residential building and land as a show home ceases within 24 <u>36</u> months from the time of first use as a show home; b. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday and public holidays. 2. Activity status: Discretionary Where: a. Compliance is not achieved with GRZ-R16-1.a or GRZ-R16-1.b.	3.9	Reject	See body of the report	No
155.26	Design Network Architecture Limited	GRZ-R16	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.554	Kāinga Ora	GRZ-R17	Retain as notified.	3.9	Reject	See body of the report	No
155.27	Design Network Architecture Limited	GRZ-R17	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.555	Kāinga Ora	GRZ-R18	Delete rule	3.9	Reject	See body of the report	No
155.28	Design Network Architecture Limited	GRZ-R18	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
72.25	Survey+Spatial	GRZ-R18	Add a non-notification provision for precluding limited notification that applies where the multi-unit housing proposal complies with standards GRZ-S1 to GRZ-S8 (except compliance is not required with GRZ-S6).	3.9	Reject	See body of the report	No
81.556	Kāinga Ora	GRZ-R19	Retain as notified.	3.9	Reject	See body of the report	No
155.29	Design Network Architecture Limited	GRZ-R19	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
119.53	FENZ	GRZ-R19	Retain as proposed.	3.9	Reject	See body of the report	No
155.30	Design Network Architecture Limited	GRZ-R20	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.557	Kāinga Ora	GRZ-R20	Retain as notified.	3.9	Reject	See body of the report	No
81.558	Kāinga Ora	GRZ-R21	Retain as notified.	3.9	Reject	See body of the report	No
155.31	Design Network Architecture Limited	GRZ-R21	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.32	Design Network Architecture Limited	GRZ-R22	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.559	Kāinga Ora	GRZ-R22	Retain as notified	3.9	Reject	See body of the report	No
81.560	Kāinga Ora	GRZ-R23	Retain as notified	3.9	Reject	See body of the report	No
155.33	Design Network Architecture Limited	GRZ-R23	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.561	Kāinga Ora	GRZ-R24	Retain as notified	3.9	Reject	See body of the report	No
155.34	Design Network Architecture Limited	GRZ-R24	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.562	Kāinga Ora	GRZ-R25	Retain as notified	3.9	Reject	See body of the report	No
155.35	Design Network	GRZ-R25	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
	Architecture Limited						
155.36	Design Network Architecture Limited	GRZ-R26	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.563	Kāinga Ora	GRZ-R26	Retain as notified	3.9	Reject	See body of the report	No
81.564	Kāinga Ora	GRZ-R27	Retain as notified	3.9	Reject	See body of the report	No
155.37	Design Network Architecture Limited	GRZ-R27	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.38	Design Network Architecture Limited	GRZ-R28	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.565	Kāinga Ora	GRZ-R28	Retain as notified	3.9	Reject	See body of the report	No
81.566	Kāinga Ora	GRZ-R29	Retain as notified	3.9	Reject	See body of the report	No
155.39	Design Network Architecture Limited	GRZ-R29	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.40	Design Network Architecture Limited	GRZ-S1	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
119.54	FENZ	GRZ-S1	Amend the standard as follows: GRZ-S1 Height [.....] This standard does not apply to: [.....] <ul style="list-style-type: none"> Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities. 	3.9	Reject	See body of the report	No
81.567	Kāinga Ora	GRZ-S1	Amend: 1.All buildings and structures must not exceed a maximum height above ground level of 8m, except:	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>[.....]</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape <u>taking into account the context, topography of the site and its surrounds and planned urban form</u>; 3. Visual dominance, shading and loss of privacy for adjacent residential sites; 4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area; 5. Retention of established landscaping; 6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and 7. Whether topographical or other site constraints make compliance with the standard impractical. 				
81.568	Kāinga Ora	GRZ-Figure 1	Retain Figure as notified.	3.9	Reject	See body of the report	No
81.569 ²⁹⁰	Kāinga Ora	GRZ-S2	<p>Amend:</p> <ol style="list-style-type: none"> a. 55° measured into the site from any point 3m vertically above ground level along northern site boundaries; or b. 45° measured into the site from any point 3m vertically above ground level along site boundaries. <p>See GRZ-Figure 2 below to identify a northern boundary.</p> <p>See GRZ-Figure 3 below which demonstrate how the height in relation to boundary is to be measured.</p> <p>Except that: Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.</p>	3.9	Reject	See body of the report	No

²⁹⁰ Support – BLAC Property [FS56.17]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>For multi-unit housing residential units and retirement villages, the height in relation to boundary standard only applies at the external boundary of the site.</p> <p>For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the height in relation to boundary standard only applies at the external boundary of the site. The height in relation to boundary standard requirement does not apply:</p> <p>a. — on any horizontal or vertical boundary between connected residential units; and</p> <p>b. — Any offset between the residential units that project not more than 2m beyond the common wall or common floor.</p> <p>This standard does not apply to:</p> <p>A boundary with a road;</p> <p><u>Buildings that share a common wall along the boundary;</u></p> <p>Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm;</p> <p>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m;</p> <p>Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically;</p> <p>Boundaries adjoining the City Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone; or</p> <p>A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Visual dominance, shading and loss of privacy for adjacent residential sites; 2. Whether topographical or other site constraints make compliance with the standard impractical; and 3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation. 				
155.41	Design Network Architecture Limited	GRZ-S2	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
168.102	Robyn Smith	GRZ-S2	Amend so that the height control line begins 1.2m above the ground at the boundary where it is a common boundary between the residential land and land that is in the OSZ.	3.9	Reject	See body of the report	No
72.5	Survey+Spatial	1. All buildings and structures must be contained beneath a line of: 55° measured [...]	Remove hyperlink to definition of line.	3.9	Reject	See body of the report	No
81.570	Kāinga Ora	GRZ-Figure 2	Retain Figure as notified	3.9	Reject	See body of the report	No
81.571	Kāinga Ora	GRZ-Figure 3	Retain Figure as notified.	3.9	Reject	See body of the report	No
81.572	Kāinga Ora	GRZ-S3	Amend: 1. The maximum building coverage must not exceed: a. 40% 45% of net site area; or b. 45% of net site area for retirement villages and papakāinga. This standard does not apply to: <ul style="list-style-type: none"> • Pergola structures that are not covered by a roof; • Uncovered decks no more than 300mm in height above ground level; • Uncovered outdoor swimming pools; • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. Matters of discretion are restricted to: 1. <u>Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban built form;</u> The visual dominance of the building on the street from the scale of the new building; 2. <u>Effect on amenity values of nearby residential properties, especially privacy and outlook of adjoining sites;</u> The visual dominance impact on adjacent residential sites; 3. Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and 4. Whether topographical or other site constraints make compliance with the standard impractical.	3.9	Reject	See body of the report	No
155.42 ²⁹¹	Design Network Architecture Limited	GRZ-S3	Amend standard to 45%	3.9	Reject	See body of the report	No

²⁹¹ Support in part - Kāinga Ora [FS65.310]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
154.1	Peter Wakefield	GRZ-S3	Seeks the maximum building area coverage to be 35%.	3.9	Reject	See body of the report	No
109.1	Peter Scott	GRZ-S3	Retain maximum building area coverage of 35% or make definition of "building" more explicit, this is a structure for people to live in or a storage shed.	3.9	Reject	See body of the report	No
155.43	Design Network Architecture Limited	GRZ-S4	Amend standard to 3.00m.	3.9	Reject	See body of the report	No
81.573	Kāinga Ora	GRZ-S4	<p>Amend:</p> <p>1. Buildings and structures must not be located within a 4m setback from a boundary with a road except:</p> <p>a. On a site with two or more boundaries to a road, the building or structure must not be located within a 2m setback from the boundary with one road; and</p> <p>b. Where any garage and/or carport with a vehicle door or vehicle opening facing the road, it must not be located within a 5m setback from the boundary with the road.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> Fences and standalone walls — see GRZ-R4; Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>Matters of discretion are restricted to:</p> <p>1. <u>Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban form;</u> The streetscape and amenity of the area;</p> <p>2. The design and siting of the building or structure;</p> <p>3. Screening, planting and landscaping of the building or structure;</p> <p>4. Pedestrian and cyclist safety (see TR-P3); and</p> <p>5. Whether topographical or other site constraints that make compliance with the standard impractical.</p>	3.9	Reject	See body of the report	No
61.2	Mike & Christine Jacobson	GRZ-S4	Such a boundary with a public street-to-street walkway should be covered (specifically included in) GRZ-S5. The 1m setback and S2 height in relation to boundary standards should apply et al.	3.9	Reject	See body of the report	No
72.16	Survey+Spatial	1. Buildings and structures must not be located within a 4m setback from a boundary with a road [...]	<p>Amend:</p> <p>1. Buildings and structures must be located within a 4m 3m setback from a boundary with a road except:</p> <p>1. On a site with two or more boundaries to a road, the building or structure must not be located</p>	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer’s Recommendation	Officers’ Reasons/Comments	Recommended Amendments to PDP?
			<p>within a 2m setback from the boundary with one road; and</p> <p>2. Where any garage and/or carport with a vehicle door or vehicle opening facing the road, it must not be located within a 5m setback from the boundary with the road.</p> <p>[.....]</p>				
81.574	Kāinga Ora	GRZ-S5	<p>Amend:</p> <p>1. Buildings and structures must not be located within a 1m setback from any site boundary.</p> <p>Except that:</p> <ul style="list-style-type: none"> • For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site. • For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the external boundary of the site. The setback standard requirement does not apply: • On any horizontal or vertical boundary between connected residential units; and • Any offset between the residential units that project not more than 2m beyond the common wall or common floor. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site; • Fences and standalone walls — see GRZ-R4; • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; • Buildings that share a common wall along the boundary; • Uncovered decks no more than 300mm in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • Dominance on, and privacy of, adjacent residential sites; 	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<ul style="list-style-type: none"> Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and <p>Whether topographical or other site constraints make compliance with the standard impractical.</p>				
155.44	Design Network Architecture Limited	GRZ-S5	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
155.45	Design Network Architecture Limited	GRZ-S6	Amend standard to 30m ² for residential unit and 3.00m minimum width no circle	3.9	Reject	See body of the report	No
81.575	Kāinga Ora	GRZ-S6	<p>Amend:</p> <p>GRZ-S6 Outdoor living space GRZ-S6 outdoor living space – Residential unit and minor residential unit, excluding multi-unit housing</p> <p>1. A minimum area of outdoor living space must be provided as follows:</p> <p>a. Per residential unit at ground level: 40m² at ground level;</p> <p>b. Per minor residential unit at ground level: 20m² at ground level;</p> <p>c. Per minor residential unit located above ground floor: balcony at least 6m² 8m² and minimum dimension of 1.8m; or</p> <p>d. Per residential unit located above ground floor: balcony at least 6m² 8m² and minimum dimension of 1.8m.</p> <p>Except that:</p> <ul style="list-style-type: none"> A minor residential unit that has direct access to a minimum 40m² of outdoor living space provided for the principal residential unit, does not need to provide additional outdoor living space; and For multi-unit housing sites with three or more residential units the outdoor living space can be provided as private space and shared space provided that: Each residential unit is provided with a minimum private space of 20m²; and The shared space has minimum area of 40m². <p>2. The outdoor living space must:</p> <p>a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;</p> <p>b. Be directly accessible from a habitable room or kitchen;</p> <p>c. Be free of buildings, parking spaces and manoeuvring areas, except for eaves up to a maximum of 600mm in width and external</p>	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>gutters or downpipes (including their brackets) up to an additional width of 150mm; and</p> <p>d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:</p> <p style="padding-left: 40px;">i. Up to 30% of the outdoor living space may be orientated to the south of the residential unit.</p> <p>See GRZ-Figure 4 below which shows the required orientation for outdoor living space.</p> <p>This standard does not apply to non-residential buildings, retirement villages, or papakāinga.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The residential amenity for the occupiers of the residential units Whether adequate useable space is provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is provided to the outdoor living space throughout the year; 5. Whether the balance of open space and buildings will maintain provide reasonable the amenity anticipated for the General Residential Zone considering the context, topography of the site and its surrounds and planned urban built form; and 6. Whether topographical or other site constraints make compliance with the standard impractical. 				
81.576	Kāinga Ora	GRZ-S7	Delete standard	3.9	Reject	See body of the report	No
155.46	Design Network Architecture Limited	GRZ-S7	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
81.577	Kāinga Ora	GRZ-Figure 4	Amend Figure 4 to refer to "outdoor living space" instead of "outdoor living area"	3.9	Reject	See body of the report	No
155.47	Design Network Architecture Limited	GRZ-S8	Delete standard.	3.9	Reject	See body of the report	No
81.578	Kāinga Ora	GRZ-S8	Amend:	3.9	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>1. The volume of any individual rainwater tank must not exceed 5000<u>7,500</u>litres.</p> <p>Matters of discretion are restricted to:</p> <p>Visual dominance of adjacent residential sites.</p>				
82.231 ²⁹²	Waka Kotahi	GRZ-S9	<p>Amend provision:</p> <p><u>2. All fences and standalone walls must not compromise visibility splays and minimum sight distances per INF-Figure 5 & INF-Table 6.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>5. The safe and efficient operation of the transport network.</u></p>	3.9	Reject	See body of the report	No
81.579	Kāinga Ora	GRZ-S9	<p>Amend:</p> <p>1. All fences and standalone walls must not exceed a maximum height above ground level of:</p> <p>a. 1.5m-1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; and</p> <p>b. 2m for all other site boundaries.</p> <p>Matters of discretion are restricted to:</p> <p>1. The streetscape and amenity of the area, including visual dominance, taking into account the context, topography of the site and its surrounds and planned urban form;</p> <p>2. The amenity of adjacent adjoining residential properties, where the over height fence/wall is located on their boundary;</p> <p>3. Whether the reduction in the ability to view the adjacent public reserve reduces a sense of safety for users of the public reserve; and</p> <p>4. Whether topographical or other site constraints make compliance with the standard impractical.</p>	3.9	Reject	See body of the report	No
168.100	Robyn Smith	GRZ-S9	Supports these provisions.	3.9	Reject	See body of the report	No

²⁹² Oppose - Kāinga Ora [FS65.311]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
155.48	Design Network Architecture Limited	GRZ-S9	[Not specified, refer to original submission]	3.9	Reject	See body of the report	No
MRZ-Medium Density Residential Zone – General submissions							
194.1	Deirdre Dale	General	Retain	3.12	Accept in part	See body of the report	No
81.580 ²⁹³	Kāinga Ora – Homes and Communities	General	<p>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</p> <ol style="list-style-type: none"> 1. Inclusion of an additional objective and policy to reflect that amenity values should reflect the planned urban built form and that this expected to change over time; 2. Deletion of reference to Design Guides and requirement that development be “consistent” with these to achieve compliance; 3. Review and re-drafting of notification exclusion clauses; 4. Removal of provisions specific to “multi-unit housing” and integration within policies, rules and standards more generally; 5. Amendment to the spatial extent of the MRZ in accordance with NPS-UD direction and zoning principles of Kāinga Ora; 6. Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values; 7. Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’; 8. Incorporate height variation controls to areas of the MRZ where additional height is appropriate, to reflect NPS-UD; 9. Consequential amendments to reflect changes sought specific to eastern Porirua (including zoning changes); and 	3.12	Accept in part	See body of the report	No

²⁹³ Oppose – Transpower [FS04.54], Support – Kenepuru Limited Partnership [FS20.56], Paremata Business Park [FS64.14], Carrus Corporation Limited [FS62.14]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			10. Consequential changes to the numbering of provisions following changes sought throughout chapter.				
81.581 ²⁹⁴	Kāinga Ora – Homes and Communities	Chapter Introduction	<p>Amend:</p> <p>The Medium Density Residential Zone is a reasonably high intensity zone enabling <u>enables</u> a greater intensity of development than in the General Residential Zone. It is a transformative zone that will result in changes to existing densities and built form characteristics and <u>provide</u> a greater diversity of housing options <u>choice</u> for in the City. The Zone supports a higher density <u>intensity</u> of development through its proximity to the Local Centres Zone and/or the City Centre Zone and areas of public open space, providing easy access to shops, services and amenities. It is also well served by public transport. <u>The Zone provides for development within a walkable catchment of existing centres, strategic transport corridors and community facilities.</u></p> <p>The provisions provide the framework for managing the effects of use and development and ensuring <u>that residential amenity values and the quality of the built environment are consistent with the planned urban built form.</u> the maintenance of residential amenity values and a high quality of built environment in a way that recognises the anticipated character of the Zone. <u>Multi-unit housing.</u> A variety of housing typologies, including townhouses and apartments, are promoted when there is a high standard of urban design that integrates the development into the surrounding area while contributing <u>contributes</u> positively to its changing character, creates a high level of on-site amenity and minimises the effects of development on adjoining sites.</p> <p>The Medium Density Residential Zone recognises that residential activities encompass a wide range of housing and living arrangements. This includes social and community housing and multi-generational living, as well as traditional family housing. It does not promote one form of housing over another but instead provides flexibility to meet the community's diverse housing preferences <u>demands and needs</u>.</p> <p>Home business and other activities that support the social and economic health and wellbeing of the community may also occur in the <u>this</u> Zone where they are of a compatible scale and nature. Non-residential activities that are incompatible with residential</p>	3.12	Accept in part	See body of the report	No

²⁹⁴ Support – BLAC Property [FS56.18], Support in part - Rob Spreo [FS57.4]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>amenity values anticipated in the planned urban environment, or which are more appropriately located within the City Centre Zone, Mixed Use Zone, General Industrial Zone, the Local Centre Zone or the Neighbourhood Centre Zone are discouraged.</p> <p>Some of the Medium Density Residential Zone in Eastern Porirua has been identified as suitable for higher residential development density, subject to scale and design. These areas are identified as the Eastern Porirua Residential Intensification Precinct in the planning map layers. They represent areas that are undergoing a master-planned regeneration process and support a higher intensity planned urban built environment. The precincts, in conjunction with the underlying Medium Density Residential Zone, support the wider regeneration objectives in Eastern Porirua.</p> <p>The Eastern Porirua Residential Intensification Precinct has specific objectives and policies that apply in addition to the objectives, policies and rules of the Medium Density Residential Zone. Where there is a conflict with the Medium Density Residential Zone provisions, the precinct provisions prevail.</p>				
MRZ-Medium Density Residential Zone – objectives amended or deleted by Variation 1							
81.582	Kāinga Ora ²⁹⁵	MRZ-O1	<p>Amend:</p> <p>The Medium Density Residential Zone:</p> <ol style="list-style-type: none"> Primarily consists of residential activities in a range of residential unit types typologies and sizes including apartments, at a higher density intensity than is anticipated in the General Residential Zone; and Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the character planned urban built form and anticipated amenity values of the Zone. 	3.12	Accept in part	See body of the report	No
155.49	Design Network Architecture Limited	MRZ-O1	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No

²⁹⁵ Support – BLAC Property [FS56.19], Oranga Tamariki [FS35.5]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
119.55	FENZ	MRZ-O1	Retain as proposed.	3.12	Accept in part	See body of the report	No
143.5 ²⁹⁶	Oranga Tamariki – Ministry of Children	MRZ-O1	Amend the objective as follows: The Medium Density Residential Zone: 1. Primarily consists of residential activities land uses in a range of residential unit types and sizes including apartments, at a higher density than is anticipated in the General Residential Zone; and 2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the character and amenity values of the Zone.	3.12	Reject	See body of the report	No
134.21	Ministry of Education	MRZ-O1	Retain as proposed.	3.12	Accept in part	See body of the report	No
155.50	Design Network Architecture Limited	MRZ-O2 (MRZ-O1 in Variation 1)	Amend the objective by deleting clause MRZ-O2-4.	3.12	Reject	See body of the report	No
81.583	Kāinga Ora	MRZ-O2 (MRZ-O1 in Variation 1)	Amend: The scale, form and density of use and development planned urban built form in the Medium Density Residential Zone is characterised by: 1. A built form of predominantly two and three-storey buildings, surrounded by open space ; 2. A greater intensity of buildings than anticipated in the General Residential Zone; 3. <u>A mixture of housing typologies</u> ; 4. Good quality on-site residential amenity; 5. Good quality amenity for adjoining sites; and 6. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.	3.12	Accept in part	See body of the report	No

²⁹⁶ Support in part - Kāinga Ora [FS65.313]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
69.2 ²⁹⁷	Paremata Business Park Ltd	MRZ-O2 (MRZ-O1 in Variation 1)	<p>Amend:</p> <p>The scale, form and density of use and development in the Medium Density Residential Zone is characterised by:</p> <ol style="list-style-type: none"> 1. A built form of predominantly two and three-storey buildings, <u>with the provision of/or within walkable proximity of accessible</u> surrounded by open space; 2. A greater intensity of buildings than anticipated in the General Residential Zone; 3. Good quality on-site residential amenity; 4. Good quality amenity for adjoining sites; and 5. An urban environment that is visually attractive, safe, easy to navigate and convenient to access. <p>Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission</p>	3.12	Accept in part	See body of the report	No
68.3 ²⁹⁸	Carrus Corporation Ltd	MRZ-O2 (MRZ-O1 in Variation 1)	<p>Amend:</p> <p>The scale, form and density of use and development in the Medium Density Residential Zone is characterised by:</p> <ol style="list-style-type: none"> 1. A built form of predominantly two and three-storey buildings, <u>with the provision of/or within walkable proximity of accessible</u> surrounded by open space; 2. A greater intensity of buildings than anticipated in the General Residential Zone; 3. Good quality on-site residential amenity; 4. Good quality amenity for adjoining sites; and <p>An urban environment that is visually attractive, safe, easy to navigate and convenient to access.</p> <p>or;</p> <p>Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>	3.12	Accept in part	See body of the report	No

²⁹⁷ Support in part - Kāinga Ora [FS65.317]

²⁹⁸ Ibid

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
59.2 ²⁹⁹	Kenepuru Limited Partnership	MRZ-O2 (MRZ-O1 in Variation 1)	Amend the Objective as stated in the Submission A built form of <i>1-4 storeys but</i> predominantly two and three-storey buildings, <i>integrated into well designed public and private surrounded by</i> open space;	3.12	Accept in part	See body of the report	No
82.232	Waka Kotahi	MRZ-PREC02-O1	Retain as notified.	3.12	Reject	See body of the report	No
81.585	Kāinga Ora ³⁰⁰	MRZ-PREC02-O1	Amend: The Eastern Porirua Residential Intensification Precinct <u>primarily</u> consists of residential activities predominantly in the form of terrace housing and apartment buildings.	3.12	Reject	See body of the report	No
155.51	Design Network Architecture Limited	MRZ-PREC02-O1	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
82.233	Waka Kotahi	MRZ-PREC02-O2	Retain as notified.	3.12	Reject	See body of the report	No
81.586	Kāinga Ora	MRZ-PREC02-O2	Amend: <u>MRZ—PREC02-O2 Planned urban built environment of the Eastern Porirua Residential Intensification Precinct</u> The scale, form and density of use and development <u>planned urban built form</u> in the Eastern Porirua Residential Intensification Precinct is characterised by: 1. A built form of predominantly three and four-storey buildings comprising <u>terrace</u> housing and apartment buildings; 2. A greater intensity of buildings than anticipated in the Medium Density Residential Zone, particularly where located adjacent to road intersections and public open spaces; and 3. A quality-built environment that provides on-site and off-site residential amenity appropriate to a more intensive living environment and responds <u>contributes</u> positively to the <u>planned urban built form and</u> anticipated character and amenity values of the surrounding area.	3.12	Reject	See body of the report	No
155.52	Design Network	MRZ-PREC02-O2	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No

²⁹⁹ Support in part - Kāinga Ora [FS65.318]

³⁰⁰ Support – Rob Spreo [FS57.5]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
	Architecture Limited						
81.587 ³⁰¹	Kāinga Ora	MRZ-PREC02-03	Delete: Use and development within the Eastern Porirua Residential Intensification Precinct has minimal adverse effects on the amenity values of adjacent sites located outside of the Precinct.	n/a	Accept	Agree with submitter	No
82.234	Waka Kotahi	MRZ-PREC02-03	Retain as notified.	3.12	Reject	See body of the report	No
MRZ-Medium Density Residential Zone – New objectives							
81.584 ³⁰²	Kāinga Ora	New objective	Insert new Objective, with consequential changes to numbering and referencing throughout: MRZ-03 Residential amenity <u>Achieve a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.</u>	3.12	Reject	See body of the report	No
MRZ-Medium Density Residential Zone – deleted Policies							
81.589 ³⁰³	Kāinga Ora	New policy	Add new Policy: <u>MRZ-P2 Changes to amenity values</u> <u>Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban environment over time.</u>	3.12	Reject	See body of the report	No
81.588 ³⁰⁴	Kāinga Ora	MRZ-P1	Amend: Enable residential activities and a diverse range of residential unit types and sizes typologies , that <u>reflect high-quality design and are compatible with the built planned urban built form, character and amenity values anticipated in the Medium Density Residential Zone.</u>	3.12	Reject	See body of the report	No
155.53	Design Network Architecture Limited	MRZ-P1	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No

³⁰¹ Support in part – Rob Spreo [FS57.6]

³⁰² Support - BLAC Property [FS56.19]

³⁰³ Support - BLAC Property [FS56.20]

³⁰⁴ Support – BLAC Property [FS56.21], Oranga Tamariki [FS35.6]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
143.6 ³⁰⁵	Oranga Tamariki – Ministry of Children	MRZ-P1	Amend the policy as follows: Enable residential activities <u>land uses</u> and a diverse range of residential unit types and sizes, compatible with the built form, character and amenity values anticipated in the Medium Density Residential Zone.	3.12	Reject	See body of the report	No
155.54	Design Network Architecture Limited	MRZ-P2	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
81.590	Kāinga Ora	MRZ-P2	Amend: Only allow <u>Enable</u> minor residential units where they are of an ancillary scale and form to the principal residential unit on the same site.	3.12	Reject	See body of the report	No
155.55	Design Network Architecture Limited	MRZ-P3	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
119.56	FENZ	MRZ-P3	Retain as proposed.	3.12	Accept in part	See body of the report	No
81.591	Kāinga Ora	MRZ-P3	Amend: Recognise the benefits of, and provide for, non-residential activities that contribute to the health and wellbeing of people and communities where: 1. These are compatible with the anticipated character <u>planned urban built form</u> and amenity of the area; 2. Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas; 3. These do not result in adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be mitigated; 4. The hours of operation are compatible with residential amenity values; and	3.12	Accept in part	See body of the report	No

³⁰⁵ Support in part - Kāinga Ora [FS65.319]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			5. For Emergency Service Facilities, the activity has an operational need or functional need to locate in the Zone.				
155.56	Design Network Architecture Limited	MRZ-P4	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
81.592	Kāinga Ora	MRZ-P4	Amend: Only allow Provide for commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.	3.12	Reject	See body of the report	No
81.593	Kāinga Ora	MRZ-P5	Delete: Provide for multi-unit housing where it can be demonstrated that it: 1. Contributes positively to the anticipated built environment through high-quality urban design; and 2. Is consistent with the Multi-Unit Housing Design Guide contained in APP3-Multi-Unit Housing Design Guide.	3.12	n/a	Agree with submitter	No
75.19	Draycott Property Holdings Ltd	MRZ-P5	Amend MRZ-P5 by deleting point 1.	3.12	Accept in part	See body of the report	No
59.3	Kenepuru Limited Partnership	MRZ-P5	Review Policy and design Guide to remove distinction between multi units on one fee simple title and medium density housing on individual Titles. The design standards and principles should be the same regardless on the form of land ownership. This may mean an amendment to the definition of Multi-Unit. The Multi Unit Design Guide needs to be applicable to the entire Medium Density Zone and across multiple lots - not just multi units on a single lot. Integrated design across multi -lots that don't comply with the Standards for lot sizes and bulk and location in the MDZ should be able to reference the Guide as a means of compliance under Restricted Discretionary Activity.	3.12	Accept in part	See body of the report	No
97.21	Andrew and Leanne Parsons	MRZ-P5	Amend MRZ-P5 by deleting point 1.	3.12	Accept in part	See body of the report	No
107.21	Gavin Faulke	MRZ-P5	Amend MRZ-P5 by deleting point 1.	3.12	Accept in part	See body of the report	No
155.57	Design Network Architecture Limited	MRZ-P5	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
155.58	Design Network Architecture Limited	MRZ-P6	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
81.594	Kāinga Ora	MRZ-P6	Amend: Recognise the benefits of, and provide for, retirement villages where: 1) Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided; 2) Other adverse effects on residential amenity values are minimised, including those from: a. The movement of vehicles and people; and b. The layout of buildings, fencing, location and scale of utility areas and external storage areas; 3) On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village; 4) The site is able to accommodate the scale and intensity of the activity, in terms of its size, topography and location; and 5) The overall scale, form, composition and design of buildings does not compromise the anticipated character and amenity <u>planned urban built form of the Zone area.</u>	3.12	Accept	See body of the report	No
82.238	Waka Kotahi	MRZ-P7	Retain as notified	3.12	Reject	See body of the report	No
81.595	Kāinga Ora	MRZ-P7	Amend: Avoid non-residential activities which that <u>that are incompatible with the planned urban built form, role, and function anticipated purpose, character and amenity values of the Zone where effects cannot be mitigated or managed.</u>	3.12	Reject	See body of the report	No
155.59	Design Network Architecture Limited	MRZ-P7	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
155.60	Design Network	MRZ-P8	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
	Architecture Limited						
81.596	Kāinga Ora	MRZ-P8	Amend: Encourage <u>Enable</u> buildings and structures that are of a form, scale and design that achieve the built environment anticipated <u>planned urban built form</u> for the Zone, by ensuring a <u>generally medium rise built form, consisting of buildings up to three storeys that reflect a moderate scale and intensity.</u> 1. — A generally medium-rise built form, consisting of buildings up to three storeys; and 2. — Levels of openness around and between buildings that reflect a moderate scale and intensity of built form.	3.12	Reject	See body of the report	No
81.597 ³⁰⁶	Kāinga Ora	MRZ-P9	Amend: Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring: 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, <u>minimise adverse privacy and</u> visual dominance <u>effects upon</u> to adjacent sites, and ensure adequate access to sunlight and daylight <u>in accordance with the planned urban built form;</u> and 2. Appropriate levels of useable outdoor amenity space for residential units, that have access to sunlight and can readily accommodate outdoor activities.	3.12	Reject	See body of the report	No
68.4 ³⁰⁷	Carrus Corporation Ltd	MRZ-P9	Amend: Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring: 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and	3.12	Reject	See body of the report	No

³⁰⁶ BLAC Property [FS56.22]³⁰⁷ Support in part - Kāinga Ora [FS65.322]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>2. Appropriate levels of useable <u>quality</u> outdoor amenity space for residential units <u>and/or residents</u>, that have access to sunlight and can readily accommodate outdoor activities.</p> <p>or;</p> <p>Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>				
68.5	Carrus Corporation Ltd	MRZ-P9	<p>Amend:</p> <p>Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring:</p> <ol style="list-style-type: none"> 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and 2. Appropriate levels of useable <u>quality</u> outdoor amenity space for residential units <u>and/or residents</u>, that have access to sunlight and can readily accommodate outdoor activities. <p>or;</p> <p>Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>	3.12	Reject	See body of the report	No
69.3 ³⁰⁸	Paremata Business Park Ltd	MRZ-P9	<p>Amend:</p> <p>Ensure buildings and structures achieve good quality on-site and off-site residential amenity by requiring:</p> <ol style="list-style-type: none"> 1. Separation from site boundaries and heights in respect to site boundaries, that safeguard on-site and off-site privacy, minimise visual dominance to adjacent sites, and ensure adequate access to sunlight and daylight; and 2. Appropriate levels of useable <u>quality</u> outdoor amenity space for residential units <u>and/or residents</u>, that have 	3.12	Reject	See body of the report	No

³⁰⁸ Support in part - Kāinga Ora [FS65.323]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			access to sunlight and can readily accommodate outdoor activities. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission				
69.4	Paremata Business Park Ltd	MRZ-P9		3.12	Reject	See body of the report	No
155.61	Design Network Architecture Limited	MRZ-P9	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
155.62	Design Network Architecture Limited	MRZ-P10	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
81.598	Kāinga Ora	MRZ-P10	Amend: Require use and development to contribute to attractive and safe streets and public spaces by: 1. Providing for passive surveillance; 2. Requiring an appropriate level of openness and landscaping in the street scene, taking into account the built <u>environment anticipated for planned urban built form of the Zone</u> ; and 3. Minimising visual dominance of garage doors.	3.12	Reject	See body of the report	No
134.22	Ministry of Education	MRZ-P11	Retain as proposed.	3.12	Reject	See body of the report	No
155.63	Design Network Architecture Limited	MRZ-P11	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
81.599	Kāinga Ora	MRZ-P11	Amend: Recognise <u>Recognise</u> the functional and operational requirements of retirement villages and non-residential activities that support the health and wellbeing of people and communities.	3.12	Reject	See body of the report	No
155.64	Design Network	MRZ-PREC02-P1	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
	Architecture Limited						
81.600	Kāinga Ora	MRZ-PREC02-P1	Amend: Enable buildings and structures that are of an intensity, form, scale and design that achieve the built environment anticipated <u>planned urban built form</u> of for the Eastern Porirua Residential Intensification Precinct.	3.12	Reject	See body of the report	No
82.240	Waka Kotahi	MRZ-PREC02-P1	Retain as notified	3.12	Reject	See body of the report	No
155.65	Design Network Architecture Limited	MRZ-PREC02-P2	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
81.601	Kāinga Ora	MRZ-PREC02-P2	Amend: Ensure buildings and structures within the Eastern Porirua Residential Intensification Precinct achieve quality on-site and off-site residential amenity appropriate to the anticipated living environment , by requiring: 1. Reasonable access to sunlight, daylight and privacy for on-site residents and adjacent residential sites <u>in accordance with the planned urban built form</u> ; and 2. Accessible outdoor amenity space, which may include shared amenity space, that is of <u>a sufficient size and amenity</u> for residents.	3.12	Reject	See body of the report	No
81.602 ³⁰⁹	Kāinga Ora	MRZ-PREC02-P3	Delete: Ensure buildings are located and designed to minimise dominance, shading and privacy effects on sites located outside of the Eastern Porirua Residential Intensification Precinct.	3.12	Reject	See body of the report	No
155.66	Design Network Architecture Limited	MRZ-PREC02-P3	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
MRZ-Medium Density Residential Zone – Rules							

³⁰⁹ Support – Rob Spreo [FS57.7]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
167.3 ³¹⁰	House Movers section of the New Zealand Heavy Haulage Association Inc	New Rule	<p>Expressly provide for relocation, removal, and re-siting of dwellings as a permitted activity subject to the same zone standards as in situ dwellings.</p> <p>Accompany the permitted activity classification with the following performance standards in addition to the zone performance standards which currently apply to "Construction Activity":</p> <p><u>a. Any relocated building complies with the relevant standards for Permitted Activities in the District Plan;</u></p> <p><u>b. Any relocated dwelling must have been previously designed, built and used as a dwelling;</u></p> <p><u>c. A building inspection report shall accompany the building consent for the building/dwelling (refer Schedule 1). The report is to identify all reinstatement work required to the exterior of the building/dwelling;</u></p> <p><u>d. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site;</u></p> <p><u>e. All work required to reinstate the exterior of any relocated building/dwelling, including the siting of the building/dwelling on permanent foundations, shall be completed within 12 months of the building being delivered to the site.</u></p> <p>A non-notified restricted discretionary activity status for relocated buildings that do not comply with the performance standards, with the following assessment criteria:</p> <p><u>Restricted Discretionary Activity</u></p> <p><u>(on a non-notified, non-service basis)</u></p> <p><u>Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for resource consent:</u></p>	3.12	Reject	See body of the report	No

³¹⁰ Oppose - Kāinga Ora [FS65.324]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>i) <u>Proposed landscaping;</u></p> <p>ii) <u>the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services.</u></p> <p>Provides a suggested pre-inspection report which may either be a non-statutory form, or prescribed into the plan, or to similar effect [Refer to original submission, including appendices].</p> <p>Any further or consequential amendments to give effect to this submission in accordance with the reasons for this submission and the relief sought.</p>				
81.603 ³¹¹	Kāinga Ora	MRZ-R1 Notification preclusion	<p>Amend:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; <u>and</u> vii. MRZ-S7; <u>and</u> viii. MRZ-S8. <p>2. Activity status: Restricted discretionary</p> <p>Where:</p>	3.12	Accept in part	See body of the report	No

³¹¹ Support - Kenepuru Limited Partnership [FS20.57]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>a. Compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, <u>or</u> MRZ-S7, or MRZ-S8.</p> <p>Matters of discretion are restricted to:</p> <p>1) The matters of discretion of any infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with <u>MRZ-S4, MRZ-S6, or MRZ-S7</u>, or MRZ-S8 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. <p>An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, or MRZ-S5, or MRZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</p>				
155.67	Design Network Architecture Limited	MRZ-R1	[Not specified, refer to original submission] Supports rule	3.12	Accept in part	See body of the report	No
82.241	Waka Kotahi	MRZ-R1	Retain as notified.	3.12	Accept in part	See body of the report	No
81.604	Kāinga Ora	MRZ-R2	Retain as notified	n/a	Accept	Agree with submitter	No
155.68	Design Network Architecture Limited	MRZ-R2	[Not specified, refer to original submission]. Supports the rule	n/a	Accept	Agree with submitter	No
81.605	Kāinga Ora	MRZ-R3	Retain as notified.	n/a	Accept	Agree with submitter	No
155.69	Design Network Architecture Limited	MRZ-R3	Delete rule.	3.12	Reject	See body of the report	No
81.606	Kāinga Ora	MRZ-R4	Retain as notified.	n/a	Accept	Agree with submitter	No
155.70	Design Network Architecture Limited	MRZ-R4	[Not specified, refer to original submission]. Supports the rule	n/a	Accept	Agree with submitter	No
155.71	Design Network Architecture Limited	MRZ-R5	[Not specified, refer to original submission]. Supports the rule	3.12	Accept in part	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.607 ³¹²	Kāinga Ora	MRZ-R5 Notification preclusion	<p>Amend:</p> <p><u>MRZ-R5 Residential activity, excluding papakāinga</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than two <u>three</u> residential units occupy the site.</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. <u>Compliance is not achieved with MRZ-R5-1.a.</u></p> <p>Matters of discretion are restricted to:</p> <p>1. <u>The extent to which building design and site layout achieves:</u></p> <p>a) <u>the planned urban built form of the zone;</u></p> <p>b) <u>Attractive and safe streets and public open spaces;</u></p> <p>c) <u>high quality onsite living environments; having taken into account the surrounding context, site limitations and planned outcomes for the zone.</u></p> <p>2. <u>The extent to which topography, site orientation and planting have been integrated into the site layout and design.</u></p> <p>Note:</p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within Porirua City Council's Residential Design Guidelines.</u></p> <p><u>Notification:</u></p>	3.12	Accept in part	See body of the report	No

³¹² Support - Kenepuru Limited Partnership [FS20.58]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p> <p>Note: Where more than two residential units will occupy a site, see MRZ-R15.</p>				
81.608 ³¹³	Kāinga Ora	MRZ-R6 (minor residential unit)	<p>Delete:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. — No more than one minor residential unit occupies the site; and</p> <p>b. — The minor residential unit does not exceed a gross floor area of 50m².</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. — Compliance is not achieved with MRZ-R6-1.a or MRZ-R6-1.b.</p> <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>	n/a	Accept	Agree with submitter	No
155.72	Design Network Architecture Limited	MRZ-R6 (minor residential unit)	<p>[Not specified, refer to original submission]</p> <p>Support rule</p>	3.12	Reject	See body of the report	No
155.73	Design Network Architecture Limited	MRZ-R7 (now MRZ-R8) (sport and recreation facility)	<p>[Not specified, refer to original submission]</p> <p>Support rule</p>	3.12	Accept	Agree with submitter	No
81.609	Kāinga Ora	MRZ-R7 (now MRZ-R8) (sport and recreation facility)	Retain as notified.	n/a	Accept	Agree with submitter	No

³¹³ Support - Kenepuru Limited Partnership [FS20.59]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.610 ³¹⁴	Kāinga Ora	MRZ-R8 (now MRZ-R9) – Supported residential care activity	<p>Amend:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy <u>per residential unit</u> does not exceed six <u>ten</u> residents <u>including staff</u>.</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MRZ-R8-1.a.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in MRZ-P3 and</p> <p>2. The matters in MRZ-P11.</p> <p>Notification:</p> <p>An application under this rule is precluded from being publicly or <u>limited</u> notified in accordance with sections 95A and 95B of the RMA.</p>	3.12	Reject	See body of the report	No
155.74	Design Network Architecture Limited	MRZ-R8 (now MRZ-R9) – Supported residential care activity	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
155.75	Design Network Architecture Limited	MRZ-R8 (now MRZ-R9) – Supported residential care activity	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
143.8 ³¹⁵	Oranga Tamariki	MRZ-R8 (now MRZ-R9) – Supported residential care activity	<p>Amend the rule as follows:</p> <p>The maximum occupancy does not exceed six residents (<u>excluding staff</u>).</p>	3.12	Reject	See body of the report	No

³¹⁴ Support - Oranga Tamariki [FS35.7], Oppose – Waka Kotahi [FS36.9]

³¹⁵ Support in part - Kāinga Ora [FS65.328]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
135.9 ³¹⁶	Ara Poutama Aotearoa the Department of Corrections	MRZ-R8 (now MRZ-R9) – Supported residential care activity	Retain “supported residential care activities” as a Permitted Activity.	3.12	Accept in part	See body of the report	No
155.76	Design Network Architecture Limited	MRZ-R9 (now R10) – home business	[Not specified, refer to original submission]	n/a	Accept	Agree with submitter	No
82.245	Waka Kotahi	MRZ-R9 (now R10) – home business	Retain as notified.	n/a	Accept	Agree with submitter	No
81.611	Kāinga Ora	MRZ-R9 (now R10) – home business	Amend: 1. Activity status: Permitted Where: a. No more than 40m² of total gross floor area of all buildings on site is used for the home business; b. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level; c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and d. No more than one <u>two</u> full-time employee or equivalent engaged in the home business resides off-site. 2. Activity status: Discretionary Where: a. Compliance is not achieved with MRZ-R9-1.a, MRZ-R9-1.b, MRZ-R9-1.c, or MRZ-R9-1.d.	3.12	Reject	See body of the report	No
81.612	Kāinga Ora	MRZ-R10 (now R11) – educational facility	Retain as notified.	3.12	Accept in part	See body of the report	No
155.77	Design Network	MRZ-R10 (now R11) – educational facility	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No

³¹⁶ Support - Kāinga Ora [FS65.329]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
	Architecture Limited						
134.23	Ministry of Education	MRZ-R10 (now R11) – educational facility	Retain as proposed.	3.12	Accept in part	See body of the report	No
155.78	Design Network Architecture Limited	MRZ-R11 (now R12) – visitor accommodation	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
81.613	Kāinga Ora	MRZ-R11 (now R12) – visitor accommodation	Retain as notified.	3.12	Accept in part	See body of the report	No
155.80	Design Network Architecture Limited	MRZ-R13 (now R14) – show home	[Not specified, refer to original submission]	n/a	Accept	Agree with submitter	No
81.615	Kāinga Ora	MRZ-R13 (now R14) – show home	<p>Amend:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The use of the residential building and land as a show home ceases within 24<u>36</u> months from the time of first use as a show home;</p> <p>b. The hours of operation are between:</p> <p style="padding-left: 40px;">i. 7.00am and 9.00pm Monday to Friday;</p> <p>and</p> <p style="padding-left: 40px;">ii. 8.00am and 7.00pm Saturday, Sunday and public holidays.</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>1. Compliance is not achieved with MRZ-R13-1.a, or MRZ-R13-1.b.</p>	3.12	Reject	See body of the report	No
81.616	Kāinga Ora	MRZ-R14 (now R15) – community garden	Retain as notified.	n/a	Accept	Agree with submitter	No
155.81	Design Network Architecture Limited	MRZ-R14 (now R15) – community garden	[Not specified, refer to original submission]	n/a	Accept	Agree with submitter	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.617	Kāinga Ora	MRZ-R15 (multi-unit housing)	Delete: 1. Activity status: Restricted discretionary Matters of discretion are restricted to: 1. The matters in MRZ-P5 Notification: An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.	n/a	Accept	Agree with submitter	No
82.246 ³¹⁷	Waka Kotahi	MRZ-R15 (multi-unit housing)	Adopt submission on MRZ-P5. [Refer to original submission for full decision requested, including attachments]	3.12	Reject	See body of the report	No
155.82	Design Network Architecture Limited	MRZ-R15 (multi-unit housing)	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
81.618	Kāinga Ora	MRZ-R16 (now R19) – emergency facility	Retain as notified.	3.12	Accept in part	See body of the report	No
155.83	Design Network Architecture Limited	MRZ-R16 (now R19) – emergency facility	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
119.57	FENZ	MRZ-R16 (now R19) – emergency facility	Retain as proposed.	3.12	Accept in part	See body of the report	No
155.84	Design Network Architecture Limited	MRZ-R17 (now R20) – community facility	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
81.619	Kāinga Ora	MRZ-R17 (now R20) – community facility	Retain as notified.	3.12	Accept in part	See body of the report	No
81.620	Kāinga Ora	MRZ-R18 (now R21) – healthcare activity	Retain as notified	3.12	Accept in part	See body of the report	No
155.85	Design Network Architecture Limited	MRZ-R18 (now R21) – healthcare activity	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No

³¹⁷ Oppose - Kāinga Ora [FS65.330]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
155.86	Design Network Architecture Limited	MRZ-R19 (now R22) – retirement village	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
81.621	Kāinga Ora	MRZ-R19 (now R22) – retirement village	Retain as notified.	3.12	Accept in part	See body of the report	No
81.622	Kāinga	MRZ-R20 (now R23) – commercial activity	Retain as notified.	n/a	Accept	Agree with submitter	No
155.87	Design Network Architecture Limited	MRZ-R20 (now R23) – commercial activity	[Not specified, refer to original submission]	n/a	Accept	Agree with submitter	No
155.88	Design Network Architecture Limited	MRZ-R21 (now R24) – catch-all rule	[Not specified, refer to original submission]	n/a	Accept	Agree with submitter	No
81.623	Kāinga Ora	MRZ-R21 (now R24) – catch-all rule	Retain as notified	n/a	Accept	Agree with submitter	No
81.624	Kāinga Ora	MRZ-R22 (now R25) – industrial activity	Retain as proposed.	n/a	Accept	Agree with submitter	No
155.89	Design Network Architecture Limited	MRZ-R22 (now R25) – industrial activity	[Not specified, refer to original submission]	n/a	Accept	Agree with submitter	No
155.90	Design Network Architecture Limited	MRZ-R23 (now R26) – rural industry	[Not specified, refer to original submission]	n/a	Accept	Agree with submitter	No
81.625	Kāinga Ora	MRZ-R23 (now R26) – rural industry	Retain as notified.	n/a	Accept	Agree with submitter	No
81.626	Kāinga Ora	MRZ-R24 (now R27) – hospital	Retain as notified.	n/a	Accept	Agree with submitter	No
155.91	Design Network Architecture Limited	MRZ-R24 (now R27) – hospital	[Not specified, refer to original submission]	n/a	Accept	Agree with submitter	No
155.92	Design Network Architecture Limited	MRZ-R25 (now R28) – primary production	[Not specified, refer to original submission]	n/a	Accept	Agree with submitter	No
81.627	Kāinga Ora	MRZ-R25 (now R28) – primary production	Retain as notified.	n/a	Accept	Agree with submitter	No
MRZ-Medium Density Residential Zone – Standards							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.628 ³¹⁸	Kāinga Ora	MRZ-S1 (height) – now MRZ-S2	<p>Amend:</p> <p>1. All buildings and structures must not exceed a maximum height above ground level of:</p> <p style="padding-left: 40px;">a. 11m; or</p> <p style="padding-left: 40px;">b. 15m16m in the Eastern Porirua Residential Intensification Precinct.</p> <p>Except that:</p> <p style="padding-left: 40px;">a. An additional 1m can be added to the maximum height of any building with a roof pitch of between 15° and 45°, which rises to a ridge that is centred or within the middle third of the building footprint, as illustrated in MRZ-Figure 1 below.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Solar water heating components provided these do not exceed the height by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; • Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Lift overruns provided these do not exceed the height by more than 1m. <p>Matters of discretion are restricted to:</p> <p>1. The location, design and appearance of the building or structure;</p>	3.12	Accept in part	See body of the report	No

³¹⁸ Russell Morrison [FS22.18]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>2. Any adverse effects on the streetscape <u>taking into account the context, topography of the site and its surrounds and planned urban form</u>;</p> <p>3. Visual dominance, shading and loss of privacy for adjacent residential sites;</p> <p>4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area;</p> <p>5. Retention of established landscaping;</p> <p>6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and</p> <p>7. Whether topographical or other site constraints make compliance with the standard impractical.</p>				
69.5 ³¹⁹	Paremata Business Park Ltd	MRZ-S1 (height) – now MRZ-S2	Adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission that will enable the objectives and policies of the NPS-UD.	3.12	Accept in part	See body of the report	No
68.6 ³²⁰	Carrus Corporation Ltd	MRZ-S1 (height) – now MRZ-S2	Any method that will enable the objectives and policies of the NPS-UD.	3.12	Accept in part	See body of the report	No
81.947 ³²¹	Kāinga Ora	MRZ-S1 (height) – now MRZ-S2	Increase height limit in the EPRIP to 16m.	3.12	Reject	See body of the report	No
119.58	FENZ	MRZ-S1 (height) – now MRZ-S2	<p>Amend standard as follows:</p> <p>...</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> Solar water heating components provided these do not exceed the height by more than 500mm; Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m; 	3.12	Accept in part	See body of the report	No

³¹⁹ Support in part - Kāinga Ora [FS65.331]

³²⁰ Support - Kenepuru Limited Partnership [FS20.60]

³²¹ Oppose – Russell Morrison [FS22.19]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<ul style="list-style-type: none"> Antennas, aerials, and flues provided these do not exceed the height by more than 1m; Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m; or Lift overruns provided these do not exceed the height by more than 1m; or <p><u>Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.</u></p>				
158.1	Steve Grant	MRZ-S1 (height) – now MRZ-S2	The maximum height above ground level (11 metres) not to be compromised (reduced) by any other requirement for a higher relative lower finished floor level for any future development due to any other identified natural hazard, i.e. flooding / ponding and/or coastal hazards.	3.12	Accept in part	See body of the report	No
159.1	Steve Grant	MRZ-S1 (height) – now MRZ-S2	Would not like any additional building conditions regarding the maximum height above ground level (11 metres) compromised (reduced) by any other Council requirement for a higher relative lower finished floor level for any future development due to any other identified natural hazard, ie, Coastal Hazards.	3.12	Accept in part	See body of the report	No
155.95 ³²²	Design Network Architecture Limited	MRZ-S1 (height) – now MRZ-S2	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
81.629	Kāinga Ora	MRZ-Figure 1	Retain Figure as notified	3.12	Reject	See body of the report	No
81.630	Kāinga Ora	MRZ-S2 height in relation to boundary – now MRZ-S3	<p>Amend:</p> <p>1. All buildings and structures must be contained beneath a line of:</p> <ul style="list-style-type: none"> a. 55° measured into the site from any point 3m vertically above ground level along northern boundaries; and b. 45° measured into the site from any point 3m vertically above ground level along any other site boundaries; or c. Within the Eastern Porirua Residential Precinct only: <ul style="list-style-type: none"> i. 60° measured from a point 8m vertically above ground level along the first 20m of the side boundary as measured from the road frontage, and that part of 	3.12	Accept in part	See body of the report	No

³²² Oppose in part - Kāinga Ora [FS65.333]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>any site boundary that adjoins the Open Space Zone or Sport and Active Recreation Zone; and</p> <p>ii. <u>55° measured into the site from any point 3m vertically above ground level along northern boundaries and 45° measured from a point 3m vertically above ground level along any other site boundary at:</u></p> <ul style="list-style-type: none"> a. Any rear boundary except as identified in c.i. above; b. The side boundary further than 20m from the road frontage; and c. Any common boundary where the lot adjoins the Medium Density Residential Zone. <p>See MRZ-Figure 2 below for defining the northern boundary.</p> <p>See MRZ-Figure 3 below which demonstrate how the height in relation to boundary is to be measured.</p> <p>See MRZ-Figure 4 below for the alternative height in relation to boundary standard in the Eastern Porirua Residential Intensification Precinct.</p> <p>Except that:</p> <ul style="list-style-type: none"> • Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side. • For multi-unit housing residential units and retirement villages, the height in relation to boundary standard only applies at the external boundary of the site. • For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the height in relation to boundary standard only applies at the external boundary of the site. The height in relation to boundary standard requirement does not apply: <ul style="list-style-type: none"> o On any horizontal or vertical boundary between connected residential units; and 				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>o Any offset between the residential units that project not more than 2m beyond the common wall or common floor.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • A boundary with a road; • <u>Buildings that share a common wall along the boundary;</u> • Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm; • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; • Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically; • Boundaries adjoining the City Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone; and • A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • Visual dominance, shading and loss of privacy for adjacent residential sites; • Whether topographical or other site constraints make compliance with the standard impractical; and <p>Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.</p>				
69.8 ³²³	Paremata Business Park Ltd	MRZ-S2 height in relation to boundary – now MRZ-S3	Adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission that will enable the objectives and policies of the NPS-UD.	3.12	Accept in part	See body of the report	No

³²³ Support in part - Kāinga Ora [FS65.334]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
68.7	Carrus Corporation Ltd ³²⁴	MRZ-S2 height in relation to boundary – now MRZ-S3	Adopt any such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission that will enable the objectives and policies of the NPS-UD.	3.12	Accept in part	See body of the report	No
75.20	Draycott Property Holdings Ltd	MRZ-S2 height in relation to boundary – now MRZ-S3	Amend as follows: Where adjacent to an access the measurement shall be taken from the furthest side of the access.	n/a	Accept	Agree with submitter	No
75.9	Draycott Property Holdings Ltd	MRZ-S2 height in relation to boundary – now MRZ-S3	Amend MRZ-S2 to all the 8m and 60 degree HRP to be taken from all side and rear boundaries. Retain the exception for a common boundary with a MRZ.	3.12	Reject	See body of the report	No
107.22	Gavin Faulke	MRZ-S2 height in relation to boundary – now MRZ-S3	Amend MRZ-S2 - Height in relation to boundary, as follows: <i>"Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side."</i>	n/a	Accept	Agree with submitter	No
97.22	Andrew and Leanne Parsons	MRZ-S2 height in relation to boundary – now MRZ-S3	Amend MRZ-S2 - Height in relation to boundary, as follows: <i>"Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side."</i>	n/a	Accept	Agree with submitter	No
97.11	Andrew and Leanne Parsons	MRZ-S2 height in relation to boundary – now MRZ-S3	Amend MRZ-S2 to allow the 8m and 60 degree HRP to be taken from all side and rear boundaries. Retain the exception for a common boundary with a MRZ.	3.12	Reject	See body of the report	No
155.96	Design Network Architecture Limited	MRZ-S2 height in relation to boundary – now MRZ-S3	Amend standard to: <ul style="list-style-type: none"> Not apply to street boundaries; and Apply to the other side of accessways and rows adjacent to boundary.	n/a	Accept	Agree with submitter	No
107.11	Gavin Faulke	MRZ-S2 height in relation to boundary – now MRZ-S3	Amend MRZ-S2 to all the 8m and 60 degree HRP to be taken from all side and rear boundaries. Retain the exception for a common boundary with a MRZ.	3.12	Reject	See body of the report	No
59.4	Kenepuru Limited Partnership	MRZ-S2 height in relation to boundary – now MRZ-S3	Amend Point 1 to add the words "or private road" after "road"	3.12	Reject	See body of the report	No
81.631	Kāinga Ora	MRZ-Figure 2	Retain Figure as notified	3.12	Reject	See body of the report	No
81.632	Kāinga Ora	MRZ-Figure 3	Retain Figure as notified.	3.12	Reject	See body of the report	No
81.633	Kāinga Ora	MRZ-Figure 4	Retain Figure as notified.	3.12	Reject	See body of the report	No
155.97	Design Network	MRZ-S3 (building coverage)	Prefers 50%.	3.12	Accept in part	See body of the report	No

³²⁴ Support in part - Kāinga Ora [FS65.335], Support - Kenepuru Limited Partnership [FS20.61]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?				
	Architecture Limited										
107.10	Gavin Faulke	MRZ-S3 (building coverage)	Amend MRZ-S3 to increase the permitted site coverage in the EPRIP to 50%	3.12	Reject	See body of the report	No				
97.10	Andrew and Leanne Parsons	MRZ-S3 (building coverage)	Amend MRZ-S3 to increase the permitted site coverage in the EPRIP to 50%	3.12	Reject	See body of the report	No				
68.8 ³²⁵	Carrus Corporation Ltd	MRZ-S3 (building coverage)	<p>Any method that will enable the objectives and policies of the NPS-UD</p> <p>2. Amend S3 as follows:</p> <table border="1" data-bbox="890 793 1662 1789"> <tr> <td>MRZ-S3</td> <td>Building coverage</td> </tr> <tr> <td> <p>1. The maximum building coverage must not exceed 45% of net site area.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> Pergola structures that are not covered by a roof; Uncovered decks no more than 300m 1m in height above ground level; Uncovered outdoor swimming pools; Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or </td> <td> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The visual dominance of the building on the street from scale of the new building; The visual dominance impact on adjacent residential sites; and Whether topographical or other site constraints make compliance with the standard impractical. </td> </tr> </table>	MRZ-S3	Building coverage	<p>1. The maximum building coverage must not exceed 45% of net site area.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> Pergola structures that are not covered by a roof; Uncovered decks no more than 300m 1m in height above ground level; Uncovered outdoor swimming pools; Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The visual dominance of the building on the street from scale of the new building; The visual dominance impact on adjacent residential sites; and Whether topographical or other site constraints make compliance with the standard impractical. 	3.12	Accept in part	See body of the report	No
MRZ-S3	Building coverage										
<p>1. The maximum building coverage must not exceed 45% of net site area.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> Pergola structures that are not covered by a roof; Uncovered decks no more than 300m 1m in height above ground level; Uncovered outdoor swimming pools; Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The visual dominance of the building on the street from scale of the new building; The visual dominance impact on adjacent residential sites; and Whether topographical or other site constraints make compliance with the standard impractical. 										

³²⁵ Support - Kenepuru Limited Partnership [FS20.6], BLAC Property [FS56.23]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<ul style="list-style-type: none"> Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>or;</p> <p>Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>				
69.9	Paremata Business Park Ltd	MRZ-S3 (building coverage)	<p>Amend:</p> <p>1. The maximum building coverage must not exceed 45% of net site area.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> Pergola structures that are not covered by a roof; Uncovered decks no more than 300m 1m in height above ground level; Uncovered outdoor swimming pools; Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.</p> <p>Any method that will enable the objectives and policies of the NPS-UD</p>	3.12	Accept in part	See body of the report	No
75.8	Draycott Property Holdings Ltd	MRZ-S3 (building coverage)	Amend MRZ-S3 to increase the permitted site coverage in the EPRIP to 50%.	3.12	Accept in part	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.634	Kāinga Ora	MRZ-S3 (building coverage)	<p>Amend:</p> <p>1. The maximum building coverage must not exceed 45<u>55</u>% of net site area.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Pergola structures that are not covered by a roof; • Uncovered decks no more than 300mm in height above ground level; • Uncovered outdoor swimming pools; • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>Matters of discretion are restricted to:</p> <p>1. <u>Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban built form;</u>The visual dominance of the building on the street from the scale of the new building;</p> <p>2. <u>Effect on amenity values of nearby residential properties, especially privacy and outlook of adjoining sites;</u>The visual dominance impact on adjacent residential sites; and</p> <p>3. Whether topographical or other site constraints make compliance with the standard impractical.</p>	3.12	Accept in part	See body of the report	No
59.5	Kenepuru Limited Partnership	MRZ-S3 (building coverage)	Amend 45% to 50% or remove requirement completely and allow other Standards to take care of this issue.	3.12	Accept in part	See body of the report	No
81.635	Kāinga Ora	MRZ-S4 (setback from road)	<p>Amend:</p> <p>1. Buildings and structures must not be located within a 2m setback from a boundary with a road.</p> <p>2. Garages and/or carports with a vehicle door or vehicle opening facing the road must not be located within a 5m setback from the boundary with the road.</p> <p>This standard does not apply to:</p>	3.12	Accept in part	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer’s Recommendation	Officers’ Reasons/Comments	Recommended Amendments to PDP?
			<ul style="list-style-type: none"> Fences and standalone walls — see MRZ-R4; Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban form; The streetscape and amenity of the area; The design and siting of buildings or structures; Screening, planting and landscaping of the building or structure; — Pedestrian and cyclist safety (see policy TR-P3); and Whether topographical or other site constraints make compliance with the standard impractical. 				
68.9 ³²⁶	Carrus Corporation Ltd	MRZ-S4 (setback from road)	<p>Amend:</p> <p>1. Buildings and structures must not be located within a 1m setback from any site boundary (other than a boundary with a road).</p> <p>Except that:</p> <ul style="list-style-type: none"> For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site. For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the 	3.12	Accept in part	See body of the report	No

³²⁶ Support - Kenepuru Limited Partnership [FS20.62]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>external boundary of the site. The setback standard requirement does not apply:</p> <ul style="list-style-type: none"> • On any horizontal or vertical boundary between connected residential units, and • Any offset between the residential units that project not more than 2m beyond the common wall or common floor. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; • Fences and standalone walls — see MRZ-R4; • Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site; • Uncovered decks no more than 300m 1m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>or;</p> <p>Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>				
155.98	Design Network Architecture Limited	MRZ-S4 (setback from road)	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
155.93	Design Network	MRZ-S5 (set from other boundaries)	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
	Architecture Limited						
69.10	Paremata Business Park Ltd	MRZ-S5 (set from other boundaries)	<p>Amend:</p> <p>1. Buildings and structures must not be located within a 1m setback from any site boundary (other than a boundary with a road).</p> <p>Except that:</p> <ul style="list-style-type: none"> For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site. For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the external boundary of the site. The setback standard requirement does not apply: <ul style="list-style-type: none"> On any horizontal or vertical boundary between connected residential units, and Any offset between the residential units that project not more than 2m beyond the common wall or common floor. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; Fences and standalone walls — see MRZ-R4; Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site; Uncovered decks no more than 300m 1m in height above ground level; or Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.</p>	3.12	Accept in part	See body of the report	No
81.636	Kāinga Ora	MRZ-S5 (set from other boundaries)	Amend:	3.12	Accept in part	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>1. Buildings and structures must not be located within a 1m setback from any site boundary (other than a boundary with a road).</p> <p>Except that:</p> <ul style="list-style-type: none"> • For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site. • For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the external boundary of the site. The setback standard requirement does not apply: <ul style="list-style-type: none"> ○ On any horizontal or vertical boundary between connected residential units, and ○ Any offset between the residential units that project not more than 2m beyond the common wall or common floor. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; • Fences and standalone walls – see MRZ-R4; • <u>Buildings that share a common wall along the boundary;</u> • Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site; • Uncovered decks no more than 300mm in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Dominance on, and privacy of, adjacent residential sites; and 2. Whether topographical or other site constraints make compliance with the standard impractical. 				
81.637	Kāinga Ora	MRZ-S6 (landscaped area)	Amend:	3.12	Accept in part	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>1. The front setback required under MRZ-S4 must consist of a minimum of:</p> <ul style="list-style-type: none"> • 40% landscaped area excluding a driveway or other means of access to the building; or • 20% landscaped area excluding a driveway or other means of access to the building within the Eastern Porirua Residential Intensification Precinct. <p>Except that:</p> <p>On a site with two or more boundaries with a road, the landscaped area is only required to one boundary with a road.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban built form; The streetscape and amenity of the area;</u> and 2. Whether topographical or other site constraints make compliance with the standard impractical. 				
155.94	Design Network Architecture Limited	MRZ-S6 (landscaped area)	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
155.99	Design Network Architecture Limited	MRZ-S7 (outdoor living space, excluding multi-unit housing)	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
81.638 ³²⁷	Kāinga Ora	MRZ-S7 (outdoor living space, excluding multi-unit housing)	<p>Amend:</p> <p><u>MRZ-S7 Outdoor living space</u></p> <p>1. A minimum area of outdoor living space must be provided as follows:</p> <ol style="list-style-type: none"> a. Per residential unit located at ground floor: 	3.12	Accept in part	See body of the report	No

³²⁷ Support - Kenepuru Limited Partnership [FS20.61], Carrus Corporation Limited [FS62.25], Paremata Business Park [FS64.15]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>i. 30m² at ground level; or</p> <p>ii. 20m² at ground level in the Eastern Porirua Residential Intensification Precinct; and</p> <p>b. Per minor residential unit located at ground floor: 15m² at ground level; and</p> <p>c. Per minor residential unit located above ground floor: Balcony at least 6m² 8m² and a minimum dimension of 1.8m.</p> <p>d. Per residential unit located above ground floor: Balcony at least 6m² 8m² and a minimum dimension of 1.8m.</p> <p><u>Except that:</u></p> <ul style="list-style-type: none"> • <u>The outdoor living space can be provided as private space and shared space provided that:</u> <ul style="list-style-type: none"> ○ <u>Each residential unit at ground level is provided with a minimum private space of 16m²; and</u> ○ <u>The shared space has minimum area of 30m².</u> • <u>A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.</u> <p>2. The outdoor living space must:</p> <p>a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;</p> <p>b. Be directly accessible to a habitable room <u>or kitchen</u>, where provided as private outdoor living space;</p> <p>c. Be free of buildings, parking spaces and manoeuvring areas;</p> <p>d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:</p> <p>i. Up to 30% of the outdoor living area may be orientated to the south of the residential unit.</p>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>Except that:</p> <ul style="list-style-type: none"> • A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space. <p>See MRZ-Figure 5 below which shows the required orientation for outdoor living space.</p> <p>This standard does not apply to non-residential buildings, retirement villages, or papakāinga.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Whether adequate useable space is provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is provided to the outdoor living space throughout the year; 5. Whether the balance of open space and buildings maintains the openness on the site <u>considering the context, topography of the site and its surrounds and planned urban built form</u>; and 6. Whether topographical or other site constraints make compliance with the standard impractical. <p><u>Note:1. Acceptable means of compliance and best practice urban design guidance is contained within Porirua City Council's Residential Design Guidelines.</u></p>				
69.11	Paremata Business Park Ltd	MRZ-S7 (outdoor living space, excluding multi-unit housing)	<p>Amend:</p> <ol style="list-style-type: none"> 1. A minimum area of outdoor living space must be provided as follows: <ol style="list-style-type: none"> 1. Per residential unit located at ground floor: <ol style="list-style-type: none"> i. 30m² at ground level; or 	3.12	Accept in part	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?		
			<p>ii. 20m² at ground level in the Eastern Porirua Residential Intensification Precinct; and</p> <p>2. Per minor residential unit located at ground floor: 15m² at ground level; and</p> <p>3. Per All minor residential units located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m. must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a minimum area of 8m² and has a minimum dimension of 1.8m;</p> <p>4. Per All residential units located above ground floor must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck, roof terrace, or sunroom that has a minimum area of 8m² and as a minimum dimension of 1.8m;</p> <p>(...)</p> <p>Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.</p>						
68.10 ³²⁸	Carrus Corporation Ltd	MRZ-S7 (outdoor living space, excluding multi-unit housing)	<p>Amend:</p> <table border="1" data-bbox="893 1291 1653 1770"> <tr> <td data-bbox="893 1291 1412 1770"> <p>1. A minimum area of outdoor living space must be provided as follows:</p> <p>1. Per residential unit located at ground floor:</p> <p>1. 30m² at ground level; or</p> <p>2. 20m² at ground level in the Eastern Porirua Residential Intensification Precinct; and</p> <p>2. Per minor residential unit located at ground floor: 15m² at ground level; and</p> <p>3. Per All minor residential units located above ground floor: Balcony</p> </td> <td data-bbox="1412 1291 1653 1770"> <p>Matters of discretion restricted to:</p> <p>1. Whether adequate useable space provided to accommodate outdoor activities;</p> <p>2. Proximity of residential units to accessible</p> </td> </tr> </table>	<p>1. A minimum area of outdoor living space must be provided as follows:</p> <p>1. Per residential unit located at ground floor:</p> <p>1. 30m² at ground level; or</p> <p>2. 20m² at ground level in the Eastern Porirua Residential Intensification Precinct; and</p> <p>2. Per minor residential unit located at ground floor: 15m² at ground level; and</p> <p>3. Per All minor residential units located above ground floor: Balcony</p>	<p>Matters of discretion restricted to:</p> <p>1. Whether adequate useable space provided to accommodate outdoor activities;</p> <p>2. Proximity of residential units to accessible</p>	3.12	Accept in part	See body of the report	No
<p>1. A minimum area of outdoor living space must be provided as follows:</p> <p>1. Per residential unit located at ground floor:</p> <p>1. 30m² at ground level; or</p> <p>2. 20m² at ground level in the Eastern Porirua Residential Intensification Precinct; and</p> <p>2. Per minor residential unit located at ground floor: 15m² at ground level; and</p> <p>3. Per All minor residential units located above ground floor: Balcony</p>	<p>Matters of discretion restricted to:</p> <p>1. Whether adequate useable space provided to accommodate outdoor activities;</p> <p>2. Proximity of residential units to accessible</p>								

³²⁸ Support - Kenepuru Limited Partnership [FS20.63]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>at least 8m² and a minimum dimension of 1.8m. must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a minimum area of 8m² and has a minimum dimension of 1.8m;</p> <p>4. Per All residential units located above ground floor must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck, roof terrace, or sunroom that has a minimum area of 8m² and as a minimum dimension of 1.8m;</p> <p>2. The outdoor living space must:</p> <ol style="list-style-type: none"> 1. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level; 2. Be directly accessible to a habitable room, where provided as private outdoor living space; 3. Be free of buildings, parking spaces and manoeuvring areas; 4. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that: <ol style="list-style-type: none"> 1. Up to 30% of the outdoor living area may be orientated to the south of the residential unit. <p>Except that:</p> <ul style="list-style-type: none"> • A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the 	<p>public open space;</p> <ol style="list-style-type: none"> 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is provided to the outdoor living space throughout the year; 5. Whether the balance of open space and buildings maintains the openness on the site; and 6. Whether topographical or other site constraints make compliance with the standard impractical. 			

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?		
			<p>primary residential unit, is not required to provide a separate outdoor living space.</p> <p>See MRZ-Figure 5 below which shows the required orientation for outdoor living space.</p> <p>This standard does not apply to non-residential buildings or papakainga.</p> <p>or;</p> <p>Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>						
155.100	Design Network Architecture Limited	MRZ-S8 (outdoor living space – multi-unit housing)	Prefers 20m ² .	3.12	Accept in part	See body of the report	No		
68.11	Carrus Corporation Ltd	MRZ-S8 (outdoor living space – multi-unit housing)	<p>Amend:</p> <table border="1" data-bbox="893 1119 1653 1890"> <tr> <td data-bbox="893 1119 1418 1890"> <p>1. A minimum area of outdoor living space must be provided as follows:</p> <ol style="list-style-type: none"> 1. Per residential unit at ground floor level: <ol style="list-style-type: none"> 1. 30m² at ground level; or 2. 20m² at ground level within the Eastern Porirua Residential Intensification Precinct; and 2. Per minor residential unit located at ground floor: 15m² at ground level; and 3. Per All minor residential units located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m. <u>must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a</u> </td> <td data-bbox="1418 1119 1653 1890"> <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. Whether adequate useable space provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is </td> </tr> </table>	<p>1. A minimum area of outdoor living space must be provided as follows:</p> <ol style="list-style-type: none"> 1. Per residential unit at ground floor level: <ol style="list-style-type: none"> 1. 30m² at ground level; or 2. 20m² at ground level within the Eastern Porirua Residential Intensification Precinct; and 2. Per minor residential unit located at ground floor: 15m² at ground level; and 3. Per All minor residential units located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m. <u>must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a</u> 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. Whether adequate useable space provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is 	3.12	Accept in part	See body of the report	No
<p>1. A minimum area of outdoor living space must be provided as follows:</p> <ol style="list-style-type: none"> 1. Per residential unit at ground floor level: <ol style="list-style-type: none"> 1. 30m² at ground level; or 2. 20m² at ground level within the Eastern Porirua Residential Intensification Precinct; and 2. Per minor residential unit located at ground floor: 15m² at ground level; and 3. Per All minor residential units located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m. <u>must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a</u> 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. Whether adequate useable space provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is 								

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p><u>minimum area of 8m² and has a minimum dimension of 1.8m;</u></p> <p>4. Per All residential units located above ground floor <u>must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck, roof terrace, or sunroom that has a minimum area of 8m² and as a minimum dimension of 1.8m;</u></p> <p>Except that:</p> <ul style="list-style-type: none"> • For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that: <ul style="list-style-type: none"> ○ Each residential unit at ground level is provided with a minimum private space of 16m²; and ○ The shared space has minimum area of 30m²for 10 units and less, 60m² for 10-20 units and 90m² for more than 20 units • A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space. <p>2. The outdoor living space must:</p> <ol style="list-style-type: none"> 1. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level; 2. Be directly accessible from a habitable room, where provided as private outdoor living space; 3. Be free of buildings, parking spaces and manoeuvring areas; and 	<p>provided to the outdoor living space throughout the year;</p> <p>5. Whether the balance of open space and buildings maintains the openness on the site; and</p> <p>6. Whether topographical or other site constraints make compliance with the standard impractical.</p>			

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer’s Recommendation	Officers’ Reasons/Comments	Recommended Amendments to PDP?
			<p>4. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:</p> <ol style="list-style-type: none"> 1. Up to 30% of the outdoor living space may be orientated to the south of the residential unit. <p>See MRZ-Figure 5 below which shows the required orientation for outdoor living space.</p> <p>This standard does not apply to non-residential buildings or papakainga.</p> <p>or;</p> <p>Adopt any other such relief, including additions, deletions, or consequential amendments as a result of the matters raised in these submissions, as necessary to give effect to this submission.</p>				
69.12	Paremata Business Park Ltd	MRZ-S8 (outdoor living space – multi-unit housing)	<p>Amend:</p> <ol style="list-style-type: none"> 1. A minimum area of outdoor living space must be provided as follows: <ol style="list-style-type: none"> 1. Per residential unit at ground floor level: <ol style="list-style-type: none"> i. 30m² at ground level; or ii. 20m² at ground level within the Eastern Porirua Residential Intensification Precinct; and 2. Per minor residential unit located at ground floor: 15m² at ground level; and 3. Per All minor residential units located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m. <u>must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, juliet balcony, deck roof terrace, or sunroom that has a minimum area of 8m² and has a minimum dimension of 1.8m;</u> 4. Per All residential units located above ground floor <u>must be provided with a space that is multifunctional and can be used as an outdoor and indoor living space in the form of a balcony, deck,</u> 	3.12	Accept in part	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>roof terrace, or sunroom that has a minimum area of 8m² and as a minimum dimension of 1.8m;</p> <p>Except that:</p> <ul style="list-style-type: none"> • For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that: <ul style="list-style-type: none"> ○ Each residential unit at ground level is provided with a minimum private space of 16m²; and ○ The shared space has minimum area of 30m² for 10 units and less, 60m² for 10-20 units and 90m² for more than 20 units • A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space. <p>(.....)</p> <p>Or adopt any other such relief, including additions, deletions, or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission.</p>				
81.639	Kāinga Ora	MRZ-S8 (outdoor living space – multi-unit housing)	<p>Delete:</p> <p>1. A minimum area of outdoor living space must be provided as follows:</p> <p style="padding-left: 40px;">a. Per residential unit at ground floor level:</p> <p style="padding-left: 80px;">i. 30m² at ground level; or</p> <p style="padding-left: 80px;">ii. 20m² at ground level within the Eastern Porirua Residential Intensification Precinct; and</p> <p style="padding-left: 40px;">b. Per minor residential unit located at ground floor: 15m² at ground level; and</p> <p style="padding-left: 40px;">c. Per minor residential unit located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m.</p>	n/a	Accept	Agree with submitter	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>d. — Per residential unit located above ground floor: Balcony at least 8m² and a minimum dimension of 1.8m.</p> <p>Except that:</p> <ul style="list-style-type: none"> • For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that: • Each residential unit at ground level is provided with a minimum private space of 16m²; and • The shared space has minimum area of 30m². • A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space. <p>2. The outdoor living space must:</p> <p>a. — Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;</p> <p>b. — Be directly accessible from a habitable room where provided as private outdoor living space;</p> <p>c. — Be free of buildings, parking spaces and manoeuvring areas; and</p> <p>d. — Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:</p> <p style="padding-left: 40px;">i. — Up to 30% of the outdoor living space may be orientated to the south of the residential unit.</p> <p>See MRZ Figure 5 below which shows the required orientation for outdoor living space.</p> <p>This standard does not apply to non-residential buildings or papakāinga.</p> <p>Matters of discretion are restricted to:</p> <p>1. — Whether adequate useable space is provided to accommodate outdoor activities;</p>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>2. Proximity of the residential unit to accessible public open space;</p> <p>3. The accessibility and convenience of the outdoor living space for occupiers;</p> <p>4. Whether adequate sunlight is provided to the outdoor living space throughout the year;</p> <p>5. Whether the balance of open space and buildings maintains the openness on the site; and</p> <p>6. Whether topographical or other site constraints make compliance with the standard impractical.</p>				
81.640	Kāinga Ora	MRZ-Figure 5	Amend Figure 5 to refer to "outdoor living space" instead of "outdoor living area"	3.12	Reject	See body of the report	No
155.101	Design Network Architecture Limited	MRZ-S9 (now S10) - rainwater tanks	Delete standard.	3.12	Reject	See body of the report	No
81.641	Kāinga Ora	MRZ-S9 (now S10) - rainwater tanks	<p>Amend:</p> <p>1. The volume of any individual rainwater tank must not exceed 5000 <u>7,500</u> litres per site.</p> <p>Matters of discretion are restricted to:</p> <p>1. Visual dominance of adjacent residential sites.</p>	3.12	Reject	See body of the report	No
155.102	Design Network Architecture Limited	MRZ-S10 (now S11) - fences	Delete standard. Cover more options under Design Guide.	3.12	Reject	See body of the report	No
168.101	Robyn Smith	MRZ-S10 (now S11) - fences	Supports these provisions.	n/a	Accept	Agree with submitter	No
81.642	Kāinga Ora	MRZ-S10	<p>Amend:</p> <p>1. All fences and standalone walls must not exceed a maximum height above ground level of:</p> <p>a. 1.5m-1.2m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 30% of the length of the boundary with a road;</p>	3.12	Accept in part	See body of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>b. 1.5m-1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; and</p> <p>c. 2m for all other site boundaries.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The streetscape and amenity of the area, <u>including visual dominance, taking into account the context, topography of the site and its surrounds and planned urban built form;</u> 2. Whether the reduction in the ability to view the adjacent road or public reserve reduces a sense of safety for pedestrian users of the road and for users of the public reserve; 3. The amenity of adjacent <u>adjoining</u> residential properties, where the over height fence/wall is located on their boundary; and 4. Whether topographical or other site constraints make compliance with the standard impractical. 				
General submissions							
137.83 ³²⁹	Greater Wellington Regional Council	Residential zones	<p>[Not specified, refer to original submission]</p> <p>Reason supports the approach to residential zones to achieve increased housing availability consistent with the regional urban design principles in Appendix 2 of the RPS.</p>	n/a	Accept	Agree with submitter	No
168.99	Robyn Smith	General	Amend the bulk and location standards (height, and also height in relation to distance from boundary) for buildings so that they also apply to vegetation.	3.13	Reject	See body of the report	No
214.10	Porirua Pacific Services Network	General	Completely revise the housing development plan by considering the three principles of equity, accessibility and affordability for Pacific Residents with co-design support from the Pacific Community.	3.13	Reject	See body of the report	No
267.2	Aaron and Lorraine Taylor	General	Thought be given to the special HNZ zone to allow for other property developers to build great buildings for the Porirua people.	3.13	Reject	See body of the report	No

³²⁹ Support - Kāinga Ora [FS65.8]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
273.1	Rowland Rich	General	A height recession plane applying to trees should be added to the new district plan.	3.13	Reject	See body of the report	No
81.919 ³³⁰	Kāinga Ora	General	Seeks an amendment to the threshold at which point resource consent is required in the MRZ, increasing this to four or more residential units. In commercial zones, seeks no limiting threshold for residential development. Should be a permitted activity subject to meeting performance standards. Seeks changes to the proposed bulk, location, site coverage and matters of discretion in the residential zones to sufficiently address likely impacts on amenity values while providing for a range of housing typologies.	3.13	Accept in part	See body of the report	No
101.2 ³³¹	Gerardo Labbe	General	Amend to provide for: Deletion of height restrictions for medium density development to allow for buildings of 4 or more storeys	3.13	Accept in part	See body of the report	No
101.1	Gerardo Labbe	General	Amend to provide for: 1. That 10% of all new developments, or sections from subdivisions or amalgamations of sites allow for buildings at least 4 or more storeys in height with 1 lift providing 16 Apartments of 1,2,3,4, bedrooms alternatives. These can be served by a maximum of 1 car park, depending of distance to a train station and public transport. Example of type of development is the Barcelona Housing System. To provide support for owners of buildings and follow up owner satisfaction.	3.13	Reject	See body of the report	No
135.18	Ara Poutama Aotearoa the Department of Corrections	Community corrections facility	Amend the rules to include community corrections activities as a Discretionary Activity in all zones other than City Centre, Mixed Use, Local Centre and General Industrial zones	n/a	Accept	Agree with submitter	No
137.84	Greater Wellington Regional Council	General	[Not specified, refer to original submission] – reason refers to need to amend plan to give effect to the NPS-UD within 2 years.	n/a	Accept	Agree with submitter	No
81.924	Kāinga Ora	Supported residential care	Seeks recognition that Supported Care Residential Activities are to be enabled as a Permitted Activity throughout the urban zones.	n/a	Accept	Agree with submitter	No

³³⁰ Oppose – Transpower [FS04.4], [Name withheld for privacy reasons][FS17.12]

³³¹ Support - Kāinga Ora [FS65.3]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
81.913	Kāinga Ora	General	Seeks changes to the PDP to focus on achieving the planned built urban form of the proposed zones.	n/a	Accept	Agree with submitter	No
120.1	Woolworths	General	None	n/a	Accept	Agree with submitter	No

Table B 2: Recommended responses to submissions and further submissions on Variation 1 to the PDP

Planning Maps

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
Planning Maps – General							
OS76.64 ³³²	Kāinga Ora		Mapping changes sought are included in Appendix 3 [to submission] [Refer to original submission for full decision requested, including attachment]	3.2	Reject	See body of report	No
OS76.121 ³³³	Kāinga Ora		Accept all changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 [to submission].	3.2	Reject	See body of report	No
OS76.165 ³³⁴	Kāinga Ora		Accept the changes sought to the planning maps as shown in Appendix 3 of this submission.	3.2	Reject	See body of report	No
Planning Maps -Metropolitan Zone Centre (City Centre Zone in PDP) and Large Format Retail Zone							
OS76.308 ³³⁵	Kāinga Ora – Homes and Communities	General	Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission [in relation to MCZ].	3.2	Reject	See body of report	No
OS76.334 ³³⁶	Kāinga Ora – Homes and Communities	Rezoning	Reduce the spatial extent of the LFRZ to the north of the city centre and rezone this area to MCZ.	3.2	Reject	See body of report	No
OS76.335 ³³⁷	Kāinga Ora – Homes and Communities	Rezoning	Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission. [Large Format Retail Zone]	3.2	Reject	See body of report	No
OS76.336 ³³⁸	Kāinga Ora – Homes and Communities	General	It is acknowledged that this includes the area identified as the Whitireia Tertiary Education Precinct, which is also sought to be rehoused into the MCZ, with consequential changes to provisions to reflect the shift in chapters.	3.2	Reject	See body of report	No

³³² Oppose - Leigh Subritzky [FS17.732], Alan Collett [FS99.97], Rebecca Davis [FS127.71], Roger Gadd [FS75.19], Te Rūnanga o Toa Rangatira [FS114.77], Support in part – KiwiRail [FS72.32]

³³³ Oppose - Leigh Subritzky [FS17.789], Alan Collett [FS99.154], Rebecca Davis [FS127.128], Te Rūnanga o Toa Rangatira [FS114.80], Support in part – KiwiRail [FS72.35]

³³⁴ Oppose - Leigh Subritzky [FS17.833], Alan Collett [FS99.198], Rebecca Davis [FS127.172], Support in part – KiwiRail [FS72.37]

³³⁵ Oppose - Leigh Subritzky [FS17.976], Alan Collett [FS99.341], Rebecca Davis [FS127.315], Support in part – KiwiRail [FS72.44]

³³⁶ Oppose - Leigh Subritzky [FS17.1002], Alan Collett [FS99.367], Rebecca Davis [FS127.341], Greater Wellington Regional Council [FS74.158]

³³⁷ Oppose - Leigh Subritzky [FS17.1003], Alan Collett [FS99.368], Rebecca Davis [FS127.342], Support in part – KiwiRail [FS72.45]

³³⁸ Oppose - Leigh Subritzky [FS17.1004], Alan Collett [FS99.369], Rebecca Davis [FS127.343]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.30 ³³⁹	Kāinga Ora – Homes and Communities	Rezoning	Expand spatial extent of MCZ by rezoning Large Format Retail Zone to the north of the city MCZ.	3.2	Reject	See body of report	No
OS76.51 ³⁴⁰	Kāinga Ora – Homes and Communities	Rezoning	Rezone northern extent of the city centre from LFRZ to MCZ.	3.2	Reject	See body of report	No
OS76.306 ³⁴¹	Kāinga Ora – Homes and Communities	General	Generally, supports the use of the MCZ; although Kāinga Ora is seeking expansion to the zone to replace the LFRZ at the north of the city centre.	3.2	Reject	See body of report	No
Planning Maps – Local Centre Zone							
OS76.243 ³⁴²	Kāinga Ora – Homes and Communities	General	Retain Local Centre Zone and spatial extent as notified, with the exception of Mana, where a new Town Centre Zone is sought.	3.2	Accept in part	See body of the report	No
OS76.245 ³⁴³	Kāinga Ora – Homes and Communities	General	Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission. [in relation to Local Centre Zone]	3.2	Reject	See body of the report	No
OS76.37 ³⁴⁴	Kāinga Ora – Homes and Communities	Rezoning	Extend spatial extent of LCZ in Paremata.	3.2	Reject	See body of the report	No
OS28.1 ³⁴⁵	Paremata Business Park	Rezoning	Include 17, 19, 21, 23, 25, 27 and 29 Paremata Crescent into the Local Centre Zoning. This should also include extending the active frontage requirements. Or adopt any other such relief, including additions, deletions or consequential amendments necessary as a result of the matters raised in this submission, as necessary to give effect to this submission	3.2	Reject	See body of the report	No
OS76.56 ³⁴⁶	Kāinga Ora – Homes and Communities	Rezoning	Expand the spatial extent of LCZ in Paremata.	3.2	Reject	See body of the report	No
Planning Maps – Neighbourhood Centre Zone							
OS76.218 ³⁴⁷	Kāinga Ora – Homes and Communities	General	Otherwise, retain and support the use of and spatial extent of the NCZ as notified.	3.2	Accept	Agree with submitter	No
OS76.219 ³⁴⁸	Kāinga Ora – Homes and Communities	General	Accept the changes sought from Kāinga Ora to the planning maps as shown in Appendix 3 of this submission. [expanded NCZ at Pukerua Bay]	3.2	Reject	See body of the report	No
OS76.44 ³⁴⁹	Kāinga Ora – Homes and Communities	Rezoning	Extend spatial extent of the NCZ in Pukerua Bay.	3.2	Reject	See body of the report	No

³³⁹ Oppose - Leigh Subritzky [FS17.698], Alan Collett [FS99.63], Rebecca Davis [FS127.341], Greater Wellington Regional Council [FS74.137], Roger Gadd [FS75.51]

³⁴⁰ Oppose - Leigh Subritzky [FS17.719], Alan Collett [FS99.84], Rebecca Davis [FS127.341], Greater Wellington Regional Council [FS74.143], Roger Gadd [FS75.31].

³⁴¹ Oppose - Leigh Subritzky [FS17.974], Alan Collett [FS99.339], Rebecca Davis [FS127.313], Greater Wellington Regional Council [FS74.157].

³⁴² Oppose - Leigh Subritzky [FS17.911], Alan Collett [FS99.276], Rebecca Davis [FS127.250], Greater Wellington Regional Council [FS74.155].

³⁴³ Oppose - Leigh Subritzky [FS17.913], Alan Collett [FS99.278], Rebecca Davis [FS127.252], Support – KiwiRail [FS72.40].

³⁴⁴ Oppose - Leigh Subritzky [FS17.705], Alan Collett [FS99.70], Rebecca Davis [FS127.44], Greater Wellington Regional Council [FS74.138], Roger Gadd [FS75.45].

³⁴⁵ Oppose - Leigh Subritzky [FS17.607].

³⁴⁶ Oppose - Leigh Subritzky [FS17.724], Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.68, FS32.82], Alan Collett [FS99.89], Rebecca Davis [FS127.63], Greater Wellington Regional Council [FS74.148], Roger Gadd [FS75.26].

³⁴⁷ Oppose - Leigh Subritzky [FS17.886], Alan Collett [FS99.251], Rebecca Davis [FS127.225].

³⁴⁸ Oppose - Leigh Subritzky [FS17.887], Alan Collett [FS99.252], Rebecca Davis [FS127.226], Support – KiwiRail [FS72.39].

³⁴⁹ Oppose - Leigh Subritzky [FS17.712], Alan Collett [FS99.77], Rebecca Davis [FS127.51], Greater Wellington Regional Council [FS74.139], Pukerua Bay Residents Association [FS47.23], Roger Gadd [FS75.38].

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.55 ³⁵⁰	Kāinga Ora – Homes and Communities	Rezoning	Expand the spatial extent of NCZ at Pukerua Bay.	3.2	Reject	See body of the report	No
Planning Maps – Mixed Use Zone							
OS76.279 ³⁵¹	Kāinga Ora – Homes and Communities	General	Retain Mixed Use Zone and spatial extent as notified, with the exception of the MUZ to the east of the Mungavin Interchange (west of Rānui), where HRZ is sought.	3.2	Accept in part, insofar as it relates to retaining the spatial extent of the Mixed Use Zone.	See body of the report	No
Planning Maps – Extension to High Density Residential Zone							
OS76.25 ³⁵²	Kāinga Ora	General	Introduce zone [High Density Residential Zone] in walkable catchment around the train stations of Pukerua Bay and Paremata, which service commuter travel on the Kāpiti Line.	3.2	Reject	See body of the report	No
OS76.26 ³⁵³	Kāinga Ora	General	Increase spatial extent of HRZ around an expanded Metropolitan Centre Zone.	3.2	Reject	See body of the report	No
OS76.48 ³⁵⁴	Kāinga Ora	General	Expand the HRZ to apply to areas that are generally: 10min/800m from the edge of MCZ	3.2	Reject	See body of the report	No
OS76.116 ³⁵⁵	Kāinga Ora	Rezoning	Retain the areas applied with HRZ as notified, with the exception of specific changes sought in this submission and in Appendix 3 [to submission].	3.2	Reject	See body of the report	No
OS76.117 ³⁵⁶	Kāinga Ora	General	Expand and seek for HRZ to apply to areas that are generally: i. 10min/800m walkable catchment from the expanded edge of MCZ and from rapid transit stops (including the train stations at Paremata and Pukerua Bay) ii. 10min/800m walkable catchment from the Town Centre Zone iii. Increase height limits to from 22m to 36m within 400m catchment of the Metropolitan Centre Zone as a Height Variation Control.	3.2	Reject, insofar as it relates to extension to HRZ	See body of the report	No
OS76.163 ³⁵⁷	Kāinga Ora – Homes and Communities	Rezoning	Retain the areas applied with MRZ across the Plan as notified, except where changes are sought from Kāinga Ora in this	3.2	Reject	See body of the report	No

³⁵⁰ Oppose - Leigh Subritzky [FS17.723], Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.67, FS32.81], Alan Collett [FS99.88], Rebecca Davis [FS127.62], Greater Wellington Regional Council [FS74.147], Roger Gadd [FS75.27].

³⁵¹ Oppose - Leigh Subritzky [FS17.947], Alan Collett [FS99.312], Rebecca Davis [FS127.286], Greater Wellington Regional Council [FS74.156].

³⁵² Oppose - Leigh Subritzky [FS17.693], Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.60, FS32.74], Pukerua Bay Residents Association [FS47.22], Alan Collett [FS99.58], Rebecca Davis [FS127.32], Greater Wellington Regional Council [FS74.134], Roger Gadd [FS75.56], Te Rūnanga o Toa Rangatira [FS114.66].

³⁵³ Oppose - Leigh Subritzky [FS17.694], Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.61, FS32.75], Alan Collett [FS99.59], Rebecca Davis [FS127.33], Greater Wellington Regional Council [FS74.135], Roger Gadd [FS75.55], Toka Tū Ake EQC [FS37.11], Support – RVA [FS118.204].

³⁵⁴ Oppose - Leigh Subritzky [FS17.716], Alan Collett [FS99.81], Rebecca Davis [FS127.55], Greater Wellington Regional Council [FS74.141], Roger Gadd [FS75.34].

³⁵⁵ Oppose - Leigh Subritzky [FS17.784], Alan Collett [FS99.149], Rebecca Davis [FS127.123], Greater Wellington Regional Council [FS74.149], Te Rūnanga o Toa Rangatira [FS114.78], Support – KiwiRail [FS72.33].

³⁵⁶ Oppose - Leigh Subritzky [FS17.785], Alan Collett [FS99.150], Rebecca Davis [FS127.124], Greater Wellington Regional Council [FS74.150], Toka Tū Ake EQC [FS37.18].

³⁵⁷ Oppose - Leigh Subritzky [FS17.831], Alan Collett [FS99.196], Rebecca Davis [FS127.170], Support – KiwiRail [FS72.36].

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			submission and in Appendix 3 [to submission] to upzone specific locations from MRZ to HRZ.				
OS81.8 ³⁵⁸	Waka Kotahi	Rezoning	Re-zone Pukerua Bay from Medium Density Residential Zone to High Density Residential Zone, or provide justification as to why Medium Density is most appropriate for the area.	3.2	Reject	See body of the report	No
OS11.1 ³⁵⁹	Paul Clegg	Retain zoning	Retain the decision not to have a HRZ in Pukerua Bay.	n/a	Accept	Agree with submitter	No
OS76.47 ³⁶⁰	Kāinga Ora	General	Mapping changes are required to reflect amendments to the wider geographical spread of the HRZ to better achieve well-functioning urban environments and national and regional consistency. [see Appendix 3 to submission]	3.2	Reject	See body of the report	No
OS21.1 ³⁶¹	Robin Auld	General	[Not specified, refer to original submission] [Supports the high density plan for Plimmerton]	n/a	Accept	Agree with submitter	No
OS76.27 ³⁶²	Kāinga Ora	Rezoning	Rezone land to the east of the Mungavin Interchange from Mixed Use Zone to HRZ.	3.2	Reject	See body of the report	No
OS76.52 ³⁶³	Kāinga Ora – Homes and Communities	Rezoning	Commensurate increase in spatial extent of High Density Residential Zone in surrounding area [due to expanded MCZ sought by Submitter]	3.2	Reject	See body of the report	No
OS76.53 ³⁶⁴	Kāinga Ora – Homes and Communities	Rezoning	Rezone area of Mixed Use Zone to the east of the Mungavin Interchange (western extent of Rānui) to High Density Residential Zone.	3.2	Reject	See body of the report	No
OS76.120 ³⁶⁵	Kāinga Ora – Homes and Communities	Rezoning	Rezone land on the eastern side of the Mungavin interchange, at the western extent of Rānui from Mixed Use to High Density Residential.	3.2	Reject	See body of the report	No
Planning Maps – Rezoning from Open Space Zone to residential or from residential to Open Space Zone							
OS74.74 ³⁶⁶	GWRC	Rezoning	Amend to avoid zoning of High Density Residential within stream corridors and amend to a more appropriate zoning, such as open space.	3.2	Reject	See body of the report	No
OS74.74 ³⁶⁷	GWRC	Rezoning	Amend to avoid zoning of Medium Density Residential within stream corridor and amend to a more appropriate zoning, such as open space.	3.2	Reject	See body of the report	No
Planning Maps – Precincts							

³⁵⁸ Oppose - Leigh Subritzky [FS17.1042], Support - Kāinga Ora [FS76.394].

³⁵⁹ Support - Leigh Subritzky [FS17.24], Alan Collett [FS99.18], Rebecca Davis [FS127.1].

³⁶⁰ Oppose - Leigh Subritzky [FS17.715], Alan Collett [FS99.80], Rebecca Davis [FS127.54], Greater Wellington Regional Council [FS74.140], Te Rūnanga o Toa Rangatira [FS114.76], Roger Gadd [FS75.35], Support – KiwiRail [FS72.31].

³⁶¹ Oppose - Leigh Subritzky [FS17.602].

³⁶² Oppose - Leigh Subritzky [FS17.695], Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.62, FS32.76], Alan Collett [FS99.60], Rebecca Davis [FS127.34], Greater Wellington Regional Council [FS74.136], Roger Gadd [FS75.54], Support – RVA [FS118.205].

³⁶³ Oppose - Leigh Subritzky [FS17.720], Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.64, FS32.78], Alan Collett [FS99.85], Rebecca Davis [FS127.59], Greater Wellington Regional Council [FS74.144], Roger Gadd [FS75.30].

³⁶⁴ Oppose - Leigh Subritzky [FS17.721], Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.65, FS32.79], Alan Collett [FS99.86], Rebecca Davis [FS127.60], Greater Wellington Regional Council [FS74.145], Roger Gadd [FS75.29].

³⁶⁵ Oppose - Leigh Subritzky [FS17.788], Alan Collett [FS99.153], Rebecca Davis [FS127.127], Greater Wellington Regional Council [FS74.151].

³⁶⁶ Support - Leigh Subritzky [FS17.399], Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.55], Oppose - Kāinga Ora [FS76.387], RVA [FS118.139]

³⁶⁷ Support - Leigh Subritzky [FS17.400], Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.56], Oppose - Kāinga Ora [FS76.388], RVA [FS118.140]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.162 ³⁶⁸	Kāinga Ora – Homes and Communities	MRZ-Residential Intensification Precinct	Retain the areas applied with MRZ-Residential Intensification Precinct as notified.	n/a	Accept	Agree with submitter	No
OS64.7 ³⁶⁹	Brian Warburton	MRZ-Residential Intensification Precinct	Seeks that, as far as the MRZ-RIP in Titahi Bay and the 'accessibility' parameter of the NPS-UD are concerned, the Council should discount St Pius School. [Refer to original submission for full decision requested, including attachments where relevant]	3.2	Reject	See body of the report	No
OS76.164 ³⁷⁰	Kāinga Ora – Homes and Communities	MRZ-Residential Intensification Precinct	Seek an increase to the spatial extent of MRZ-RIP to include areas shown as "MRZ-Residential Intensification Precincts" which are within 400m of the Local Centre – as shown on the maps in Appendix 3 [to submission].	3.2	Reject	See body of the report	No

Residential Zones and General Topics

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
Approach to Walkable catchments							
OS38.18	Amos Mann	Walkable catchment	Enable larger, more comprehensive developments in centres, and increase height limits in the 15-minute walking catchments to rail stations.	3.3	Accept in part	See body of the report	No
OS56.3	John Cody	Walkable catchment	Seeks: <ul style="list-style-type: none"> Extend the scope for high density development to within 1.2 km of a railway station unless precluded by engineering limitations or gradients. Specific decisions about building heights should be subject to a requirement that changes in the pattern of settlement must contribute to the Objectives. 	3.3	Reject	See body of the report	No
OS81.3 ³⁷¹	Waka Kotahi	Walkable catchment	[Not specified, refer to original submission]	3.3	Accept	Agree with submitter	No
OS104.1	Frances Cawthorn	Walkable catchment	Larger walking catchments for intensification around centres and mass transit hubs.	3.3	Reject	See body of the report	No
OS38.21	Amos Mann	Walkable catchment	In regard to the HRZ, supports larger walking catchments for intensification around centres and mass transit hubs.	3.3	Reject	See body of the report	No

³⁶⁸ Oppose - Leigh Subritzky [FS17.830], Alan Collett [FS99.195], Rebecca Davis [FS127.169].

³⁶⁹ Support - Leigh Subritzky [FS17.273]

³⁷⁰ Oppose - Leigh Subritzky [FS17.832], Alan Collett [FS99.197], Rebecca Davis [FS127.171], Greater Wellington Regional Council [FS74.153].

³⁷¹ Support - Kāinga Ora [FS76.391]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS56.5	John Cody	Walkable catchment	Introduce a positive term that is an equivalent of 'walkable catchment' and emphasises the potential advantages of increasing the number of people able to use local amenities and services.	3.3	Reject	See body of the report	No
OS60.5	Rosie Gallagher	Walkable catchment	In regard to the HRZ, supports larger walking catchments for intensification around centres and mass transit hubs.	3.3	Reject	See body of the report	No
OS60.8	Rosie Gallagher	Walkable catchment	Submitter supports larger walking catchments for intensification around centres and mass transit hubs.	3.3	Reject	See body of the report	No
OS64.9	Brian Warburton	Walkable catchment	[Not specified, refer to original submission]	3.3	Reject	See body of the report	No
OS70.2	Paremata Residents Association	Walkable catchment	Define "walkable catchment" and apply it sensibly and reasonably to determine the areas that should be identified as MRZ – Intensification Precincts.	3.3	Accept in part	See body of the report	No
OS79.10 ³⁷²	Plimmerton Residents' Association	Walkable catchment	Request for council to consider the following: (1) Walkable by who? A fit 30 year old ? A parent with a baby buggy and a five year old? An elderly person or someone with mobility issues? Someone returning from the supermarket with heavy shopping bags? The Submitter asks that the needs of all users are taken into account, especially as less provision is being made for parking of private cars in new developments. (2) Has topography been taken into account? With so many steep hill sites proposed for HRZ, this factor is important. Walking up or down a steep hill implies quite a different level of "walkability" than walking on the flat. Submitter further note that the walkways in the Plimmerton/Camborne area are generally steep stairways, which cannot be accessed by parents with strollers or less mobile pedestrians. (3) Another factor complicating the walkability and accessibility of the area is the location of safe pedestrian crossings across the rail line and a four lane State Highway, plus the location of access routes to the station itself. Request for Council to share the basis for setting the HRZ zone boundaries.	3.3	Accept in part	See body of the report	No
OS81.10 ³⁷³	Waka Kotahi	Walkable catchment	Retain as notified.	n/a	Accept	See body of the report	No
OS83.5	Isabella G F Cawthorn	Walkable catchment	Larger walking catchments for intensification around centres and mass transit hubs. Where a 10-minute catchment has been used or a conservative 15-minute walking catchment used (e.g. because there is a hill), this should be extended to a bold 15-minute or even a 20-minute walk.	3.3	Reject	See body of the report	No
OS83.14	Isabella G F Cawthorn	Walkable catchment	Larger walking catchments for intensification around centres and mass transit hubs.	3.3	Reject	See body of the report	No

³⁷² Rebecca Davis [FS127.375]³⁷³ Support - Kāinga Ora [FS76.395]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Where a 10-minute catchment has been used or a conservative 15-minute walking catchment used (e.g. because there is a hill), this should be extended to a bold 15-minute or even a 20-minute walk.				
OS83.11	Isabella G F Cawthorn	Walkable catchment	Height limits increased in the 15-minute walking catchments to rail of Kenepuru, Paremata, Mana, Plimmerton, and Pukerua Bay.	3.3	Accept in part	See body of the report	No
OS79.9	Plimmerton Residents' Association	Walkable catchment	[Not specified, refer to original submission]	3.3	Reject	See body of the report	No
OS40.1	Ian Baxter	Walkable catchment	[Not specified, refer to original submission]	3.3	Accept in part	See body of the report	No
OS38.12	Amos Mann	Walkable catchment	In regard to the MRZ, submitter supports larger walking catchments for intensification around centres and mass transit hubs.	3.3	Reject	See body of the report	No
OS2.1	Marg Pearce	Intensification	Strongly supports the government's direction to enable medium and possibly high density housing in Porirua City.	n/a	Accept	Agree with submitter	No
OS60.1	Rosie Gallagher	Walkable catchment	In regard to Medium Density Residential Zones, increase height limits in the 15-minute walking catchments to rail stations	3.3	Accept in part	See body of the report	No
Urban Design							
OS38.1	Amos Mann	Urban Design Guides	Accessibility and Universal Design requirements in the Design Guides and in incentives.	3.4	Reject	See body of the report	No
OS39.3	Madeleine Waters	Urban Design Guides	In relation to High and Medium Density Residential Zones, seeks that well thought out Design Guidelines are needed to ensure the medium and high density developments in Porirua: <ul style="list-style-type: none"> • Are of a high quality • Are sympathetic to people's physical and mental health needs Are designed to be well laid out, aesthetically pleasing, fit for people to live in	3.4	Accept	Agree with submitter	No
OS76.4 ³⁷⁴	Kāinga Ora	Urban Design Guides	Delete references to Design Guides across the plan and update provisions to reflect design outcomes. External design guides to be referenced as a guidance note.	3.4	Reject	See body of the report	No
OS76.5 ³⁷⁵	Kāinga Ora	Urban Design Guides	In the alternative, design guidance is streamlined and simplified.	3.4	Reject	See body of the report	No
OS76.6 ³⁷⁶	Kāinga Ora	Urban Design Guides	Seeks the design guides are guidance that is provided outside of the Plan and can be updated on best practice without the need to	3.4	Reject	See body of the report	No

³⁷⁴ Oppose – Roger Gadd [FS75.77], Support – RVA [FS118.206]

³⁷⁵ Oppose – Roger Gadd [FS75.76], Support – RVA [FS118.207]

³⁷⁶ Oppose – Roger Gadd [FS75.75], Support – RVA [FS118.141]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			undertake a Schedule 1 of the RMA process every time it needs to be updated.				
OS76.12 ³⁷⁷	Kāinga Ora	Urban design	Residential Zones – generally better reflect design flexibility, planned urban built form, development density and height/daylight expectations.	3.4	Reject	See body of the report	No
OS76.15 ³⁷⁸	Kāinga Ora	General	Remove reference to design guide(s) and introduce alternative guidance directly into provisions [from MRZ chapter].	3.4	Reject	See body of the report	No
OS76.33 ³⁷⁹	Kāinga Ora	General	Revised provisions to clarify intended design outcomes. [MCZ]	3.4	Reject	See body of the report	No
OS76.39 ³⁸⁰	Kāinga Ora	General	Revised provisions to clarify intended design outcomes. [LCZ]	3.4	Reject	See body of the report	No
OS76.42 ³⁸¹	Kāinga Ora	General	Revised provisions to clarify intended design outcomes. [NCZ]	3.4	Reject	See body of the report	No
OS76.45 ³⁸²	Kāinga Ora	General	Revised provisions to clarify intended design outcomes. [MUZ]	3.4	Reject	See body of the report	No
OS76.46 ³⁸³	Kāinga Ora	Urban Design Guides	All Design Guides are deleted [from the District Plan].	3.4	Reject	See body of the report	No
OS76.65	Kāinga Ora	Urban Design Guides	Seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines: <i>Note:</i> <i>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</i>	3.4	Reject	See body of the report	No
OS76.66	Kāinga Ora	Urban Design Guides	Delete all references to the Design Guidelines and in any requirement to meet or follow the Design Guidelines in the provisions and PDP.	3.4	Reject	See body of the report	No
OS76.69	Kāinga Ora	Urban Design Guides	Seeks the opportunity to review these guidelines [design guides] if they are to remain a statutory document.	3.4	Reject	See body of the report	No
OS76.68	Kāinga Ora	Urban Design Guides	Seeks the opportunity to review these guidelines [design guides] if they are to remain a statutory document.	3.4	Reject	See body of the report	No
OS76.350 ³⁸⁴	Kāinga Ora	Urban Design Guides	Seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:	3.4	Reject	See body of the report	No

³⁷⁷ Support – RVA [FS118.183]

³⁷⁸ Oppose – Roger Gadd [FS75.66]

³⁷⁹ Oppose – Roger Gadd [FS75.48]

³⁸⁰ Oppose – Roger Gadd [FS75.43]

³⁸¹ Oppose – Roger Gadd [FS75.40]

³⁸² Oppose – Roger Gadd [FS75.37]

³⁸³ Oppose – Roger Gadd [FS75.36]

³⁸⁴ Oppose – RVA [FS118.198]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p><u>Note:</u></p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p>				
OS76.351 ³⁸⁵	Kāinga Ora	Urban Design Guides	Delete all references to the Design Guidelines.	3.4	Reject	See body of the report	No
OS76.352 ³⁸⁶	Kāinga Ora	Urban Design Guides	<p>Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment, such as and not limited to:</p> <ul style="list-style-type: none"> xi. <u>Optimise the quality of the built form outcome with an integrated, comprehensive design approach to the site.</u> xii. <u>Achieve visual interest while also achieving aesthetic coherence and integration.</u> xiii. <u>Achieve driveways, manoeuvring and parking areas that are safe, convenient, and attractive.</u> xiv. <u>Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.</u> xv. <u>Achieve reasonable sunlight, daylight, and outlook.</u> xvi. <u>Provide reasonable internal visual privacy for all units within a development.</u> xvii. <u>Ensure outdoor living areas are well-located, functional for the intended use, and high quality.</u> xviii. <u>Achieve visual amenity, safety, and functionality with planting.</u> xix. <u>Achieve high quality, legible and efficient circulation.</u> xx. <u>Provide for servicing that is suitably generous, convenient, and visually discreet.</u> 	3.4	Reject	See body of the report	No
OS76.353 ³⁸⁷	Kāinga Ora	Urban Design Guides	If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to	3.4	Reject	See body of the report	No

³⁸⁵ Oppose – RVA [FS118.199]

³⁸⁶ Oppose – RVA [FS118.200]

³⁸⁷ Oppose – RVA [FS118.201]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			create a design that fits with specific site characteristics and desired built form development.				
OS76.354 ³⁸⁸	Kāinga Ora	Urban Design Guides	Seek the opportunity to review these guidelines if they are to remain a statutory document.	3.4	Reject	See body of the report	No
OS76.320	Kāinga Ora	MCZ-P7 Large scale built development	<p>Amend:</p> <p>Provide for larger-scale built development that <u>reflects the planned urban built environment of the Metropolitan Centre Zone where it can be demonstrated that the development contributes positive design outcomes taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> 12. <u>Optimise the quality of the outcome with an integrated, comprehensive design approach.</u> 13. <u>Buildings spatially define street edges in order to contribute to a high-quality public realm.</u> 14. <u>Provision is made for safe and convenient pedestrian movement.</u> 15. <u>Servicing and parking is functional and maintains a high level of public realm amenity.</u> 16. <u>Provide for reasonable light, outlook, and internal amenity for occupied internal spaces.</u> 17. <u>Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.</u> 18. <u>Achieve integrated building top and roof design.</u> 19. <u>Ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.</u> 20. <u>Street edges are visually interesting and active, which contribute to the safety and attractiveness of their setting.</u> 21. <u>Where applicable, the connection to the Porirua Stream is enhanced and potential impacts on the openness and historical and cultural values of the stream are addressed.</u> 22. <u>Relevant sections of RESZ-P10 in regard to residential units and activities.</u> <p><u>Note:</u></p> <ol style="list-style-type: none"> 1. <u>Acceptable means of compliance and best practice urban design</u> 	3.4	Reject	See body of the report	No

³⁸⁸ Oppose – RVA [FS118.202]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.291 ³⁸⁹	Kāinga Ora	MUZ-P7 Larger scale built development	<p>Amend:</p> <p>Provide for larger-scale built development that <u>reflects the planned urban built environment of the Mixed Use Zone where it can be demonstrated that the development contributes positive design outcomes taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> 1. <u>Optimise the quality of the outcome with an integrated, comprehensive design approach.</u> 2. <u>Provision is made for safe and convenient pedestrian movement.</u> 3. <u>Servicing and parking is functional and maintains a high level of public realm amenity.</u> 4. <u>Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.</u> 5. <u>Achieve integrated building top and roof design.</u> 6. <u>Ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.</u> 7. <u>Street edges are visually interesting and active, which contribute to the safety and attractiveness of their setting.</u> 8. <u>Relevant sections of RESZ-P10 in regard to residential units and activities.</u> <p><u>Note:</u></p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p> <p><u>1. Acknowledges and reflects the planned urban built environment of the Mixed Use Zone; and</u></p> <p><u>2. Is consistent with the Mixed Use Zone Design Guide contained in APP5 – Mixed Use Zone Design Guide.</u></p>	3.4	Reject	See body of the report	No
OS76.340	Kāinga Ora	LFRZ-P7 Larger scale built development	<p>Amend:</p> <p>Provide for larger-scale built development that <u>reflects the planned urban built environment of the Large Format Retail Zone where it can be demonstrated that the development contributes positive</u></p>	3.4	Reject	See body of the report	No

³⁸⁹ Oppose – RVA [FS118.195]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p><u>design outcomes taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> 1. <u>Optimise the quality of the outcome with an integrated, comprehensive design approach.</u> 2. <u>Buildings are located on site and planned to shape positive open space, and complement the buildings, sites, and streets around them.</u> 3. <u>Provision is made for safe and convenient pedestrian movement.</u> 4. <u>Servicing and parking is functional and maintains a high level of public realm amenity.</u> 5. <u>Provide for reasonable light, outlook, and internal amenity for occupied internal spaces.</u> 6. <u>Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.</u> 7. <u>Achieve integrated building top and roof design.</u> 8. <u>Ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.</u> 9. <u>Where applicable, the connection to the Porirua Stream is enhanced and potential impacts on the openness and historical and cultural values of the stream are addressed.</u> 10. <u>Achieve street and building edges that are visually interesting and active, and which contribute to the safety and attractiveness of the area.</u> <p><u>Note:</u></p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p> <p><u>that:</u></p> <ol style="list-style-type: none"> 1. <u>Acknowledges and reflects the planned urban built environment of the Large Format Retail Zone; and</u> <p><u>Is consistent with the Large Format Retail Zone Design Guide contained in APP6 – Large Format Retail Zone Design Guide.</u></p>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.257 ³⁹⁰	Kāinga Ora	LCZ-P7 Larger scale built development	<p>Amend:</p> <p>Provide for larger-scale built development that <u>reflects the planned urban built environment of the Local Centre Zone where it can be demonstrated that the development contributes positive design outcomes taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> 1. <u>Optimise the quality of the outcome with an integrated, comprehensive design approach.</u> 2. <u>Buildings spatially define street edges in order to contribute to a high-quality public realm.</u> 3. <u>Provision is made for safe and convenient pedestrian movement.</u> 4. <u>Servicing and parking is functional and maintains a high level of public realm amenity.</u> 5. <u>Provide for reasonable light, outlook, and internal amenity for occupied internal spaces.</u> 6. <u>Achieve visual interest and avoid visual monotony while also achieving aesthetic coherence and integration.</u> 7. <u>Achieve integrated building top and roof design.</u> 8. <u>Ensure materials and detailing are suitably robust and fit-for-purpose in order to maintain their appearance over time.</u> 9. <u>Street edges are visually interesting and active, which contribute to the safety and attractiveness of their setting.</u> 10. <u>Relevant sections of RESZ-P10 in regard to residential units and activities.</u> <p><i>Note:</i></p> <p><u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></p> <p>that:</p> <ol style="list-style-type: none"> 1. <u>Acknowledges and reflects the planned urban built environment of the Local Centre Zone; and</u> 	3.4	Reject	See body of the report	No

³⁹⁰ Oppose – RVA [FS118.194]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			Is consistent with the Local Centre Zone Design Guide contained in APP7 – Local Centre Zone Design Guide.				
OS76.322	Kāinga Ora	MCZ-P9	Amend: Only allow for ground level car parking and parking lots where: <ol style="list-style-type: none"> It is not located along a primary frontage identified on the planning maps; Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised; and The design and layout of aAny parking lot fulfils the intent of the relevant outcomes and objectives noted in MCZ-P7. is consistent with the Metropolitan Centre Zone Design Guide contained in APP4 – Metropolitan Centre Zone Design Guide. <p><i>Note:</i></p> <p><i>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</i></p>	3.4	Reject	See body of the report	No
OS79.3	Plimmerton Residents' Association	Urban Design Guides	The use of the Residential Design Guide.	n/a	Accept	Agree with submitter	No
OS118.108	RVA	NCZ-P3 - Health and well-being for residential activity and residential units	Amend: NCZ-P3 Health and well-being for residential activity and residential units Provide for residential activity and residential units where it achieves a quality urban built environment that provides for people's well-being in respect of: ... 3. Contributing to the Residential Design Guide in APP3 – Residential Design Guide planned urban built environment.	3.4	Reject	See body of the report	No
OS118.127	RVA	Residential Design Guide	Seeks to exclude retirement villages from the applicability of the Residential Design Guide.	n/a	Accept	Agree with submitter	No
Health and wellbeing policies							
OS76.105 ³⁹¹	Kāinga Ora	RESZ-P5	Amend: Enable buildings and structures:	3.5	Reject	See body of the report	No

³⁹¹ Oppose - Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.88], KiwiRail [FS72.24], Waka Kotahi [FS81.45]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<ol style="list-style-type: none"> 2. That meet the health amenity and well-being needs of people and communities; and 3. Are of an intensity, form, scale and design that achieve the planned urban built form for the zone or precinct they are located in 				
OS76.226 ³⁹²	Kāinga Ora	NCZ-P3	<p>Amend:</p> <p>Health Amenity and well-being for residential activity and residential units</p> <p>Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of:</p> <ol style="list-style-type: none"> 4. Access to sunlight, daylight and outdoor living space; and 5. Privacy and site design; and 6. Consistency with the Residential Design Guide in APP3- Residential Design Guide. <p><i>Note:</i></p> <p><i>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</i></p> <p>-</p> <p>[Refer to original submission for full decision requested, including attachment]</p>	3.5	Reject	See body of the report	No
OS76.253 ³⁹³	Kāinga Ora	LCZ-P3	<p>Health Amenity and well-being for residential activity and residential units</p> <p>Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of:</p> <ol style="list-style-type: none"> 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design. 	3.5	Reject	See body of the report	No

³⁹² Oppose - KiwiRail [FS72.26], RVA [FS118.193]

³⁹³ Oppose - KiwiRail [FS72.27]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.339 ³⁹⁴	Kāinga Ora	LFRZ-P3	Amend: Health Amenity and well-being for residential activity and residential units Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of: 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design.	3.5	Reject	See body of the report	No
OS76.287 ³⁹⁵	Kāinga Ora	MUZ-P3	Amend: Health Amenity and well-being for residential activity and residential units Enable residential activity and residential units where they provide a healthy quality urban built environment that provides for people's amenity and well-being in respect of: 3. Access to sunlight, daylight and outdoor living space; and 4. Privacy and site design	3.5	Reject	See body of the report	No
OS76.316	Kāinga Ora	MCZ-P3	Amend: Health Amenity and well-being for residential activity and residential units Ensure residential activity and residential units achieve a healthy quality urban built environment that provides for people's amenity and well-being in respect of: 1. Access to sunlight, daylight and outdoor living space; and 2. Privacy and site design.	3.5	Reject	See body of the report	No
Qualifying matter – Shading controls							

³⁹⁴ Oppose - KiwiRail [FS72.30]³⁹⁵ Oppose - KiwiRail [FS72.29]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.13 ³⁹⁶	Kāinga Ora	General	Remove restrictive controls limiting development on steep, south facing slopes.	3.6	Reject	See body of the report	No
OS76.20 ³⁹⁷	Kāinga Ora	HRZ - High Density Residential Zone > General	Remove restrictive controls limiting development on steep, south facing slopes.	3.6	Reject	See body of the report	No
OS76.57 ³⁹⁸	Kāinga Ora	Planning Maps > Height Control Mapping	Remove identification of sites subject to the proposed qualifying matter relating to development of steep south facing slopes.	3.6	Reject	See body of the report	No
OS76.96 ³⁹⁹	Kāinga Ora	RESZ - General Objectives and Policies for all Residential Zones > General	Delete Introduction paragraph 4: There are also areas that have lower height limits for buildings and structures because of their slope aspect or topographical constraints. In these areas, additional control is necessary to mitigate the adverse effects of taller buildings on the health and well-being of people and communities. They are qualifying matters under s771 of the RMA. These areas are identified on the planning map layer as Height Controls – Shading. They represent areas that are generally suited to a medium density intensity of development, but which have steep southern slope aspects or a complex topography that means the adverse effects of taller buildings need additional control.	3.6	Reject	See body of the report	No
OS76.97 ⁴⁰⁰	Kāinga Ora	General	Seeks consequential changes throughout the Variation planning maps and provisions to delete reference to “Height Controls – Shading”	3.6	Reject	See body of the report	No
OS76.109 ⁴⁰¹	Kāinga Ora	RESZ-P9 Height Control - Shading	On sites identified on the planning maps as being subject to Height Control – Shading, limit the height of buildings and structures where these would result in adverse shading effects on <u>the Mungavin netball courts facility</u> : 1. Loss of sunlight to adjacent residential sites; or Adverse shading effects on the Mungavin netball courts facility.	3.6	Reject	See body of the report	No
OS76.110	Kāinga Ora	General	All provisions and rules relating to this proposed qualifying matter [shading] are sought to be deleted.	3.6	Reject	See body of the report	No
OS76.119 ⁴⁰²	Kāinga Ora	Planning Maps > Height Control Mapping	Remove identification of sites subject to a shading qualifying matter on sloping sites with steep south facing topography. Remove provisions related to this matter from the Plan	3.6	Reject	See body of the report	No

³⁹⁶ Oppose - Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.58, FS32.72], Greater Wellington Regional Council [FS74.109], Roger Gadd [FS75.68]

³⁹⁷ Oppose - Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.59, FS32.73], Toka Tū Ake EQC [FS37.10], Greater Wellington Regional Council [FS74.110], Roger Gadd [FS75.61]

³⁹⁸ Oppose - Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.69, FS32.83], Greater Wellington Regional Council [FS74.111], Roger Gadd [FS75.25]

³⁹⁹ Oppose - Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.86]

⁴⁰⁰ Oppose - Greater Wellington Regional Council [FS74.114]

⁴⁰¹ Oppose - Greater Wellington Regional Council [FS74.115]

⁴⁰² Oppose - Toka Tū Ake EQC [FS37.14], Oppose - Greater Wellington Regional Council [FS74.116]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.151 ⁴⁰³	Kāinga Ora	HRZ-S2 Height	Amendments sought 1. Buildings and structures must not exceed a height of: 1. 22m; 2. 16m on sites subject to Height Control – Shading A as identified on the planning maps; a. 36m where located within 400m of the edge of the Metropolitan Centre Zone as identified on the Planning Maps as a Height Variation Control. i. 11m on sites subject to Height Control – Heritage A as identified on the planning maps; ii. 8m on sites subject to Height Control – Heritage C, as identified on the planning maps; and iii. 8m on sites subject to Height Control – SASM as identified on the planning maps. ... Consequential deletion of matters of discretion that refer to policies relevant to the matters being deleted.		Reject, insofar as it relates to site specific shading controls.	See body of the report	No
OS76.161 ⁴⁰⁴	Kāinga Ora	Planning Maps > Height Control Mapping	Remove identification of sites that are subject to a shading qualifying matter on sloping sites with steep south facing topography. Remove provisions related to this shading matter.	3.6	Reject	See body of the report	No
OS76.202 ⁴⁰⁵	Kāinga Ora	MRZ-S2 Height	Amend: 1. Buildings and structures must not exceed a height of: 1. 11m; 2. 18m in the MRZ-Residential Intensification Precinct; 3. 14m on sites subject to Height Control – Shading B as identified on the planning maps; 5. 8m on sites subject to Height Control – Shading D as identified on the planning maps; 6. 11m on sites subject to Height Control – Heritage A as identified on the planning maps; 7. 8m on sites subject to Height Control – Heritage C, as identified on the planning maps; and 8. 8m on sites subject to Height Control – SASM as identified on the planning maps.	3.6	Reject	See body of the report	No
OS76.203	Kāinga Ora	MRZ-S2 Height	Consequential deletion of matters of discretion that refer to policies relevant to the matters being deleted [height controls for shading].	3.6	Reject	See body of the report	No
OS76.204 ⁴⁰⁶	Kāinga Ora	MRZ-S2 Height	Seeks the deletion of height controls in relation to this matter. [Height Control – Shading B, and Height Control – Shading C].	3.6	Reject	See body of the report	No

⁴⁰³ Oppose - Toka Tū Ake EQC [FS37.16], Greater Wellington Regional Council [FS74.123, FS74.131], Roger Gadd [FS75.80], TROTR [FS116.64]

⁴⁰⁴ Oppose - Greater Wellington Regional Council [FS74.117]

⁴⁰⁵ Oppose - Greater Wellington Regional Council [FS74.124, FS74.132], TROTR [FS114.74]

⁴⁰⁶ Oppose - Greater Wellington Regional [FS74.125]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.206 ⁴⁰⁷	Kāinga Ora	MRZ-S2 Height	Consequential changes to the name and label of the Height Control – Shading Area will be required.	3.6	Reject	See body of the report	No
OS103.1	Claire and Brad Keenan	Planning Maps > Height Control Mapping	35 Terrace Road should not be considered as being a Height Variation Control Area.	3.6	Reject	See body of the report	No
Retirement Villages							
OS118.1	RVA	General	Variation 1 needs to adequately address the critical need for retirement accommodation and aged care in the District.	3.7	Accept in part	See body of the report	No
OS118.3	RVA	General	Provide a clear and consistent regime for retirement villages.	3.7	Accept in part	See body of the report	No
OS118.5	RVA	General	That the potential effects from retirement villages are managed proportionately and efficiently with the least regulation and prescription necessary.	3.7	Accept in part	See body of the report	No
OS118.7	RVA	General	The significant benefits of retirement villages need to be given appropriate weight.	3.7	Accept in part	See body of the report	No
OS118.9	RVA	General	Seeks national consistency in the planning regimes for retirement villages through the intensification planning instruments required under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Enabling Housing Act).	3.7	Accept in part	See body of the report	No
OS118.10	RVA	General	Variation 1 must include a restricted discretionary activity rule for retirement villages in all relevant residential zones.	3.7	Accept in part	See body of the report	No
OS118.11	RVA	General	Ensure that the Porirua District Plan specifically and appropriately provides for and enables retirement villages in all relevant residential and commercial/mixed use zones.	3.7	Accept in part	See body of the report	No
OS118.13	RVA	General	Recognise that retirement villages are a residential activity.	3.7	Reject	See body of the report	No
OS118.14	RVA	General	Better enable housing and care for the ageing population.	3.7	Accept in part	See body of the report	No
OS118.18	RVA	General	Provide for change to existing urban environments in order to achieve the intensification envisaged in Policy 3 of the NPSUD. Explicitly acknowledge that the functional and operational needs of retirement villages are a driver of appropriate and necessary change because of demographic ageing and the increasing housing needs of older people.	3.7	Reject	See body of the report	No
OS118.20	RVA	General	Recognise the intensification opportunities provided by larger sites.	3.7	Reject	See body of the report	No
OS118.22	RVA	General	Recognise the unique internal amenity needs of retirement villages.	3.7	Accept in part	See body of the report	No
OS118.24	RVA	General	Provide clear and focused matters of discretion.	3.7	Accept in part	See body of the report	No
OS118.28	RVA	General	Use the MDRS as a guideline.	3.7	Accept in part	See body of the report	No
OS118.30	RVA	General	Provide for retirement villages in commercial and mixed use zones.	3.7	Accept in part	See body of the report	No
OS118.31	RVA	General	Seeks that Variation 1 is amended to provide a fit-for-purpose retirement-village specific framework.	3.7	Accept in part	See body of the report	No

⁴⁰⁷ Oppose - Greater Wellington Regional [FS74.118]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS118.33	RVA	General	Amendments to the MDRS are required to ensure they are workable to retirement villages.	3.7	Reject ⁴⁰⁸	See body of the report	No
OS118.35	RVA	General	Amendments to other Proposed Plan provisions.	3.7	Accept in part	See body of the report	No
OS118.38	RVA	General	The objectives and policies of the Proposed Plan must enable appropriate accommodation and care for the aging population as follows: <ul style="list-style-type: none"> • An objective to provide for the housing and care needs of the ageing population; • A policy that recognises the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community; • A policy that recognises the need to provide for a range of housing and care options for older people and to recognise the functional and operational needs of retirement villages; • A policy to enable the efficient use of larger sites; • A policy that directs that density standards are to be used as a baseline for the assessment of the effects of developments. 		Reject ⁴⁰⁹ , insofar as it relates to Variation 1	See body of the report	No
OS118.41	RVA	General	Retirement villages need to be provided for as a residential activity and enabled as follows: <ul style="list-style-type: none"> • A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones; • A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this activity is anticipated in residential zones with limited matters requiring assessment. 	3.7	Reject	See body of the report	No
OS118.42	RVA	General	Provide tailored and fit for purpose retirement village matters of discretion, as follows: <ul style="list-style-type: none"> • Recognise the positive effects of retirement villages; • Focus effects assessments on exceedances of relevant standards, effects on the safety of adjacent streets or public open spaces, and effects arising from the quality of the interface between the village and adjacent streets or public open spaces to reflect the 	3.7	Reject ⁴¹⁰	See body of the report	No

⁴⁰⁸ Based on assessment for the more specific submission points

⁴⁰⁹ Based on assessment for the more specific submission points

⁴¹⁰ Based on assessment for the more specific submission points

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>policy framework within the Enabling Housing Act. A degree of control over longer buildings is also acknowledged as appropriate; and</p> <ul style="list-style-type: none"> Enable the need to provide for efficient use of larger sites and the functional and operational needs of retirement villages to be taken into account when assessing effects 				
OS118.44	RVA	General	Limited notification should only be available where a retirement village application breaches one or more of the height, height in relation to boundary, setbacks and building coverage standards and the relevant RMA effects threshold is met.	3.7	Reject	See body of the report	No
OS118.47	RVA	General	The outdoor living space, outlook space, windows to street and landscaped area standards should generally reflect the MDRS with some amendments. No additional development standards should apply.	3.7	Reject ⁴¹¹ , insofar as it relates to Variation 1	See body of the report	No
OS118.48	RVA	General	Seeks that fit for purpose retirement village planning provisions are applied in appropriate commercial and mixed-use zones, similar to those proposed for residential zones.	3.7	Accept in part	See body of the report	No
OS118.126	RVA	General	Recognise that retirement villages are a residential activity.	3.7	Reject, insofar as it relates to Variation 1	See body of the report	No
OS67.1	Ryman Healthcare Limited	General	Ryman seeks the relief sought by the RVA in its submission on Variation 1 and PC19.	3.7	Accept in part	See body of the report	No
OS51.1	Summerset Group Holdings Limited	General	Submitter requests the Council engages constructively with the Retirement Villages Association in relation to Council's housing intensification plan change and variation.	3.7	Accept in part	See body of the report	No
OS51.2	Summerset Group Holdings Limited	General	Submitter requests the Council engages constructively with the Retirement Villages Association in relation to Council's housing intensification plan change and variation.	3.7	Accept in part	See body of the report	No
OS85.7	Metlifecare Limited	Notification preclusion	That the rule [for building/structure in the residential zones]) is precluded from being publicly notified.	n/a	Accept	Agree with submitter	No
GRZ-General Residential Zone							
OS118.90	RVA	General	Retain deletion.	n/a	Accept	Agree with submitter	No
RESZ-General objectives and policies for residential zones – General submissions							

⁴¹¹ Based on assessment for the more specific submission points

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.93 ⁴¹²	Kāinga Ora	Chapter Introduction	<p><u>Amend Introduction Paragraph 2:</u></p> <p>The Residential Zones provide for a range of densities and built forms and recognise that residential activities encompass a wide range of housing and living arrangements. This includes social and community housing and multi-generational living, as well as traditional family housing. They do not promote one form of housing over another but instead provide flexibility to meet the community's diverse housing preferences and needs. <u>It is anticipated that the urban built form, appearance, and amenity of residential environments within the Residential Zones will change over time, in accordance with the planned urban built form of each zone and precinct.</u></p>	3.10	Reject	See body of the report	No
OS53.12 ⁴¹³	Transpower	Chapter Introduction	<p>Amend RESZ as follows:</p> <p>RESZ - General Objectives and Policies for all Residential Zones Introduction</p> <p>.....</p> <p><u>There are parts of the Residential Zones where the permitted development, height or density directed by the NPSUD may be modified and/or limited by qualifying matters and qualifying matter areas.</u></p> <p><i>There are also areas that have lower height limits for buildings and structures because of their slope aspect or topographical constraints. In these areas, additional control is necessary to mitigate the adverse effects of taller buildings on the health and well-being of people and communities. They are qualifying matters under s771 of the RMA. These areas are identified on the planning map layer as Height Controls – Shading. They represent areas that are generally suited to a medium density intensity of development, but which have steep southern slope aspects or a complex topography that means the adverse effects of taller buildings need additional control.</i></p> <p>.....</p>	3.10	Reject	See body of the report	No
OS114.41	Te Rūnanga o Toa Rangatira	RESZ-P9	It is encouraging to see RESZ-P9 height Variation Control – Qualifying Matters. This means when the SASM schedule is finally given effect with the Plan Change, the heights would be able to be controlled. A clause should be added to clarify this.	3.10	Reject	See body of the report	No

⁴¹² Support – RVA [FS118.174]

⁴¹³ Support – KiwiRail [FS72.13], RNZ [FS73.20]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS114.42	Te Rūnanga o Toa Rangatira	RESZ-P16	RESZ-P16 does not spell out the 'Effects on Sites and Areas of Significance' – Qualifying matters.	3.10	Reject	See body of the report	No
OS85.1 ⁴¹⁴	Metlifecare Limited	Retirement villages	The objectives and policies for all residential zones should recognise the benefits of retirement village development and their functional and operational needs.	3.10	Accept in part	See body of the report	No
OS118.37	RVA	Retirement villages	The objectives and policies of the Proposed Plan must enable appropriate accommodation and care for the aging population as follows: <ul style="list-style-type: none"> • An objective to provide for the housing and care needs of the ageing population; • A policy that recognises the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community; • A policy that recognises the need to provide for a range of housing and care options for older people and to recognise the functional and operational needs of retirement villages; • A policy to enable the efficient use of larger sites; • A policy that directs that density standards are to be used as a baseline for the assessment of the effects of developments. 	3.10	Reject	See body of the report	No
OS83.17	Isabella G F Cawthorn	General	Add provisions to encourage development of the "missing middle".	3.10	Reject	See body of the report	No
RESZ-General objectives and policies for residential zones – Objectives							
OS118.64	Retirement Villages Association of New Zealand Incorporated	New objective	Seeks that a new Objective is inserted that provides for the housing and care needs of the ageing population. RESZ-OX Ageing population <u>Recognise and enable the housing and care needs of the ageing population.</u>	3.10	Reject	See body of the report	No
OS50.2	Ara Poutama Aotearoa the Department of Corrections	RESZ-O1	Amend Objective RESZ-O1 as follows: RESZ-O1 Housing Choice A relevant residential zone provides for a variety of housing types, <u>households</u> , and sizes that respond to:	3.10	Reject	See body of the report	No

⁴¹⁴ Support in part – RVA [FS118.150]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			1. Housing needs and demand; and 2. The neighbourhood's planned urban built character, including 3-storey buildings.				
OS76.98	Kāinga Ora	RESZ-O1	Retain as notified.	n/a	Accept	Agree with submitter	No
OS81.16 ⁴¹⁵	Waka Kotahi	RESZ-O1	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.61	RVA	RESZ-O1	Retain RESZ-O1 as notified.	n/a	Accept	Agree with submitter	No
OS58.27	FENZ	RESZ-O2	Retain as drafted.	n/a	Accept	Agree with submitter	No
OS76.99 ⁴¹⁶	Kāinga Ora	RESZ-O2	<i>Amendments sought</i> Residential zones: 1. Primarily consist of residential activities; 2. <u>Provide for a range of built form and housing types, with higher densities enabled in areas that are well served by public transport or are close to a range of services, amenities, schools, and public open space;</u> and 3. Accommodate other activities that support the health and wellbeing of people and communities, where these are compatible with the planned urban built environment and amenity values of the zone.	3.10	Reject	See body of the report	No
OS118.62	RVA	RESZ-O2	Retain RESZ-O2 as notified and provide retirement village specific policies as requested [in separate submission points].	n/a	Accept	Agree with submitter	No
OS53.13	Transpower	RESZ-O3	Retain Objective RESZ-O3	n/a	Accept	Agree with submitter	No
OS58.28	FENZ	RESZ-O3	Retain as drafted.	n/a	Accept	Agree with submitter	No
OS76.100	Kāinga Ora	RESZ-O3	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.63	RVA	RESZ-O3	Amend RESZ-O3 so that its focus is solely on the efficient use and development of residentially zoned land.	3.10	Accept in part	See body of the report	Yes
RESZ-General objectives and policies for residential zones – Policies							
OS85.3	Metlifecare Limited	New policy	<u>RESZ-P[x]: "Recognise the functional and operational requirements of retirement villages and non-residential activities that support the health and wellbeing of people and communities"</u>	3.10	Reject	See body of the report	No
OS118.75	RVA	New policy	Seeks that a new policy is inserted that recognises the intensification opportunities provided for by larger sites. RESZ-PX Larger sites <u>Recognise the intensification opportunities provided by larger sites within all residential zones by providing for more efficient use of those sites.</u>	3.10	Reject	See body of the report	No

⁴¹⁵ Support – KiwiRail [FS72.49]⁴¹⁶ Support – Waka Kotahi [FS81.44], RVA [FS118.181]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS118.76	RVA	New policy	Seeks that a new Policy is inserted that recognises the diverse and changing community needs and that the existing character and amenity of the residential zones will change over time. RESZ-PX Changing communities <u>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</u>	3.10	Reject	See body of the report	No
OS118.77	RVA	New policy	Seeks a new policy that enables the density standards to be utilised as a baseline for the assessment of the effects of developments. RESZ-PX Role of density standards <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>	3.10	Reject	See body of the report	No
OS50.3	Ara Poutama Aotearoa the Department of Corrections	RESZ-P1 Residential activity	Amend Objective RESZ-O1 as follows: RESZ-P1 Residential Activity Enable a variety of housing types and households with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.	3.10	Reject	See body of the report	No
OS53.14 ⁴¹⁷	Transpower	RESZ-P1 Residential activity	Amend RESZ-P1 as follows: RESZ-P1 Residential activity <i>Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments, while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as specified by the relevant qualifying matter area provisions.</i>	3.10	Reject	See body of the report	No
OS76.101	Kāinga Ora	RESZ-P1 Residential activity	Retain as notified.	n/a	Accept	Agree with submitter	No
OS81.17 ⁴¹⁸	Waka Kotahi	RESZ-P1 Residential activity	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.65	RVA	RESZ-P1 Residential activity	Retain RESZ-P1 as notified.	n/a	Accept	Agree with submitter	No
OS53.15	Transpower	RESZ-P2 Medium Density Residential Standards	Retain RESZ-P2	n/a	Accept	Agree with submitter	No

⁴¹⁷ Support – KiwiRail [FS72.14], RNZ [FS73.21], Oppose - Kāinga Ora [FS76.366]

⁴¹⁸ Support – KiwiRail [FS72.50]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.102	Kāinga Ora	RESZ-P2 Medium Density Residential Standards	Retain as notified.	n/a	Accept	Agree with submitter	No
OS81.18 ⁴¹⁹	Waka Kotahi	RESZ-P2 Medium Density Residential Standards	Supports the implementation of the policies in accordance with the MDRS standards.	n/a	Accept	Agree with submitter	No
OS118.66	RVA	RESZ-P2 Medium Density Residential Standards	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.103	Kāinga Ora	RESZ-P3 Safety and street scene quality	Retain RESZ-P3 as notified.	n/a	Accept	Agree with submitter	No
OS81.19 ⁴²⁰	Waka Kotahi	RESZ-P3 Safety and street scene quality	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.67	RVA	RESZ-P3 Safety and street scene quality	Retain RESZ-P3 as notified.	n/a	Accept	Agree with submitter	No
OS76.104	Kāinga Ora	RESZ-P4 Health and well-being	Retain as notified.	n/a	Accept	Agree with submitter	No
OS81.20 ⁴²¹	Waka Kotahi	RESZ-P4 Health and well-being	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.68	RVA	RESZ-P4 Health and well-being	Retain RESZ-P4 as notified.	n/a	Accept	Agree with submitter	No
OS81.21 ⁴²²	Waka Kotahi	RESZ-P5 Buildings and structures	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.69	RVA	RESZ-P5 Buildings and structures	Delete RESZ-P5.		Reject	See body of the report	No
OS76.106	Kāinga Ora	RESZ-P6 Providing for development	Retain as notified.	n/a	Accept	Agree with submitter	No
OS114.39	Te Rūnanga o Toa Rangatira	RESZ-P6 Providing for development	Te Rūnanga will be keen to understand the rationale for this to be introduced that the plan in general is enabling housing at every level, form, and function.	3.10	Reject	See body of the report	No
OS118.70	RVA	RESZ-P6 Providing for development	Retain RESZ-P6 as notified.	n/a	Accept	Agree with submitter	No
OS76.107 ⁴²³	Kāinga Ora	RESZ-P7 Health and well-being - Development not meeting permitted activity standards	RESZ-P7 Health Amenity and well-being – Development not meeting permitted activity standards	3.10	Reject	See body of the report	No

⁴¹⁹ Support – KiwiRail [FS72.51]

⁴²⁰ Support – KiwiRail [FS72.52]

⁴²¹ Support – KiwiRail [FS72.53]

⁴²² Support – KiwiRail [FS72.54]

⁴²³ Oppose – KiwiRail [FS72.25]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>Provide for buildings and structures built form that <u>does</u> not meet the permitted activity standards where it can be demonstrated, as relevant and having regard to the planned urban built environment for the zone or precinct, that:</p> <ol style="list-style-type: none"> 2. The separation from site boundaries and heights in respect to site boundaries, safeguards on-site and off-site privacy, mitigates visual dominance to adjacent sites, and ensures adequate access to sunlight and daylight; 4. There is a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; 5. Appropriate levels of useable outdoor amenity space for residential units is provided that can readily accommodate outdoor activities, taking into account proximity of the site to public open space; 6. Visual dominance, shading and loss of privacy for adjacent residential sites from over height buildings is mitigated or remedied; and <p>3. Built form that does not comply with the height in relation to boundary, building set back, site coverage or height standards is mitigated or remedied through either design responses to the built development, landscaping, or site specific factors, ensuring adequate provision of privacy and access to sunlight is made to neighbouring residential properties internal and external living areas, and the impact of building bulk and dominance on neighbouring residential properties is reduced; and</p> <p>4. Topographical or other site constraints make compliance with a density standard impractical.</p>				
OS114.40	Te Rūnanga o Toa Rangatira	RESZ-P7 Health and well-being - Development not meeting permitted activity standards	[Not specified, refer to original submission]	3.10	Reject	See body of the report	No
OS118.71	RVA	RESZ-P7 Health and well-being - Development not meeting permitted activity standards	Delete RESZ-P7.	3.10	Reject	See body of the report	No
OS53.16	Transpower	RESZ-P8 Urban built environment - Development not meeting	Retain RESZ-P8	n/a	Accept	Agree with submitter	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
		permitted activity standards					
OS76.108	Kāinga Ora	RESZ-P8 Urban built environment - Development not meeting permitted activity standards	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.72	RVA	RESZ-P8 Urban built environment - Development not meeting permitted activity standards	Delete RESZ-P8.	3.10	Reject	See body of the report	No
OS76.111 ⁴²⁴	Kāinga Ora	RESZ-P10 Urban built environment - Development not meeting permitted activity standard for number of residential units on a site	<p><i>Amendments sought</i></p> <p>Provide for more than three residential units on a site where it can be demonstrated that the development is consistent with the Residential Design Guide as contained in APP3 – Residential Design Guide.</p> <p><u>Provide for residential intensification of a site where it can be demonstrated that the development achieves positive design outcomes and living environments, taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</u></p> <p><u><i>Built form:</i></u></p> <ol style="list-style-type: none"> 5. <u>Optimise the quality of the built form outcome with an integrated, comprehensive design approach to the site.</u> 6. <u>Achieve a positive frontage to the street.</u> 7. <u>Achieve visual interest while also achieving aesthetic coherence and integration.</u> 8. <u>Achieve driveways, manoeuvring and parking areas that are safe, convenient, and attractive.</u> <p><u><i>Amenity and well-being</i></u></p> <ol style="list-style-type: none"> 12. <u>Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.</u> 	3.10	Reject	See body of the report	No

⁴²⁴ Oppose – RVA [FS118.182]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>13. <u>Achieve reasonable sunlight, daylight, and outlook.</u></p> <p>14. <u>Provide reasonable internal visual privacy for all units within a development.</u></p> <p>15. <u>Ensure outdoor living areas are well-located, functional for the intended use, and high quality.</u></p> <p>16. <u>Achieve visual amenity, safety, and functionality with planting.</u></p> <p>17. <u>Achieve high quality, legible and efficient circulation.</u></p> <p>18. <u>Provide for servicing that is suitably generous, convenient, and visually discreet.</u></p>				
OS118.73	RVA	RESZ-P10 Urban built environment - Development not meeting permitted activity standard for number of residential units on a site	Seeks amendment to RESZ-P10 so that it does not apply to retirement villages. A retirement village-specific policy [separate submission point] will encourage high quality retirement village development.	3.10	Accept in part	See body of the report	Yes
OS58.29	FENZ	RESZ-P11 Non-residential activities	Retain as notified.	3.10	Accept in part	Accept in part, subject to amendments made in response to other submissions	No
OS76.112	Kāinga Ora	RESZ-P11 Non-residential activities	<p>Amend:</p> <p>Provide for non-residential activities that contribute to the <u>health amenity</u> and wellbeing of people and communities where:</p> <p>6. <u>They support the needs of local communities;</u></p> <p>7. These are <u>of an intensity, scale and design that is compatible with the planned urban built environment and amenity of the area;</u></p> <p>8. <u>They contribute positively to the urban environment and achieve attractive and safe streets;</u></p> <p>9. Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas;</p> <p>10. These do not result in adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be mitigated;</p> <p>4. The hours of operation are compatible with residential amenity values; and</p> <p>5. For Emergency Service Facilities, the activity has an operational need or functional need to locate in the zone</p>	3.10	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.59 ⁴²⁵	Kāinga Ora	General	Any consequential changes necessary to give effect to the changes highlighted above or in Appendix 1, 2, and 3 attached [to submission]	3.10	Accept in part	See body of the report	Yes
OS92.6	Ministry of Education	RESZ-P11 Non-residential activities	RESZ- P11- Non-residential activities Provide for non-residential activities that contribute to the health and wellbeing of people and communities where: (...) 6. <u>They can ensure that the needs of the community can be met by supporting the development capacity of educational facilities.</u>	3.10	Reject	See body of the report	No
OS76.113	Kāinga Ora	RESZ-P12 Commercial activity	Delete: Only allow commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.	3.10	Reject	See body of the report	No
OS76.114	Kāinga Ora	RESZ-P13 Retirement villages	Retain as notified.	n/a	Accept	Agree with submitter	No
OS85.2	Metlifecare Limited	M Retirement villages	Amend: RESZ-P13: Recognise the benefits of, and p Provide for retirement villages where: (a) Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood can be are avoided, remedied or mitigated ; (b) Other adverse effects on residential amenity values are minimised, including those from: (i) The movement of vehicles and people; and	3.10	Accept in part	See body of the report	Yes

⁴²⁵ Oppose - Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.70, FS32.84], Roger Gadd [FS75.23]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>(ii) The layout of buildings, Ffencing and the location and scale of utility areas and external storage areas;</p> <p>(c) On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village;</p> <p>(d) The site can accommodate the scale and intensity of the activity, in terms of its size, topography and location; and</p> <p>(e) The overall scale, form, composition, and design of buildings does not compromise the planned urban built form of the zone or precinct they are located in, while recognising that retirement villages may require greater density than the planned urban built character to enable efficient provision of services.</p>				
OS118.74	RVA	RESZ-P13 Retirement villages	<p>Seeks that RESZ-P13 is amended as follows to integrate acknowledgement of the diverse housing and care options of retirement villages, and their unique functional and operational needs:</p> <p><u>RESZ-P13 Retirement villages</u></p> <p><u>1. Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.</u></p> <p><u>2. Recognise the functional and operational needs of retirement villages, including that they:</u></p> <p><u>a. May require greater density than the planned urban built character to enable efficient provision of services.</u></p> <p><u>b. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u></p> <p>Provide for retirement villages where:</p> <p>1. Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided, remedied or mitigated;</p> <p>2. Other adverse effects on residential amenity values are minimised, including those from:</p> <p>a. The movement of vehicles and people; and</p> <p>b. The layout of buildings, fencing, location and scale of utility areas and external storage areas;</p> <p>3. On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village;</p> <p>4. The site can accommodate the scale and intensity of the activity, in terms of its size, topography and location; and</p>	3.10	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			5. The overall scale, form, composition, and design of buildings does not compromise the planned urban built form of the zone or precinct they are located in.				
OS118.95	RVA	General	Amend RESZ-P13 as set out [in separate submission point]. [Refer to original submission for full decision requested]	3.10	Reject	See body of the report	No
OS76.115	Kāinga Ora	RESZ-P14 Other activities	Retain as notified.	n/a	Accept	Agree with submitter	No
HRZ-High Density Residential Zone– General submissions							
OS20.1	Kathleen Ahipene	High density in Plimmerton	[Not specified, refer to original submission].	n/a	Accept	See body of the report	No
OS76.118 ⁴²⁶	Kāinga Ora	Building heights	Propose a new height variation control (36m maximum height) to enable more height in HRZ in the Plan. This is shown in Appendix 3.	3.11	Reject	See body of the report	No
OS53.23	Transpower	National Grid Yards	Seeks that the relief sought in its submission points to the MRZ also apply to the HRZ, should the HRZ extent be amended such that existing National Grid assets traverse the zone.	3.11	Reject	See body of the report	No
OS76.18 ⁴²⁷	Kāinga Ora	Urban design	Expand design flexibility and threshold for permitted residential development.	3.11	Reject	See body of the report	No
OS76.19 ⁴²⁸	Kāinga Ora	Building heights	Increase height limits from 22m to 36m when proximate to the Metropolitan Centre Zone (within 400m) as an additional Height Variation Control.	3.11	Reject	See body of the report	No
OS76.117 ⁴²⁹	Kāinga Ora	Building heights	Expand and seek for HRZ to apply to areas that are generally: <ul style="list-style-type: none"> iv. 10min/800m walkable catchment from the expanded edge of MCZ and from rapid transit stops (including the train stations at Paremata and Pukerua Bay) v. 10min/800m walkable catchment from the Town Centre Zone vi. Increase height limits to from 22m to 36m within 400m catchment of the Metropolitan Centre Zone as a Height Variation Control. 	3.11	Reject, insofar as it relates to increased height variation control to 36m	See body of the report	No
OS76.24 ⁴³⁰	Kāinga Ora	Notification preclusion clauses	Revisions to notification preclusion statements.	3.11	Accept in part	See body of the report	Yes
OS76.122 ⁴³¹	Kāinga Ora	Chapter introduction	Amend:	3.11	Reject	See body of the report	No

⁴²⁶ Oppose - Toka Tū Ake EQC [FS37.13], TROTR [FS114.67, FS114.79], Support in part – KiwiRail [FS72.34]

⁴²⁷ Oppose – Roger Gadd [FS75.63]

⁴²⁸ Oppose - Toka Tū Ake EQC [FS37.6], Roger Gadd [FS75.62], TROTR [FS114.65]

⁴²⁹ Oppose - Toka Tū Ake EQC [FS37.18], Greater Wellington Regional Council [FS74.150]

⁴³⁰ Oppose – Roger Gadd [FS75.57]

⁴³¹ Support – RVA [FS118.183]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<i>[Paragraph One Changes]:</i> The High Density Residential Zone provides for residential activities with a high intensity and bulk of buildings, including apartments and townhouses , and other compatible activities. <u>It is anticipated that the urban built form, appearance, and amenity of residential environments within the Zone will change over time.</u>				
OS76.123 ⁴³²	Kāinga Ora	Chapter introduction	Amend: <i>[New Paragraph]</i> <u>Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These areas are located within a walkable catchment of the Metropolitan Centre Zone. They are identified on the planning maps as Height Variation Controls.</u>	3.11	Reject	See body of the report	No
OS118.16	RVA	Retirement villages	Provide for retirement villages.	n/a	Accept	Agree with submitter	No
OS60.3	Rosie Gallagher	General	Add a standard requiring that developments adequately accommodate active travel as the building users' first-best choice for accessing it, with universal accessibility as a non-negotiable.	3.11	Accept in part	See body of the report	No
HRZ-High Density Residential Zone – Objectives							
OS76.124 ⁴³³	Kāinga Ora	HRZ-O1 Planned urban built environment of the High Density Residential Zone	Amend: The planned urban built environment in the High Density Residential Zone is characterised by: <ol style="list-style-type: none"> 5. A planned built form of terraced housing and apartments buildings, predominantly six storeys in height <u>and up to ten storeys in identified Height Variation Control areas</u>; 6. A greater intensity of buildings than anticipated in the Medium Density Residential Zone and the MRZ-Residential Intensification Precinct; 7. A quality-built environment that provides for the health and well-being of people and communities residing in the Zone; and 8. An urban environment that is visually attractive, safe, easy to navigate and convenient to access. 	3.11	Reject	See body of the report	No

⁴³² Oppose - Toka Tū Ake EQC [FS37.19]

⁴³³ Oppose - Toka Tū Ake EQC [FS37.15]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS81.24 ⁴³⁴	Waka Kotahi	HRZ-O1 Planned urban built environment of the High Density Residential Zone	Retain as notified.	n/a	Accept	Agree with submitter	No
OS114.7	Te Rūnanga o Toa Rangatira	HRZ-O1 Planned urban built environment of the High Density Residential Zone	<p>HRZ is not an objective and describes the Zone. Te Rūnanga are unsure the way in which the need for speed of giving effect to the NPS-UD have generated adequate consideration and addition of objectives and policies into this Chapter.</p> <p>It is not clear in the drafting why HRZ is promoted because it will encourage a better use of land supporting the reduction of our emissions or we will endeavour to reduce our construction and building footprint in the face of growing population? The interface with Taiao is not clear in articulating the purpose of this Zone Chapter.</p> <p>[Refer to original submission for full reason]</p>	3.11	Reject	See body of the report	No
OS118.78	RVA	HRZ-O1 Planned urban built environment of the High Density Residential Zone	Retain HRZ-O1 as notified.	n/a	Accept	Agree with submitter	No
HRZ-High Density Residential Zone – Rules							
OS118.79	RVA	HRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls	<p>Seeks that HRZ-R1 is amended as follows to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>HRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls</p> <p>a. Activity status: Permitted Where:</p> <p>b.</p> <p>c. Activity status: Restricted discretionary Where:</p> <p>d. Compliance is not achieved with HRZ-S1, HRZ-S2, HRZ-S3, HRZ-S4, HRZ-S5, HRZ-S6, HRZ-S7, or HRZ-S8 <u>HRZ-R1(1)(a)</u>.</p> <p>Matters of discretion are restricted to:</p> <p>e. The matters of discretion of any infringed standards.</p>	3.11	Reject	See body of the report	No

⁴³⁴ Support – KiwiRail [FS72.55]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>f. <u>Activity status: Restricted discretionary</u></p> <p><u>Where:</u></p> <p>g. Compliance is not achieved with R1(1)(a).</p> <p>h. The application is for a retirement village.</p> <p><u>Matters of discretion are restricted to:</u></p> <p>i. <u>The matters of discretion of any infringed built form standards;</u></p> <p>j. <u>The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></p> <p>k. <u>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u></p> <p>l. <u>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></p> <p>m. <u>When assessing the matters in 1 - 5, consider:</u></p> <p>n. <u>The need to provide for efficient use of larger sites; and</u></p> <p>o. <u>The functional and operational needs of the retirement village.</u></p> <p>p. <u>The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p>Notification:</p> <p>q. <u>An application under this rule where compliance is not achieved with HRZ-S1, HRZ-S6 or HRZ-S7 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p> <p>r. <u>An application under this rule where compliance is not achieved with HRZ-S3, HRZ-S4, HRZ-S5, or HRZ-S8 is precluded from being publicly notified in accordance with section 95A of the RMA.</u></p> <p>s. <u>An application under this rule that is associated with a retirement village is precluded from being publicly notified.</u></p> <p>t. <u>An application under this rule that is associated with a retirement village where compliance is achieved with HRZ-S2, HRZ-S3 and HRZ-S4 is precluded from being limited notified.</u></p>				
OS118.40	RVA	Retirement villages	<p>Retirement villages need to be provided for as a residential activity and enabled as follows:</p> <ul style="list-style-type: none"> • A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones; • A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this 	3.11	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			activity is anticipated in residential zones with limited matters requiring assessment.				
OS85.11	Metlifecare Limited	Retirement villages	The High Density Residential zone provisions should provide for the construction of retirement villages as a restricted discretionary activity.	3.11	Reject	See body of the report	No
OS85.8	Metlifecare Limited	Retirement villages	Seeks a new rule [in residential zones] that provides for "Construction of buildings for a retirement village" as a restricted discretionary activity subject to the following matters of discretion: (a) RESZ-P3 (Safety and street scene quality); (b) RESZ – P4 (Health and well-being); (c) RESZ-P5 (Buildings and structures); (d) RESZ-P13 (Retirement Villages); (e) RESZ-P[x] (explained in separate point); and (f) the extent and effect of non-compliance with any of the following standards: MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6.	3.11	Reject	See body of the report	No
OS76.125	Kāinga Ora	HRZ-R1	Amend: <i>Change non-notification clause associated with HRZ-R1(2) as follows:</i> Notification: <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with <u>HRZ-S1, HRZ-S5, HRZ-S6, or HRZ-S7 of HRZ-S8</u> is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. An application under this rule where compliance is not achieved with <u>HRZ-S3, or HRZ-S4, HRZ-S5, or HRZ-S8</u> is precluded from being publicly notified in accordance with section 95A of the RMA.	n/a	Accept	Agree with submitter	Yes
OS76.126	Kāinga Ora	HRZ-R2 Construction activity	Amend: HRZ-R2 Construction and demolition activity	3.11	Reject	See body of the report	No
OS76.127	Kāinga Ora	HRZ-R3 Rainwater tank	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.128	Kāinga Ora	HRZ-R4 Fences and stand-alone walls	Retain as notified.	n/a	Accept	Agree with submitter	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.129	Kāinga Ora	HRZ-R5 Residential activity, excluding papakāinga	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.130	Kāinga Ora	HRZ-R6 Conservation activity	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.131	Kāinga Ora	HRZ-R7 Customary harvesting	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.132	Kāinga Ora	HRZ-R8 Sport and recreation facility	Retain as notified.	n/a	Accept	Agree with submitter	No
OS50.4	Ara Poutama Aotearoa the Department of Corrections	HRZ-R9 Supported residential care activity	Retain Rule HRZ-R9.	n/a	Accept	Agree with submitter	No
OS76.133	Kāinga Ora - Homes and Communities	HRZ-R9 Supported residential care activity	Amend: Notification: An application under this rule where compliance is not achieved is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.	3.11	Reject	See body of the report	No
OS76.134	Kāinga Ora	HRZ-R10 Home business	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.135	Kāinga Ora	HRZ-R11 Educational facility, including home-based childcare services	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.136	Kāinga Ora	HRZ-R12 Visitor accommodation	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.137	Kāinga Ora	HRZ-R13 Papakāinga	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.138	Kāinga Ora	HRZ-R14 Show home	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.139	Kāinga Ora	HRZ-R15 Community garden	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.140	Kāinga Ora	HRZ-R16 Emergency service facility	Retain as notified.	n/a	Accept	Agree with submitter	No
OS58.33	FENZ	HRZ-R16 Emergency service facility Activity status - RDIS	Retain as drafted.	n/a	Accept	Agree with submitter	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.141	Kāinga Ora	HRZ-R17 Community facility, excluding healthcare activities and hospitals	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.142	Kāinga Ora	HRZ-R18 Healthcare activity	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.143 ⁴³⁵	Kāinga Ora	HRZ-R19 Retirement village	Retain as notified.	n/a	Accept	Agree with submitter	No
OS85.5	Metlifecare Limited	HRZ-R19 Retirement village	Seeks that rule HRZ-R19 be amended to provide for retirement villages are as a permitted activity.	3.11	Reject	See body of the report	No
OS118.80	RVA	HRZ-R19 Retirement village	Amend the activity status of retirement villages as an activity to be provided for as a permitted activity (with the construction of a retirement villages provided for as a restricted discretionary activity under HRZ-R1). HRZ-R19 Retirement village 1. Activity status: Restricted discretionary Permitted Matters of discretion are restricted to: 1. The matters in RESZ-P13. Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.	3.11	Reject	See body of the report	No
OS118.50 ⁴³⁶	RVA	Whole of plan	Any alternative or consequential relief to address the matters addressed in the submission.	3.11	Accept in part	See body of report	Yes
OS83.18	Isabella G F Cawthorn	HRZ-R20 Commercial activity	The zone more enabling of small-scale public-facing commercial activities. Public-facing commercial activities beneath 50m2 footprint, and meeting design guide requirements for sticky and active street frontage, should be restricted discretionary with discretion matters limited to their enablement of low carbon transport.	3.11	Reject	See body of the report	No
OS83.9	Isabella G F Cawthorn	General	Small-scale commercial activity should be controlled or permitted or restricted discretionary, rather than the proposed discretionary.	3.11	Reject	See body of the report	No

⁴³⁵ Oppose – RVA [FS118.184]

⁴³⁶ Support - Rebecca Davis [FS127.501]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS83.10	Isabella G F Cawthorn	General	Small-scale commercial activity should be controlled or permitted or restricted discretionary, rather than the proposed discretionary.	3.11	Reject	See body of the report	No
OS104.8	Frances Cawthorn	HRZ-R20 Commercial activity	Seeks greater enablement of small-scale public-facing commercial activities.	3.11	Reject	See body of the report	No
OS76.144	Kāinga Ora	HRZ-R20 Commercial activity	<p><i>Amendments sought</i></p> <p>Commercial Activity</p> <p>1. Activity status: Discretionary</p> <p><u>1. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>4. <u>The commercial activity is limited to the ground floor tenancy of an apartment building;</u></p> <p>5. <u>The gross floor area of the commercial activity/activities does not exceed 200m²; and</u></p> <p>6. <u>The hours of operation are between:</u></p> <p>1. <u>7.00am and 9.00pm Monday to Friday; and</u></p> <p>2. <u>8.00am and 7.00pm Saturday, Sunday, and public holidays.</u></p> <p>Matters of discretion are restricted to:</p> <p>2. <u>The matters in RESZ-P11.</u></p> <p><u>2. Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p><u>Compliance is not achieved with HRZ-R20-1.a, HRZ-R20-1.b, or HRZ-R20-1.c.</u></p>	3.11	Reject	See body of the report	No
OS76.23	Kāinga Ora	Commercial activities	Introduce flexibility to enable commercial activities at ground floor of apartment buildings through a defined consent pathway.	3.11	Reject	See body of the report	No
OS76.145	Kāinga Ora	HRZ-R21 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.146	Kāinga Ora	HRZ-R22 Industrial activity	Retain as notified.	n/a	Accept	Agree with submitter	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.147	Kāinga Ora	HRZ-R23 Rural industry	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.148	Kāinga Ora	HRZ-R24 Hospital	Retain as notified.	n/a	Accept	Agree with submitter	No
OS76.149	Kāinga Ora	HRZ-R25 Primary production	Retain as notified.	n/a	Accept	Agree with submitter	No
HRZ-High Density Residential Zone – Standards							
OS112.6 ⁴³⁷	Wellington Electricity	General	Seeks that reference be provided in the HRZ standards to the effect that discretion can be applied to the matters in INF-P5.	3.11	Reject	See body of the report	No
OS112.10	Wellington Electricity	General	Alternatively if the ISPP process unable to adopt the sought relief, that the permitted activity performance standards contained within PC19 and VA1 for High and Medium Density housing include reference to the potential effects of Regionally Significant Infrastructure.	3.11	Reject	See body of the report	No
OS112.12 ⁴³⁸	Wellington Electricity	General	In the event that the ISPP process cannot assign Qualifying Matters to land within and surrounding the two identified sites, seeks that the HRZ and MRZ performance standards indicate that permitted activity discretion can be given to the PDP Infrastructure chapter, particularly in regard to the avoidance of reverse sensitivity to Regionally Significant Infrastructure.	3.11	Reject	See body of the report	No
OS32.8 ⁴³⁹	Harbour Trust & Guardians of Pāuatahanui Inlet	General – building coverage	A site coverage requirement of no more than 80% should be imposed.	3.11	Reject	See body of the report	No
OS79.12 ⁴⁴⁰	Plimmerton Residents Association	General – building coverage	A maximum building coverage standard should be stated for the HRZ	3.11	Reject	See body of the report	No
OS83.7 ⁴⁴¹	Isabella Cawthorn	General – permeability standard	Add a permeability standard, such as that 30-40% of sites should be permeable.	3.11	Reject	See body of the report	No
OS104.3 ⁴⁴²	Francis Cawthorn	General – permeability standard	Add a permeability standard, such as that 30-40% of sites should be permeable.	3.11	Reject	See body of the report	No
OS38.14	Amos Mann	General – permeability standard	Add a permeability standard, such as that 30-40% of sites should be permeable.	3.11	Reject	See body of the report	No

⁴³⁷ Oppose - Kāinga Ora [FS76.399]

⁴³⁸ Oppose - Kāinga Ora [FS76.403]

⁴³⁹ Support - Leigh Subritzky [FS17.62], Rebecca Davis [FS127.459]

⁴⁴⁰ Support - Leigh Subritzky [FS17.430], Rebecca Davis [FS127.377]

⁴⁴¹ Support – Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.100], Oppose Leigh Subritzky [FS17. 1092]

⁴⁴² Support - Leigh Subritzky [FS17.499]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.150	Kāinga Ora	HRZ-S1 Number of residential units per site	<p>Amend:</p> <p><i>HRZ-S1 - Number of residential units per site</i></p> <p>4. There must be no more than 3 <u>6</u> residential units per site; <u>and</u></p> <p>5. <u>Compliance with the following standards is achieved:</u></p> <p>i. <u>HRZ-S2 – height</u></p> <p>ii. <u>HRZ-S3 - HIRTB;</u></p> <p>iii. <u>HRZ-S4 - only in relation to the rear/side yard boundary setback;</u></p> <p>iv. <u>HRZ-S7– outlook space.</u></p> <p>6. <u>Activity Status: Restricted Discretionary</u></p> <p><u>i. Where compliance with HRZ-S1(1.) cannot be achieved.</u></p> <p>4. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u></p> <p>5. <u>The development contributes to a safe and attractive public realm and streetscape;</u></p> <p>6. <u>The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and</u> <u>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</u></p> <p><u>ii. Where compliance with HRZ-S1(2.) cannot be achieved:</u></p> <p>6. <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u></p> <p><u>Notification status:</u></p> <p>4. <u>An application for resource consent which complies with HRZ-S1(1.) but does not comply with HRZ-S1(2.) is precluded from being publicly notified.</u></p>	3.11	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>5. <u>An application for resource consent made which does not comply with HRZ-S1(1.) but complies with HRZ-S1(2.) is precluded from being either publicly or limited notified.</u></p> <p>6. <u>An application for resource consent made which does not comply with HRZ-S1(1.) and HRZ-S1(2.) but complies with MRZ-S2 height is precluded from being either publicly notified.</u></p>				
OS81.25	Waka Kotahi	HRZ-S1 Number of residential units per site	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.81	RVA	HRZ-S1 Number of residential units per site	Amend HRZ-S1 to refer to retirement units. <i>As detailed in response to RESZ-P10 [separate submission point], seeks for the phrasing of RESZ-P10 (being a matter of discretion applicable to HRZ-S1) to be amended.</i>	3.11	Reject	See body of the report	No
OS6.2	Francesse Middleton	HRZ-S2 Height	Require geo technical requirements for the land. Require consideration be given to shade cast onto neighbors and methods to mitigate.	3.11	Accept in part	See body of the report	No
OS58.34	FENZ	HRZ-S2 Height	Amend: ... <i>This standard does not apply to:</i> ... <u>x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	3.11	Reject, insofar as it relates to HRZ-S2-1.a and HRZ-S2-1.b	See body of the report	No
OS76.151	Kāinga Ora	HRZ-S2 Height	<p><i>Amendments sought</i></p> <p>1. Buildings and structures must not exceed a height of:</p> <ol style="list-style-type: none"> 1. 22m; 2. 16m on sites subject to Height Control – Shading A as identified on the planning maps; <ol style="list-style-type: none"> a. <u>36m where located within 400m of the edge of the Metropolitan Centre Zone as identified on the Planning Maps as a Height Variation Control.</u> <ol style="list-style-type: none"> i. 11m on sites subject to Height Control – Heritage A as identified on the planning maps; ii. 8m on sites subject to Height Control – Heritage C, as identified on the planning maps; and 	3.11	Reject, insofar as it relates to height variation control for 36m.	See body of the report	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>iii. 8m on sties subject to Height Control – SASM as identified on the planning maps.</p> <p>...</p> <p><i>Consequential deletion of matters of discretion that refer to policies relevant to the matters being deleted.</i></p>				
OS81.26	Waka Kotahi	HRZ-S2 Height	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.82	RVA	HRZ-S2 Height	Amend the matter of discretion to refer to the effects of the height breach.	3.11	Reject	See body of the report	No
OS58.42	FENZ	HRZ-S3 Height in relation to boundary	<p>Amend:</p> <p><i>This standard does not apply to:</i></p> <p>...</p> <p><i>x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</i></p>	3.11	Reject insofar as it relates to exemption from HRZ-S3-1.a	See body of the report	No
OS76.152	Kāinga Ora	HRZ-S3 Height in relation to boundary	<p>Amend Standard:</p> <p>3. All buildings and structures must not project beyond a:</p> <p>d. <u>60° recession plane measured from a point 19m vertically above ground level along the first 20m of the side boundary as measured from the road frontage;</u></p> <p>e. 60° recession plane measured from a point 8m vertically above ground level along all <u>other</u> boundaries;</p> <p>f. <u>Except no part of any building or structure may project beyond a:</u></p> <p>v. <u>60° recession plane measured from a point 4m vertically above ground level along any boundary that adjoins a site in the Medium Density Residential Zone; or</u></p> <p>vi. <u>60° recession plane measured from a point 4m vertically above ground level along any boundary with a site containing a heritage item or heritage setting for sites subject to HIRB Control Heritage B;</u></p> <p>vii. <u>45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing a heritage item or heritage setting for sites subject to HIRB Control Heritage A; or</u></p> <p>viii. <u>45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing an identified site of or areas of significance to Māori.</u></p>	3.11	Accept in part, insofar as it relates to HIRB for any boundary that adjoins a site in the Medium Density Residential Zone	See body of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?								
			... Matters of discretion are restricted to: The matters in RESZ-P7 and RESZ-P8												
OS118.83	RVA	HRZ-S3 Height in relation to boundary	Amend HRZ-S3 so that it does not apply to boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones. Amend the matter of discretion to refer to the effects of the breach.	3.11	Accept in part	See body of the report	No								
OS76.153 ⁴⁴³	Kāinga Ora	HRZ-S4 Setbacks	Amend: 1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below: <table border="1" data-bbox="893 894 1457 1108"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres, where that boundary is to a road, otherwise it must be 1 metre</td> </tr> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table>	Yard	Minimum depth	Front	1.5 metres, where that boundary is to a road, otherwise it must be 1 metre	Side	1m	Rear	1 metre (excluded on corner sites)	3.11	Reject	See body of the report	No
Yard	Minimum depth														
Front	1.5 metres, where that boundary is to a road, otherwise it must be 1 metre														
Side	1m														
Rear	1 metre (excluded on corner sites)														
OS118.84	RVA	HRZ-S4 Setbacks	Amend the matter of discretion to refer to the effects of the breach.	3.11	Accept in part	See body of the report	No								
OS76.154 ⁴⁴⁴	Kāinga Ora	HRZ-S5 Landscaped area	Amend: Matters of discretion are restricted to: 7. The matters in RESZ-P8. 8. <u>How proposed landscaping enhances onsite and/or streetscape amenity;</u> 9. <u>The appropriateness of any planting (including location, extent, and species selection) to the local climatic environment or the presence of infrastructure;</u>	3.11	Reject	See body of the report	No								

⁴⁴³ Support – Waka Kotahi [FS81.46]⁴⁴⁴ RVA [FS118.185]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>10. <u>The extent of tree and garden planting between the building and the road boundary to soften and integrate the development into the surrounding area;</u></p> <p>11. <u>The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site; and</u></p> <p>12. <u>Any additional accessibility and safety benefits of providing less landscaped area.</u></p>				
OS118.85	RVA	HRZ-S5 Landscaped area	<p>Amend the matter of discretion to refer to adequate provision of landscaping and planting to meet the needs of the residents. Seeks to amend HRZ-S5 as follows to provide for retirement units:</p> <p>HRZ-S5 Landscaped area</p> <p>1. A residential unit <u>or retirement unit</u> at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.</p> <p>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit <u>or retirement unit</u>.</p>	3.11	Reject	See body of the report	No
OS76.155 ⁴⁴⁵	Kāinga Ora	HRZ-S6 Outdoor living space - Per unit	<p>Amend:</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in RESZ-P7;</p> <p>8. <u>The extent to which outdoor living spaces provide useable space, contribute to overall on-site spaciousness, and enable access to sunlight throughout the year for occupants;</u></p> <p>9. <u>The accessibility and connection of the outdoor living space to the internal living area for occupiers of the residential unit(s) that the outdoor living space services;</u></p> <p>10. <u>Whether the size, sunlight access and quality of on-site communal outdoor living space or other open</u></p>	3.11	Reject	See body of the report	No

⁴⁴⁵ Oppose – RVA [FS118.186]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p><u>space amenity compensates for any reduction in private outdoor living space;</u></p> <p>11. <u>The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation;</u></p> <p>12. <u>Proximity of the residential unit to accessible public open space; and</u></p> <p>13. <u>The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.</u></p>				
OS118.86	RVA	HRZ-S6 Outdoor living space - Per unit	<p>Seeks to amend HRZ-S6 as follows to enable the communal outdoor living spaces of retirement villages to count towards the amenity standard:</p> <p>HRZ-S6 Outdoor living space (per unit)</p> <p>...</p> <p>4. For retirement units, clause 1 and 2 apply with the following modifications:</p> <p>a. <u>the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</u></p> <p>b. <u>a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</u></p> <p>Delete reference to RESZ-P7 from the matters of discretion.</p>	3.11	Reject	See body of the report	No
OS76.156	Kāinga Ora	HRZ-S7 Outlook space - Per unit	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.87	RVA	HRZ-S7 Outlook space - Per unit	<p>Seeks to amend HRZ-S7 as follows:</p> <p>HRZ-S7 Outlook space (per unit)</p> <p>...</p> <p>10. For retirement units, clauses 1 – 9 apply with the following modification: <u>The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</u></p> <p>Delete reference to RESZ-P7 from the matters of discretion.</p>	3.11	Reject	See body of the report	No
OS76.157	Kāinga Ora	HRZ-S8 Windows to street	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.88	RVA	HRZ-S8 Windows to street	Seeks to amend HRZ-S8 as follows to provide for retirement units:	3.11	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>HRZ-S8 Windows to street</p> <p>1. Any residential unit <u>or retirement unit</u> facing the a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>2. This standard only applies to sites with a direct frontage to a public road and the residential unit <u>or retirement unit</u> is within 15m of that frontage.</p>				
OS76.158	Kāinga Ora	HRZ-S9 Rainwater tanks	<p>Amend:</p> <p>3. The volume of any individual rainwater tank must not exceed 5000 litres per site.</p> <p>4. <u>Rainwater tanks must not be located in a front yard, unless</u></p> <p>c. <u>They are at least 1.5m from the front boundary; and</u></p> <p>d. <u>They are a maximum height of 1m</u></p> <p>4. <u>Rainwater tanks in any 'outlook space' must not be higher than 1m.</u></p> <p>5. <u>Rainwater tanks must not exceed 3m in height in a side or rear yard.</u></p>	3.11	Reject	See body of the report	No
OS70.7	Paremata Residents Association	HRZ-S10 Fences and standalone walls along boundaries	Allow fences and standalone walls of up to 2 metres in height along the length of a site boundary with Mana Esplanade and St Andrews Road greater than 30%, where this is appropriate for road noise reduction.	3.11	Reject	See body of the report	No
OS76.159	Kāinga Ora	HRZ-S10 Fences and standalone walls along boundaries	<p>Amend:</p> <p>2. All fences and standalone walls must not exceed a maximum height above ground level of:</p> <p>d. 1.2m <u>1.5m</u> for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 30<u>50</u>% of the length of the boundary with a road;</p> <p>e. 1.2m <u>1.5m</u> where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act, <u>or up to 2m where the section above 1.5m is at least 50% visually permeable</u>; and</p> <p>f. 2m for all other site boundaries.</p>	3.11	Accept in part	See body of the report	Yes
OS118.89	RVA	HRZ-S10 Fences and standalone walls along boundaries	Amend standard to provide for higher height of fences where some permeability is provided.	3.11	Accept in part	See body of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
MRZ-Medium Density Residential Zone – General submissions							
OS38.13	Amos Mann	General	That building height limits and recession planes are made universally consistent with the Coalition for More Homes' Alternative MDRS.	3.12	Reject	See body of the report	No
OS104.2	Frances Cawthorn	Density standards	Building height limits and recession planes and setbacks consistent with the Coalition for More Homes' Alternative MDRS.	3.12	Reject	See body of the report	No
OS38.15	Amos Mann	General	Add the Coalition for More Homes' Alternative MDRS recommendations for outdoor living space and green space. [Refer to original submission for full decision requested, including weblink provided]	3.12	Reject	See body of the report	No
OS53.17	Transpower	General	Retain the introductory text to the MRZ zone, in particular the second bullet point and listing of MRZ-R16.	n/a	Accept	Agree with submitter	No
OS60.2	Rosie Gallagher	General	Add the Coalition for More Homes' Alternative MDRS recommendations for outdoor living space and green space.	3.12	Reject	See body of the report	No
OS75.14	Roger Gadd	General	In regard to the Introduction, exclude the faded text from the District Plan.	n/a	Accept	Agree with submitter	No
OS76.17 ⁴⁴⁶	Kāinga Ora	General	Revisions to notification preclusion statements. [Refer to original submission for full decision requested, including attachment]	3.12	Accept in part	See body of the report	Yes
OS76.166 ⁴⁴⁷	Kāinga Ora	General	Amend [introduction]: The Medium Density Residential Zone provides for residential areas predominantly used for residential activity with a moderate concentration and bulk of buildings, <u>enabling</u> a range of dwelling typologies, and other compatible activities. <u>It is anticipated that the urban built form, appearance, and amenity of residential environments within the Zone will change over time.</u>	3.12	Reject	See body of the report	No
OS118.17	RVA	Retirement villages	Provide for retirement villages.	n/a	Accept	Agree with submitter	No
OS118.91	RVA	Retirement villages	Seeks that paragraph 1 of the Medium Density Residential Zone is amended as follows to provide clarity around the level of residential activity anticipated in the zone:	3.12	Reject	See body of the report	No

⁴⁴⁶ Oppose – Roger Gadd [FS76.64]

⁴⁴⁷ Support – RVA [FS118.187]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			The Medium Density Residential Zone provides for residential areas predominantly used for residential activity <u>that enables more intensive development including medium density development that typically comprises with a moderate concentration and bulk of buildings</u> , a range of dwelling typologies, and other compatible activities.				
OS85.10	Metlifecare Limited	Retirement villages	The Medium Density Residential zone provisions should provide for the construction of retirement villages as a restricted discretionary activity.	3.12	Reject	See body of the report	No
OS118.39	RVA	Retirement villages	Retirement villages need to be provided for as a residential activity and enabled as follows: <ul style="list-style-type: none"> • A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones; • A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this activity is anticipated in residential zones with limited matters requiring assessment. 	3.12	Reject	See body of the report	No
OS88.1	Nash Alexander	General	In regard to MRZ-O2, the requirement for open space needs to ensure that buildings are adequately angled to make the most of sun planes. Neighbours who live immediately adjacent to proposed 2 or 3 storey buildings must be able to get informed of any proposal to build high properties so that they are able to have input into the final decision.	3.12	Reject	See body of the report	No
OS118.46	RVA	General - standards	The outdoor living space, outlook space, windows to street and landscaped area standards should generally reflect the MDRS with some amendments. No additional development standards should apply.	3.12	Accept in part	See body of the report	No
MRZ-Medium Density Residential Zone – Objectives – General							
OS75.15	Roger Gadd	objectives	Exclude the faded text from the District Plan, Specifically the old MRZO1, MRZ-O2, old MRZ-PREC02-01, old MRZ-PREC02-02, and old MRZ-PREC02-03.	n/a	Accept	Agree with submitter	No
MRZ-O1 Planned urban built environment of the Medium Density Residential Zone							
OS53.18	Transpower	MRZ-O1	Retain MRZ-O1	n/a	Accept	Agree with submitter	No
OS70.1	Paremata Residents Association	MRZ-O1	Remove the reference to predominantly 3-storey buildings and replace with more appropriate wording (such as the Medium Density description in Plimmerton Farm Plan Change 19). The following is preferred:	3.12	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			"a planned form providing a variety of housing types and sizes and enabling the development of buildings up to 3-storeys" .				
OS75.2	Roger Gadd	MRZ-O1	Not applicable. The objective as defined is reasonable and consistent with Government legislation.	n/a	Accept	Agree with submitter	No
OS76.167	Kāinga Ora	MRZ-O1	Retain as notified.	n/a	Accept	Agree with submitter	No
OS92.5	Ministry of Education	MRZ-O1	MRZ-O1- Planned urban environment of the Medium Density Residential Zone 3. An urban environment that is visually attractive, safe, easy to navigate, and convenient to access, <u>including existing and planned educational facilities</u> . Any supporting policies associated with MRZ-O1 should be amended to reflect the Ministry's outlined relief and any consequential amendments.	3.12	Reject	See body of the report	No
OS118.92	RVA	MRZ-O1	Delete MRZ-O1 and replace with an objective that reflects Objective 2 of the MDRS.	3.12	Reject	See body of the report	No
MRZ-PREC02-O1 Planned urban built environment of the MRZ - Residential Intensification Precinct							
OS58.37	FENZ	MRZ-PREC02-O1	Retain as drafted.	n/a	Accept	Agree with submitter	No
OS70.3	Paremata Residents Association	MRZ-PREC02-O1	Modify the existing description with more appropriate wording such as: "A planned built form providing a variety of housing types and sizes, including terraced housing and apartment buildings up to four and five storeys in height".	3.12	Reject	See body of the report	No
OS76.168	Kāinga Ora	MRZ-PREC02-O1	Retain as notified.	n/a	Accept	Agree with submitter	No
OS114.26	Te Rūnanga o Toa Rangatira	MRZ-PREC02-O1	MRZ-PREC01-O2 is not clear, in the sense that the 'how' is missing. In the same regard, MRZ-PREC01-O1 is not clear as it asks for a planned built form with four and five storeys, a greater intensity of buildings than normally seen in the Medium Density Residential Zone and a quality of built environment that provides for the health and well-being of people residing in the Precinct. These concepts are not mutually exclusive; they are subjective. These objectives can be improved by including 'by way of'.	3.12	Reject	See body of the report	No
OS118.93	RVA	MRZ-PREC02-O1	Amend MRZ-PREC02-O1 for alignment with the new MRZ-O1 as sought [in separate submission point].	3.12	Reject	See body of the report	No
MRZ-PREC02-O2 Managing scale of development at MRZ - Residential Intensification Precinct Interface							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS70.4	Paremata Residents Association	MRZ-PREC02-O2	Modify wording to provide protection to mitigate against adverse effects on the health and well-being of persons residing <u>both within and outside</u> the Precinct.	3.12	Reject	See body of the report	No
OS75.3	Roger Gadd	MRZ-PREC02-O2	Delete the words "located outside of the Precinct".	3.12	Reject	See body of the report	No
OS76.169	Kāinga Ora	MRZ-PREC02-O2	<i>Amendments sought</i> Use and Built development within the MRZ-Residential Intensification Precinct is of a form, design and scale that an appropriate scale and proportion for the planned urban built environment of the precinct and effectively minimises adverse effects on the amenity values of adjacent sites in the Medium Density Residential Zone mitigate adverse effects on the health and well-being of people residing in adjacent sites located outside of the Precinct.	3.12	Accept in part	See body of the report	Yes
OS114.26	Te Rūnanga o Toa Rangatira	MRZ-PREC02-O2	MRZ-PREC01-O2 is not clear, in the sense that the 'how' is missing. In the same regard, MRZ-PREC01-O1 is not clear as it asks for a planned built form with four and five storeys, a greater intensity of buildings than normally seen in the Medium Density Residential Zone and a quality of built environment that provides for the health and well-being of people residing in the Precinct. These concepts are not mutually exclusive; they are subjective. These objectives can be improved by including 'by way of'.	3.12	Reject	See body of the report	No
OS118.94	RVA	MRZ-PREC02-O2	Amend MRZ-PREC02-O2 for alignment with the new MRZ-O1 as sought [in separate submission point]. [Refer to original submission for full decision requested]	3.12	Reject	See body of the report	No
OS114.24	Te Rūnanga o Toa Rangatira	MRZ-PREC02-O2	This chapter could be improved by stating how medium density form, design, and scale that mitigate adverse effects on the health and well-being of people residing in adjacent sites located outside of the Precinct.	3.12	Reject	See body of the report	No
MRZ-PREC03-O1 Recognition of development constraints of natural environmental overlays in the Takapuwhia Precinct							
OS76.170	Kāinga Ora		Retain as notified	n/a	Accept	Agree with submitter	No
MRZ-Medium Density Residential Zone – Rules – General submissions							
OS53.19	Transpower	Introduction text	Retain the introductory text to the rules within the MRZ chapter.	n/a	Accept	Agree with submitter	No
OS75.16	Roger Gadd	Deleted wording	Exclude the faded text from the District Plan.	n/a	Accept	Agree with submitter	No
OS104.6	Frances Cawthorn	Commercial activities	The scale of commercial activities that are permitted in these zones should be increased where it's activities that involve people spending time together, such as daycares.	3.12	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
MRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls							
OS53.20 ⁴⁴⁸	Transpower		<p>Amend Rule MRZ-R1 as follows:</p> <p>[...]</p> <p><i>Notification:</i></p> <ul style="list-style-type: none"> • An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S7, or MRZ-S8 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. • An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6 or MRZ-S6S9 is precluded from being publicly notified in accordance with section 95A of the RMA. <p><i>Note: Activities subject to MRZ-R1 shall comply with, and are subject to, the relevant provisions for qualifying matter areas.</i></p>	3.12	Reject	See body of the report	No
OS118.96	RVA		<p>Seeks that MRZ-R1 is amended as follows to include a set of focused matters of discretion that are applicable to retirement villages:</p> <p>MRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls</p> <p>a. Activity status: Permitted</p> <p>....</p> <p>b. Activity status: Restricted discretionary</p> <p>Where:</p> <p>c. Compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 or MRZ-S9 <u>MRZ-R1(1)(a)</u>.</p> <p>Matters of discretion are restricted to:</p> <p>d. The <u>effects of the breach of any infringed standards.</u></p> <p>e. Activity status: Restricted discretionary</p> <p>Where:</p> <p>f. Compliance is not achieved with <u>MRZ-R1(1)(a)</u>; and</p> <p>g. <u>The application is for a retirement village.</u></p>	3.11	Accepted in part	See body of the report	Yes

⁴⁴⁸ Support – KiwiRail [FS72.15], RNZ [FS73.22]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>Matters of discretion are restricted to:</p> <p><u>h. The matters of discretion of any infringed built form standards;</u></p> <p><u>i. The effects of the retirement village on the safety of adjacent streets or public open spaces;</u></p> <p><u>j. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;</u></p> <p><u>k. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;</u></p> <p><u>l. When assessing the matters in 1 - 5, consider:</u></p> <p><u>m. The need to provide for efficient use of larger sites; and</u></p> <p><u>n. The functional and operational needs of the retirement village.</u></p> <p><u>o. The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</u></p> <p>Notification:</p> <p>p. An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S7 or MRZ-S8 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p> <p>q. An application under this rule where compliance is not achieved with MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6 or MRZ-S9 is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p>r. <u>An application under this rule that is associated with a retirement village is precluded from being publicly notified.</u></p> <p>s. <u>An application under this rule that is associated with a retirement village where compliance is achieved with MRZ-S2, MRZ-S3, MRZ-S4 and MRZ-S5 is precluded from being limited notified.</u></p>				
OS76.171 ⁴⁴⁹	Kāinga Ora		<p>Change non-notification clause associated with MRZ-R1(2):</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S6, MRZ-S7, or MRZ-S8 of MRZ-S9 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. 	n/a	Accept	Agree with submitter	Yes

⁴⁴⁹ Support – Survey and Spatial [FS122.2], Oppose – RVA [FS118.189]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<ul style="list-style-type: none"> An application under this rule where compliance is not achieved with MRZ-S3, MRZ-S4, or MRZ-S5, MRZ-S6 or MRZ-S9 is precluded from being publicly notified in accordance with section 95A of the RMA. 				
MRZ-R2 Construction activity							
OS76.172	Kāinga Ora		Amend: MRZ-R2 Construction and demolition activity..	3.12	Reject	See body of the report	No
MRZ-R3 Rainwater tank, MRZ-R4 Fences and stand-alone walls, MRZ-R5 Residential activity, excluding papakāinga, MRZ-R6 Conservation activity, MRZ-R7 Customary harvesting, MRZ-R8 Sport and recreation facility, MRZ-R9 Supported residential care activity							
OS76.173	Kāinga Ora	MRZ-R3 Rainwater tank	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.174	Kāinga Ora	MRZ-R4 Fences and stand-alone walls	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.175	Kāinga Ora	MRZ-R5 Residential activity, excluding papakāinga	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.176	Kāinga Ora	MRZ-R6 Conservation activity	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.177	Kāinga Ora	MRZ-R7 Customary harvesting	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.178	Kāinga Ora	MRZ-R7 Customary harvesting	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.179	Kāinga Ora	MRZ-R9 Supported residential care activity	<p><i>Amendments sought</i></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>The maximum occupancy does not exceed six ten residents.</p>	3.12	Reject	See body of the report	No
OS76.190	Kāinga Ora	MRZ-R9 Supported residential care activity Notification preclusion	<p>Notification:</p> <p>An application under this rule where compliance is not achieved is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p>	3.12	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
MRZ-R10 Home business							
OS75.5	Roger Gadd		Amend subclause a. to read something like "No more than 40m2 of total gross floor area of each dwelling and its associated buildings on site is used for the home business"	3.12	Reject	See body of the report	No
OS76.180	Kāinga Ora		Retain as notified	n/a	Accept	Agree with submitter	No
MRZ-R11 Educational facility, including home-based childcare services, MRZ-R12 Visitor accommodation, MRZ-R14 Show home, MRZ-R15 Community garden							
OS76.181	Kāinga Ora	MRZ-R11 Educational facility	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.182	Kāinga Ora	MRZ-R12 Visitor accommodation	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.184	Kāinga Ora	MRZ-R14 Show home	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.191	Kāinga Ora	MRZ-R15 Community garden	Retain as notified	n/a	Accept	Agree with submitter	No
MRZ-R16 Buildings and structures within the National Grid Yard, MRZ-R17 Activities within the National Grid Yard							
OS53.21 ⁴⁵⁰	Transpower	MRZ-R16 Buildings and structures within the National Grid Yard	MRZ-R16 be retained as notified, subject to amendment to the National Grid Yard rules as sought in the submitter's submission to the PDP and evidence presented at hearings.	3.12	Accept in part	Addressed in Hearing Stream 5	No
OS76.185	Kāinga Ora	MRZ-R16 Buildings and structures within the National Grid Yard	Retain as notified	3.12	Accept in part	Addressed in Hearing Stream 5	No
OS53.22 ⁴⁵¹	Transpower	MRZ-R17 Activities within the National Grid Yard	MRZ-R17 be retained as notified, subject to amendment to the National Grid Yard rules as sought in the submitter's submission to the PDP and evidence presented at hearings (in particular Hearing Stream 4).	3.12	Accept in part	Addressed in Hearing Stream 5	No
OS76.186	Kāinga Ora	MRZ-R17 Activities within the National Grid Yard	Retain as notified	3.12	Accept in part	Addressed in Hearing Stream 5	No
MRZ-R18 Activities within the Gas Transmission Pipeline Corridor, MRZ-R19 Emergency service facility, MRZ-R20 Community facility, excluding healthcare activities and hospitals, MRZ-R21 Healthcare activity							
OS76.187	Kāinga Ora	MRZ-R18 Activities within the Gas Transmission Pipeline Corridor	Retain as notified	n/a	Accept	Agree with submitter	No

⁴⁵⁰ Oppose – Kāinga Ora [FS17.632]

⁴⁵¹ Oppose – Kāinga Ora [FS17.369]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS58.41	FENZ	MRZ-R19 Emergency service facility	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.188	Kāinga Ora	MRZ-R19 Emergency service facility	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.189	Kāinga Ora	MRZ-R20 Community facility, excluding healthcare activities and hospitals	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.192	Kāinga Ora	MRZ-R21 Healthcare activity	Retain as notified	n/a	Accept	Agree with submitter	No
MRZ-R22 Retirement village							
OS76.193 ⁴⁵²	Kāinga Ora		Retain as notified	n/a	Accept	Agree with submitter	No
OS85.6	Metlifecare Limited		Seeks that rule MRZ-R22 be amended to provide for retirement villages as a permitted activity.	3.11	Reject	See body of the report	No
OS118.97	RVA		Seeks to amend the activity status of retirement villages as an activity to be provided for as a permitted activity (with the construction of a retirement villages provided for as a restricted discretionary activity under MRZ-R1). MRZ-R22 Retirement village 1. Activity status: Restricted discretionary Permitted Matters of discretion are restricted to: 1. The matters in RESZ-P13. Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.	3.11	Reject	See body of the report	No
OS88.3 ⁴⁵³	Nash Alexander	General	In regard to MPZ-P6, Retirement villages should have a kindergarten or other early childhood education on site that elderly residents can be paid to assist at.	3.12	Reject	See body of the report	No
MRZ-R23 Commercial activities							
OS76.195	Kāinga Ora		Retain as notified	n/a	Accept	Agree with submitter	No
OS104.5	Frances Cawthorn		Small-scale commercial activity should be controlled or permitted or restricted discretionary, rather than the proposed discretionary.	3.12	Reject	See body of the report	No
OS38.16	Amos Mann		Small-scale commercial activity should be controlled or permitted or restricted discretionary, rather than the proposed discretionary.	3.12	Reject	See body of the report	No

⁴⁵² Oppose – RVA [FS118.190]⁴⁵³ Oppose – RVA [FS118.151]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS38.17	Amos Mann		The scale of commercial activities that are permitted in these zones should be increased where it's activities that involve people spending time together, such as daycares.	3.12	Reject	See body of the report	No
MRZ-R24 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity, MRZ-R25 Industrial activity, MRZ-R26 Rural industry, MRZ-R27 Hospital, MRZ-R28 Primary production,							
OS76.194	Kāinga Ora	MRZ-R24 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.194	Kāinga Ora	MRZ-R25 Industrial activity	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.194	Kāinga Ora	MRZ-R26 Rural industry	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.194	Kāinga Ora	MRZ-R27 Hospital	Retain as notified	n/a	Accept	Agree with submitter	No
OS76.194	Kāinga Ora	MRZ-R28 Primary production	Retain as notified	n/a	Accept	Agree with submitter	No
MRZ-Medium Density Residential Zone Standards							
OS75.17	Roger Gadd	General	Exclude the faded text from the District Plan.	n/a	Accept	Agree with submitter	No
OS88.5	Nash Alexander	Fence heights	Public reserves should be subject to a homeowner being able to fence off their property to a maximum of 2m in height for safety and security reasons.	3.12	Reject	See body of the report	No
OS112.5 ⁴⁵⁴	Wellington Electricity	General	That reference be provided in the MRZ Standards to the effect that discretion can be applied to the matters in INF-P5.	3.11	Reject	See body of the report	No
OS76.200 ⁴⁵⁵	Kāinga Ora	MRZ-S1 Number of residential units per site	<p><i>Amendments sought</i></p> <p><i>MRZ-S1 - Number of residential units per site</i></p> <ol style="list-style-type: none"> 1. There must be no more than 3 residential units per site; <u>and</u> 2. <u>Compliance with the following standards is achieved:</u> <ol style="list-style-type: none"> i. <u>MRZ-S2 – height</u> ii. <u>MRZ-S3 - HIRTB;</u> iii. <u>HRZ-S4 – building coverage</u> 	3.12	Reject	See body of the report	No

⁴⁵⁴ Oppose - Kainga Ora [FS76.398]

⁴⁵⁵ Oppose – Survey and Spatial [FS122.3]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>iv. <u>HRZ-S5 - only in relation to the rear/side yard boundary setback;</u></p> <p>v. <u>HRZ-S8– outlook space.</u></p> <p>3. <u>Activity Status: Restricted Discretionary</u></p> <p>i. <u>Where compliance with MRZ-S1(1.) cannot be achieved.</u></p> <p>5. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u></p> <p>6. <u>The development contributes to a safe and attractive public realm and streetscape;</u></p> <p>7. <u>The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and</u></p> <p>8. <u>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</u></p> <p>ii. <u>Where compliance with MRZ-S1(2.) cannot be achieved:</u></p> <p>5. <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u></p> <p><u>Notification status:</u></p> <p>1. <u>An application for resource consent which complies with MRZ-S1(1.) but does not comply with MRZ-S1(2.) is precluded from being publicly notified.</u></p> <p>2. <u>An application for resource consent made which does not comply with MRZ-S1(1.) but complies with MRZ-S1(2.) is precluded from being either publicly or limited notified.</u></p> <p>3. <u>An application for resource consent made which does not comply with MRZ-S1(1.) and MRZ-S1(2.) but complies with MRZ-S2 height and MRZ-S4 – building coverage is precluded from being either publicly notified.</u></p>				
OS76.201	Kāinga Ora	MRZ-S1 Number of residential units per site	<p>Amend notification:</p> <p><u>Notification status:</u></p>	3.12	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>4. <u>An application for resource consent which complies with MRZ-S1(1.) but does not comply with MRZ-S1(2.) is precluded from being publicly notified.</u></p> <p>5. <u>An application for resource consent made which does not comply with MRZ-S1(1.) but complies with MRZ-S1(2.) is precluded from being either publicly or limited notified.</u></p> <p><u>An application for resource consent made which does not comply with MRZ-S1(1.) and MRZ-S1(2.) but complies with MRZ-S2 height and MRZ-S4 – building coverage is precluded from being either publicly notified.</u></p>				
OS81.22	Waka Kotahi	MRZ-S1 Number of residential units per site	Retain as notified.	3.12	Accept in part	Accept in part subject to amendments made in response to other submissions.	No
OS114.28	Te Rūnanga o Toa Rangatira	MRZ-S1 Number of residential units per site	MRZ-S1 specifies the 'Number of residential units per site' and how this standard interacts with Papakāinga developments and whether this has negative impact on how Te Rūnanga might want to implement their rights and interests.	3.12	Accept	See body of the report	Yes
OS118.98	RVA	MRZ-S1 Number of residential units per site	Amend MRZ-S1 to refer to retirement units. Seeks [in separate submission point] the phrasing of RESZ-P10 (being a matter of discretion applicable to MRZ-S1) to be amended.	3.11	Accept in part	See body of the report	Yes
OS58.43	FENZ	MRZ-S2 (MRZ-S1 in PDP) Height	<p>Amend:</p> <p>...</p> <p><i>This standard does not apply to:</i></p> <p>...</p> <p><u>x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u></p>	3.12	Accept in part, insofar as it relates to an exemption from the underlying zone standard only	See body of the report	No
OS81.23	Waka Kotahi	MRZ-S2 (MRZ-S1 in PDP) Height	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.99	RVA	MRZ-S2 (MRZ-S1 in PDP) Height	Amend the matter of discretion to refer to the effects of the height breach or the planned urban built form of the zone.	3.11	Reject	See body of the report	No
OS58.44	FENZ	MRZ-S3 (MRZ-S2 in PDP) Height in relation to boundary	<p>Amend:</p> <p>...</p> <p><i>This standard does not apply to:</i></p> <p>...</p>	3.12	Reject insofar as it relates to MRZ-S3-1.a and MRZ-S3-1.b.	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<i>x. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</i>				
OS64.1	Brian Warburton	MRZ-S3 (MRZ-S2 in PDP) Height in relation to boundary	[Not specified, refer to original submission]	3.12	Reject	See body of the report	No
OS75.7	Roger Gadd	MRZ-S3 (MRZ-S2 in PDP) Height in relation to boundary	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
OS76.207	Kāinga Ora	MRZ-S3 (MRZ-S2 in PDP) Height in relation to boundary	Amend: Matters of discretion are restricted to: 5. The matters in RESZ-P7 and RESZ-P8 6. <u>Building bulk and dominance effects on adjoining properties;</u> 7. <u>Privacy effects on adjacent residential units, including habitable rooms or outdoor living areas; and</u> 8. <u>Shading and overshadowing effects on the adjoining properties and the degree of impact on any adjoining internal or external living areas.</u>	3.12	Reject , insofar as it relates to the restructuring of the standard and the additional matters of discretion.	See body of the report	No
OS118.100	RVA	MRZ-S3 (MRZ-S2 in PDP) Height in relation to boundary	Amend HRZ-S3 so that it does not apply to boundaries adjoining open space and recreation zones, commercial and mixed use zones, and special purpose zones. Amend the matter of discretion to refer to the effects of the breach.	3.11	Accept in part	See body of the report	No
OS32.27	Harbour Trust & Guardians of Pāuatahanui Inlet	MRZ-S4 (MRZ-S3 in PDP) Building coverage	[Not specified, refer to original submission]	3.12	Accept in part	See body of the report	No
OS75.8	Roger Gadd	MRZ-S4 (MRZ-S3 in PDP) Building coverage	Perhaps clarify meaning of "net site area".	3.12	Accept in part	See body of the report	No
OS76.208	Kāinga Ora	MRZ-S4 (MRZ-S3 in PDP) Building coverage	Amend: Matters of discretion are restricted to: The matters in <u>RESZ-P7 and RESZ-P8.</u>	3.12	Reject	See body of the report	No
OS118.101	RVA	MRZ-S4 (MRZ-S3 in PDP) Building coverage	Amend the matter of discretion to refer to the effects of the building coverage breach on the planned urban built form of the zone.	3.12	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.209	Kāinga Ora	MRZ-S5 (MRZ-S4 and MRZ-S5 in PDP) Setbacks	Retain as notified	n/a	Accept	Agree with submitter	No
OS118.102	RVA	MRZ-S5 (MRZ-S4 and MRZ-S5 in PDP) Setbacks	Amend the matter of discretion to refer to the effects of the breach.	3.11	Reject	See body of the report	No
OS75.10	Roger Gadd	MRZ-S6 landscaped area	Not applicable.	3.12	Accept in part	See body of the report	No
OS76.210 ⁴⁵⁶	Kāinga Ora	MRZ-S6 landscaped area	Amend: Matters of discretion are restricted to: 7. The matters in RESZ-P8. 8. <u>How proposed landscaping enhances onsite and/or streetscape amenity;</u> 9. <u>The appropriateness of any planting (including location, extent, and species selection) to the local climatic environment or the presence of infrastructure;</u> 10. <u>The extent of tree and garden planting between the building and the road boundary to soften and integrate the development into the surrounding area;</u> 11. <u>The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site; and</u> 12. <u>Any additional accessibility and safety benefits of providing less landscaped area.</u>	3.12	Reject	See body of the report	No
OS118.103	RVA	MRZ-S6 landscaped area	Seeks to amend MRZ-S6 as follows to provide for retirement units: MRZ-S6 Landscaped area 1. A residential unit <u>or retirement unit</u> at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. 2. The landscaped area may be located on any part of the	3.11	Reject	See body of the report	No

⁴⁵⁶ Oppose – RVA [FS118.191]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			development site, and does not need to be associated with each residential unit or retirement unit. Amend the matter of discretion to refer to adequate provision of landscaping and planting to meet the needs of the residents.				
OS76.211 ⁴⁵⁷	Kāinga Ora	MRZ-S7 Outdoor living space - Per unit	Amend: Matters of discretion are restricted to: 1. The matters in RESZ-P7; 8. <u>The extent to which outdoor living spaces provide useable space, contribute to overall on-site spaciousness, and enable access to sunlight throughout the year for occupants;</u> 9. <u>The accessibility and connection of the outdoor living space to the internal living area for occupiers of the residential unit(s) that the outdoor living space services;</u> 10. <u>Whether the size, sunlight access and quality of on-site communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;</u> 11. <u>The extent to which a reduction in outdoor living space will result in retention of mature on-site vegetation;</u> 12. <u>Proximity of the residential unit to accessible public open space; and</u> <u>The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.</u>	3.12	Reject	See body of the report	No
OS104.4	Frances Cawthorn	MRZ-S7 Outdoor living space - Per unit	Seeks the Coalition for More Homes' Alternative MDRS recommendations for outdoor living space and green space are added.	3.12	Reject	See body of the report	No
OS83.8	Isabella Cawthorn	Outdoor living space standards	Add the Coalition for More Homes' proposals for outdoor living space and green space.	3.12	Reject	See body of the report	No
OS118.104	RVA	MRZ-S7 Outdoor living space - Per unit	Seeks to amend MRZ-S7 as follows to enable the communal outdoor living spaces of retirement villages to count towards the amenity standard: MRZ-S7 Outdoor living space (per unit) ...	3.11	Reject	See body of the report	No

⁴⁵⁷ Oppose – RVA [FS118.192]

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
			<p>4. For retirement units, clause 1 and 2 apply with the following modifications:</p> <p>a. the outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and</p> <p>b. a retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.</p> <p>Delete reference to RESZ-P7 from the matters of discretion.</p>				
OS75.11	Roger Gadd	MRZ-S8 Outlook space - Per unit	Clarify and correct "9. Outlook spaces must– ... b. Not extend over an outlook space or outdoor living space required by another dwelling."	3.12	Reject	See body of the report	No
OS76.212	Kāinga Ora - Homes and Communities	MRZ-S8 Outlook space - Per unit	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.105	Retirement Villages Association of New Zealand Incorporated	MRZ-S8 Outlook space - Per unit	<p>Seeks to amend MRZ-S8 as follows:</p> <p>MRZ-S8 Outlook space (per unit)</p> <p>...</p> <p>10. For retirement units, clauses 1 – 9 apply with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.</p> <p>Delete reference to RESZ-P7 from the matters of discretion.</p>	3.11	Reject	See body of the report	No
OS75.12	Roger Gadd	MRZ-S9 Windows to street	Perhaps clarify that this refers to 20% of the area of the façade, not 20% of its length. Perhaps provide an exemption for street level floors.	3.12	Reject	See body of the report	No
OS76.213	Kāinga Ora - Homes and Communities	MRZ-S9 Windows to street	Retain as notified.	n/a	Accept	Agree with submitter	No
OS118.106	Retirement Villages Association of New Zealand Incorporated	MRZ-S9 Windows to street	<p>Seeks to amend MRZ-S9 as follows to provide for retirement units:</p> <p>MRZ-S9 Windows to street</p> <p>1. Any residential unit or retirement unit facing the a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>2. This standard only applies to sites with a direct frontage to a public road and the residential unit or retirement unit is within 15m of that frontage.</p>	3.11	Reject	See body of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to PDP?
OS76.214 ⁴⁵⁸	Kāinga Ora - Homes and Communities	MRZ-S10 Rainwater tanks	Amend: 1. The volume of any individual rainwater tank must not exceed 5000 litres per site. 2. <u>Rainwater tanks must not be located in a front yard, unless</u> a. <u>They are at least 1.5m from the front boundary; and</u> b. <u>They are a maximum height of 1m</u> 3. <u>Rainwater tanks in any 'outlook space' must not be higher than 1m.</u> 4. <u>Rainwater tanks must not exceed 3m in height in a side or back yard.</u>	3.11	Reject	See body of the report	No
OS75.13	Roger Gadd	MRZ-S11 (MRZ-S10 in PDP) Fences and standalone walls along boundaries	Delete "b. 1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act".	3.12	Reject	See body of the report	No
OS76.215	Kāinga Ora	MRZ-S11 (MRZ-S10 in PDP) Fences and standalone walls along boundaries	Amend: 1. All fences and standalone walls must not exceed a maximum height above ground level of: a. 1.2m <u>1.5m</u> for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 30 <u>50</u> % of the length of the boundary with a road; b. 1.2m <u>1.5m</u> where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act, <u>or up to 2m where the section above 1.5m is at least 50% visually permeable</u> ; and 2m for all other site boundaries.	3.11	Accept in part	See body of the report	Yes
OS118.107	RVA	MRZ-S11 (MRZ-S10 in PDP) Fences and standalone walls along boundaries	Amend standard to provide for higher height of fences where some permeability is provided.	3.11	Accept in part	See body of the report	Yes

⁴⁵⁸ Oppose - Harbour Trust & Guardians of Pāuatahanui Inlet [FS32.87]

Appendix D. Proposed Change 1 to the RPS Objectives and Policies

Objectives

Objective 22:

Urban development, including housing and infrastructure, is enabled where it demonstrates the characteristics and qualities of well-functioning urban environments, which:

- (a) Are compact and well designed; and
- (b) Provide for sufficient development capacity to meet the needs of current and future generations; and
- (c) Improve the overall health, well-being and quality of life of the people of the region; and
- (d) Prioritise the protection and enhancement of the quality and quantity of freshwater; and
- (e) Achieve the objectives in this RPS relating to the management of air, land, freshwater, coast, and indigenous biodiversity; and
- (f) Support the transition to a low-emission and climate-resilient region; and
- (g) Provide for a variety of homes that meet the needs, in terms of type, price, and location, of different households; and
- (h) Enable Māori to express their cultural and traditional norms by providing for mana whenua / tangata whenua and their relationship with their culture, land, water, sites, wāhi tapu and other taonga; and
- (i) Support the competitive operation of land and development markets in ways that improve housing affordability, including enabling intensification; and
- (j) Provide for commercial and industrial development in appropriate locations, including employment close to where people live; and
- (k) Are well connected through multi-modal (private vehicles, public transport, walking, micromobility and cycling) transport networks that provide for good accessibility for all people between housing, jobs, community services, natural spaces, and open space.

Objective 22A:

To achieve sufficient development capacity to meet expected housing demand in the short-medium and long term in any tier 1 urban environment within the Wellington Region, the housing bottom lines in Table 9A⁴⁵⁹ are to be met or exceeded in the short-medium and long term in the tier 1 urban environment.⁴⁶⁰

⁴⁵⁹ For Porirua, housing bottom lines in Table 9A are: Short-medium term (2021-2031) - 5,916 and Long term (2031-2051) - 8,062.

⁴⁶⁰ This was inserted under section 55(2) of the Resource Management Act (RMA) and as such is operative.

Objective 22B

Development in the Wellington Region's rural area is strategically planned and impacts on significant values and features identified in this RPS are managed effectively.

Objective CC.1:

By 2050, the Wellington Region is a low-emission and climate-resilient region, where climate change mitigation and adaptation are an integral part of: (a) sustainable air, land, freshwater, and coastal management, (b) well-functioning urban environments and rural areas, and (c) well-planned infrastructure.

PoliciesPolicy CC.4: Climate resilient urban areas – district and regional plans

District and regional plans shall include policies, rules and/or methods to provide for climate-resilient urban areas by providing for actions and initiatives described in Policy CC.14 which support delivering the characteristics and qualities of well-functioning urban environments.

Policy 30: Maintaining and enhancing the viability and vibrancy of regionally and locally significant centres – district plans

District plans shall include policies, rules and/or methods that enable and manage a range of land use activities that maintain and enhance the viability and vibrancy of ~~regional central business district in the Wellington city and the:~~

1. the regionally significant central business district of Wellington City;

2. other regionally significant centres:

- (i) Upper Hutt city ~~centre~~;
- (ii) Lower Hutt city ~~centre~~;
- (iii) Porirua city ~~centre~~;
- (iv) Paraparaumu town ~~centre~~;
- (v) Masterton ~~town centre~~; and the

3. the locally significant centres of ~~Suburban centres in:~~

- (i) Petone; (ii) Kilbirnie; ~~and~~ (iii) Johnsonville.; (iv) Ōtaki; (v) Waikanae; (vi) Featherston; (vii) Greytown (viii) Carterton; and (ix) Martinborough.

~~(a) Sub-regional centres of: (i) Upper Hutt city centre; (ii) Lower Hutt city centre; (iii) Porirua city centre; (iv) Paraparaumu town centre; (v) Masterton town centre; and the~~

~~(b) Suburban centres in: (i) Petone; (ii) Kilbirnie; and (iii) Johnsonville.;~~

Policy 31: Identifying and ~~enabling a range of building heights and density promoting higher density and mixed use development~~ – district plans

District plans shall include policies, rules and/or methods that identify and enable a range of different building heights and density within urban areas where it contributes to maintaining, establishing or improving the qualities and characteristics of well-functioning urban environments, including as a minimum:

(a) For any tier 1 territorial authority, identify areas for high density development within:

(i) City centre zones and metropolitan centre zones; and

(ii) any other locations, where there is with good access to:

1. existing and planned rapid transit;

2. edge of city centre zones and metropolitan centre zones; and/or

3. areas with a range of commercial activities and community services.

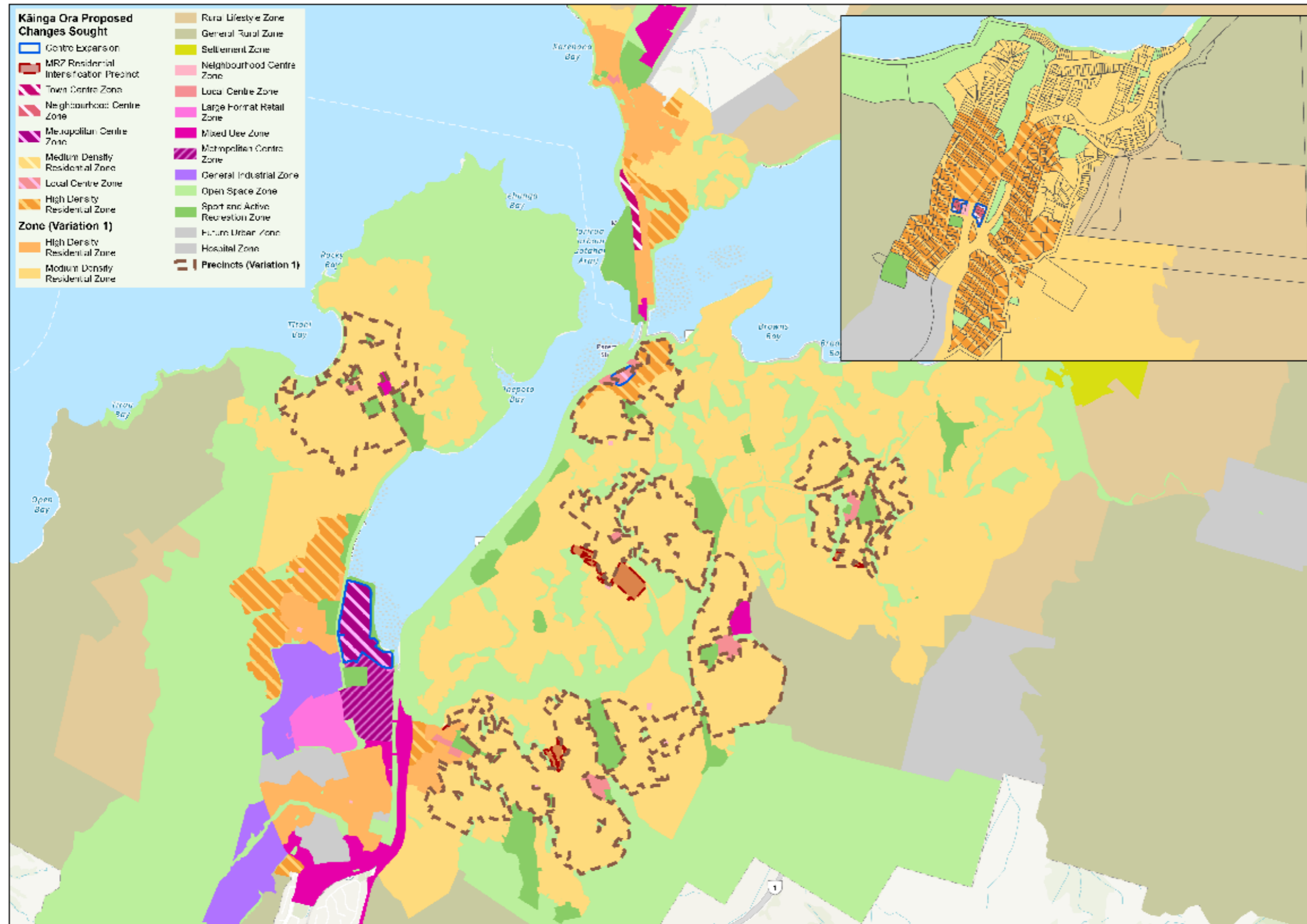
(b) For any tier 1 territorial authority, identify areas for medium density residential development within any relevant residential zone.

(c) For any other territorial authority not identified as a tier 1 territorial authority, identify areas for greater building height and density where:

(i) there is good access to existing and planned active and public transport to a range of commercial activities and community services; and/or

(ii) there is relative demand for housing and business use in that location.

Appendix E. Kāinga Ora Rezoning



Appendix F. Retirement Villages General Submissions

Submission	Submitter	Decision sought	Assessment	Recommendation
OS118.1	RVA	Variation 1 needs to adequately address the critical need for retirement accommodation and aged care in the District.	I agree with the submitter and would note that the PDP addresses retirement villages and supported residential care through appropriate policies and rules, as identified in the 2020 S32 Evaluation Report Part B: Residential Zones and S32 Evaluation Report Part B: Commercial and Mixed Use Zones. For example: <ul style="list-style-type: none"> RESZ-P11, RESZ-P13 and MCZ-P4 HRZ-R9,HRZ-R19 and MCZ-R13, MCZ-R21 	Accept in part
OS118.3	RVA	Provide a clear and consistent regime for retirement villages.	I would agree with the submitter and would note that PDP addresses retirement villages through appropriate policies and rules, as identified in the 2020 S32 Evaluation Report Part B: Residential Zones and S32 Evaluation Report Part B: Commercial and Mixed Use Zones. For example: <ul style="list-style-type: none"> RESZ-P13, LCZ-P4 and MCZ-P4 MRZ-R22, HRZ-R19 and LCZ-R19, MCZ-R21 Retirement villages are a restricted discretionary activity in all residential, commercial and mixed use zones, except the NCZ-Neighbourhood Centre Zone, where they are discretionary. 	Accept in part
OS118.5	RVA	That the potential effects from retirement villages are managed proportionately and efficiently with the least regulation and prescription necessary.	I agree with the submitter and would note that Retirement villages are a restricted discretionary activity in all residential, commercial and mixed use zones, except the NCZ-Neighbourhood Centre Zone, where they are discretionary.	Accept in part
OS118.7	RVA	The significant benefits of retirement villages need to be given appropriate weight.	The benefits of retirement villages are already recognised by RESZ-P13 in that it seeks to provide for this activity, where their adverse effects are appropriately managed. Elsewhere, MCZ-P4, LFRZ-P4, LCZ-P4, and MUZ-P4 provide for activities their adverse effects are appropriately managed and they do not compromise activities enabled in those zones	Accept in part
OS118.9	RVA	Seeks national consistency in the planning regimes for retirement villages through the intensification planning instruments required under the RMA-EHS.	PDP addresses retirement villages through appropriate policies and rules, as identified in the 2020 S32 Evaluation Report Part B: Residential Zones and S32 Evaluation Report Part B: Commercial and Mixed Use Zones. The planning regime in the PDP is informed by these section 32 evaluations which address retirement villages in the Porirua context.	Accept in part
OS118.10	RVA	Variation 1 must include a restricted discretionary activity rule for retirement villages in all relevant residential zones.	Retirement villages are a restricted discretionary activity in the HRZ-High Density Residential Zone and MRZ-Medium Density Residential Zone.	Accept in part
OS118.11	RVA	Ensure that the Porirua District Plan specifically and appropriately provides for and enables retirement villages in all relevant residential and commercial/mixed use zones.	The PDP addresses retirement villages through appropriate policies and rules, as identified in the 2020 S32 Evaluation Report Part B: Residential Zones and S32 Evaluation Report Part B: Commercial and Mixed Use Zones. For example: <ul style="list-style-type: none"> RESZ-P13, LCZ-P4 and MCZ-P4 MRZ-R22, HRZ-R19 and LCZ-R19, MCZ-R21 Retirement villages are a restricted discretionary activity in all residential, commercial and mixed use zones, except the NCZ-Neighbourhood Centre Zone, where they are discretionary. 	Accept in part
OS118.13	RVA	Recognise that retirement villages are a residential activity.	In other submissions ⁴⁶¹ the RVA make mention of the fact that retirement villages have unique operational and functional requirements. I assume from this that they mean these requirements are different to those from general housing and other non-residential land use activities. These unique operational and functional requirements also bring with them potential unique adverse effects. The definition of retirement villages ⁴⁶² from the PDP covers a broad range and scale of activities including	Reject

⁴⁶¹ For example, OS118.74, OS118.95

⁴⁶² Retirement village, means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. This is a mandatory definition from the National Planning Standards.

Submission	Submitter	Decision sought	Assessment	Recommendation
			residential, leisure, medical and recreational. This definition brings with it a broad range of effects. I do not agree that retirement villages should be recognised as a residential activity ⁴⁶³ .	
OS118.14	RVA	Better enable housing and care for the ageing population.	The PDP addresses retirement villages and supported residential care through appropriate policies and rules, as identified in the 2020 S32 Evaluation Report Part B: Residential Zones and S32 Evaluation Report Part B: Commercial and Mixed Use Zones. For example: <ul style="list-style-type: none"> RESZ-P11, RESZ-P13 and MCZ-P4 HRZ-R9,HRZ-R19 and MCZ-R13, MCZ-R21 	Accept in part
OS118.18	RVA	Provide for change to existing urban environments in order to achieve the intensification envisaged in Policy 3 of the NPSUD. Explicitly acknowledge that the functional and operational needs of retirement villages are a driver of appropriate and necessary change because of demographic ageing and the increasing housing needs of older people.	Each zone includes an objective that identify the planned urban built environment for the zone. The policies and density standards for those spatial areas give effect to these urban forms. They intrinsically involve change from the current built form, and I do not believe further policy direction is needed. NPS-UD Policy 6(b) states that the planned urban built form anticipated in a RMA planning document may result in change but these are not to be considered, of themselves, an adverse effect. The link, therefore, is to change anticipated by the planning document and not change per se. As such I consider that maintenance of amenity values ⁴⁶⁴ is still something, particular regard is to be had, but within the context of the change anticipated in that zone.	Reject
OS118.20	RVA	Recognise the intensification opportunities provided by larger sites.	I am not clear what the RVA are seeking to recognise here. For example, what is to be recognised and how is this to be recognised? No methods have been advanced by the submitter to implement this policy.	Reject
OS118.22	RVA	Recognise the unique internal amenity needs of retirement villages.	This is addressed by RESZ-P13 (retirement villages)	Accept in part
OS118.24	RVA	Provide clear and focused matters of discretion.	I agree with the submitter and consider that this has been provided by the relevant policies, including RESZ-P13 (retirement villages).	Accept in part
OS118.26	RVA	Provide appropriately focused notification rules.	I agree with the submitter and consider that this has been provided in the PDP. I would note that the Section 32 Evaluations for Residential Zones, and for Commercial and Mixed Use Zones address this matter.	Accept in part
OS118.28	RVA	Use the MDRS as a guideline.	I am unclear what relief the submitter is seeking here. They may wish to address this before or at the Hearing.	Accept in part
OS118.30	RVA	Provide for retirement villages in commercial and mixed use zones.	The PDP addresses retirement villages through appropriate policies and rules, as identified in the 2020 S32 Evaluation Report Part B: Commercial and Mixed Use Zones. Retirement villages are a restricted discretionary activity in the commercial and mixed use zones, except the NCZ-Neighbourhood Centre Zone, where they are discretionary.	Accept in part
OS118.31	RVA	Seeks that Variation 1 is amended to provide a fit-for-purpose retirement-village specific framework.	Zone specific submission points are addressed elsewhere in this report and in the Officer's Report Part B: Commercial and Mixed Use Zones, and General Industrial Zone	Accept in part
OS118.33	RVA	Amendments to the MDRS are required to ensure they are workable to retirement villages.	Specific submissions seeking amendments to MDRS are addressed later in RESZ-General objectives and policies topic area, and HRZ-High Density Residential Zone and MRZ-Medium Density Residential Zone topic areas.	Reject ⁴⁶⁵
OS118.35	RVA	Amendments to other Proposed Plan provisions.	Specific amendments sought are addressed in relevant topic area.	Accept in part

⁴⁶³ Residential activity is defined in the PDP using the mandatory definition in the National Planning standards

⁴⁶⁴ S7(c) to the RMA

⁴⁶⁵ Based on assessment for the more specific submission points

Submission	Submitter	Decision sought	Assessment	Recommendation
OS118.38	RVA	<p>The objectives and policies of the Proposed Plan must enable appropriate accommodation and care for the aging population as follows:</p> <ul style="list-style-type: none"> • An objective to provide for the housing and care needs of the ageing population; • A policy that recognises the need for change over time to the existing character and amenity of neighbourhoods to provide for the diverse and changing needs of the community; • A policy that recognises the need to provide for a range of housing and care options for older people and to recognise the functional and operational needs of retirement villages; • A policy to enable the efficient use of larger sites; • A policy that directs that density standards are to be used as a baseline for the assessment of the effects of developments. 	<p>Submissions seeking these provisions are addressed elsewhere in this report and in the Officer's Report Part B: Commercial and Mixed Use Zones, and General Industrial Zone</p> <p>I do not assess this submission any further here.</p>	Reject ⁴⁶⁶
OS118.41	RVA	<p>Retirement villages need to be provided for as a residential activity and enabled as follows:</p> <ul style="list-style-type: none"> • A rule that permits the use and operation of retirement villages, recognising that this activity is expected and encouraged in residential zones; • A rule that regulates the construction of retirement villages as a restricted discretionary activity, recognising that this activity is anticipated in residential zones with limited matters requiring assessment. 	<p>Submissions seeking these provisions are addressed elsewhere in this report and in the Officer's Report Part B: Commercial and Mixed Use Zones, and General Industrial Zone.</p> <p>I do not assess this submission any further here.</p>	Reject ⁴⁶⁷

⁴⁶⁶ Based on assessment for the more specific submission points

⁴⁶⁷ Based on assessment for the more specific submission points

Submission	Submitter	Decision sought	Assessment	Recommendation
OS118.42	RVA	Provide tailored and fit for purpose retirement village matters of discretion, as follows: <ul style="list-style-type: none"> Recognise the positive effects of retirement villages; Focus effects assessments on exceedances of relevant standards, effects on the safety of adjacent streets or public open spaces, and effects arising from the quality of the interface between the village and adjacent streets or public open spaces to reflect the policy framework within the Enabling Housing Act. A degree of control over longer buildings is also acknowledged as appropriate; and Enable the need to provide for efficient use of larger sites and the functional and operational needs of retirement villages to be taken into account when assessing effects 	Submissions seeking these provisions are addressed in RESZ-General objectives and policies, HRZ-High Density Residential Zone and Medium Density Residential Zone, and in the Officer's Report Part B: Commercial and Mixed Use Zones, and General Industrial Zone I do not assess this submission any further here.	Reject ⁴⁶⁸
OS118.44	RVA	Limited notification should only be available where a retirement village application breaches one or more of the height, height in relation to boundary, setbacks and building coverage standards and the relevant RMA effects threshold is met.	Notification preclusions are addressed in: <ul style="list-style-type: none"> Section 32 Evaluation Part B: Urban Intensification – MDRS and NPS-UD Policy 3 (2022) Section S32 Evaluation Report Part B: Commercial and Mixed Use Zones (2020) Section 32 Evaluation Report Part B: Residential Zones (2020) The submitter has not provided any s32AA evaluation or other planning evaluation to support changes to notification preclusions relating to retirement villages.	Reject
OS118.47	RVA	The outdoor living space, outlook space, windows to street and landscaped area standards should generally reflect the MDRS with some amendments. No additional development standards should apply.	Submissions seeking addressing these provisions are addressed in RESZ-General objectives and policies, HRZ-High Density Residential Zone and Medium Density Residential Zone. I do not assess this submission any further here.	Reject ⁴⁶⁹
OS118.48	RVA	Seeks that fit for purpose retirement village planning provisions are applied in appropriate commercial and mixed-use zones, similar to those proposed for residential zones.	The PDP addresses retirement villages through appropriate policies and rules, as identified in the 2020 S32 Evaluation Report Part B: Commercial and Mixed Use Zones. Retirement villages are a restricted discretionary activity in the commercial and mixed use zones, except the NCZ-Neighbourhood Centre Zone, where they are discretionary.	Accept in part
OS118.126	RVA	Recognise that retirement villages are a residential activity.	In other submissions ⁴⁷⁰ the RVA make mention of the fact that retirement villages have unique operational and functional requirements. I assume from this that they mean these requirements are different to those from general housing and other non-residential land use activities. These unique operational and functional requirements also bring them potential unique adverse effects. The	Reject

⁴⁶⁸ Based on assessment for the more specific submission points

⁴⁶⁹ Based on assessment for the more specific submission points

⁴⁷⁰ For example, OS118.74, OS118.95.

Submission	Submitter	Decision sought	Assessment	Recommendation
			definition of retirement villages ⁴⁷¹ from the PDP covers a broad range and scale of activities including residential, leisure, medical and recreational. This definition brings with it a broad range of effects. I do not agree that retirement villages should be recognised as a residential activity.	
OS67.1	Ryman Healthcare Limited	Ryman seeks the relief sought by the RVA in its submission on Variation 1 and PC19.	Specific RVA submission points are addressed elsewhere. I do not assess this submission any further here.	Accept in part
OS51.1	Summerset Group Holdings Limited	Submitter requests the Council engages constructively with the Retirement Villages Association in relation to Council's housing intensification plan change and variation.	A meeting was held with the RVA before the notification of the PDP in 2020 as identified in 5.2 to the Section 32 Evaluation Report Part B: Residential Zones (2020). The RVA provided comments on the draft Variation 1 ⁴⁷² .	Accept in part
OS51.2	Summerset Group Holdings Limited	Submitter requests the Council engages constructively with the Retirement Villages Association in relation to Council's housing intensification plan change and variation.	As above	Accept in part

⁴⁷¹ Retirement village, means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities

⁴⁷² See Appendix G to Section 32 Evaluation Report Part B: Urban intensification – MDRS and NPS-UD Policy 3

Appendix G. GRZ – General Residential Zone PDP Submissions

Submission	Provision	Submitter	Decision sought
81.522	General	Kāinga Ora – Homes and Communities	<p>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</p> <ol style="list-style-type: none"> 1. Inclusion of an additional objective and policy to reflect that amenity values should reflect the planned urban built form and that this is expected to change over time. 2. Deletion of reference to Design Guides and requirement that development be “consistent” with these to achieve compliance; 3. Review and re-drafting of notification exclusion clauses; 4. Removal of provisions specific to “multi-unit housing” and integration within policies, rules and standards more generally; 5. Amendment to spatial extent of the GRZ; 6. Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values; 7. Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid; and 8. Consequential changes to the numbering of provisions following changes sought throughout chapter.
264.62	General	Te Rūnanga o Toa Rangatira	<p>Retain as notified subject to the following amendments:</p> <p>Amend MRZ to include all Western Porirua residential zone. This is detailed in the Map attached to this submission.</p>

<p>81.523</p>	<p>General</p>	<p>Kāinga Ora – Homes and Communities</p>	<p>Amend:</p> <p>The General Residential Zone encompasses the majority of the existing developed areas where people live in the City, as well as areas identified for future residential development. The residential villages <u>neighbourhoods</u> that make up the General Residential Zone have a strong open space framework and have generally developed as spacious living environments characterised by a low to medium density and a strong presence of trees and vegetation. Residential neighbourhoods are internally well connected by roads, pedestrian paths and cycle routes, and these also help connect people to the City's open space and recreational areas.</p> <p>The Zone objectives, policies and rules provide the framework for managing the effects of development and ensuring that residential amenity values and the quality of the built environment are <u>consistent with the planned urban built form</u> maintained and enhanced. <u>They seek to ensure that high standards of on-site and neighbourhood amenity are achieved, including by requiring that residential properties are provided with good access to sunlight and daylight and have a reasonable level of privacy.</u> They also provide for a wide range of housing types <u>typologies</u> and living arrangements to meet the diverse needs of the community. This includes stand-alone houses, semi-detached housing, residential conversions, minor residential units, social and community housing and multi-generational living. It does not promote one form of housing over another, but instead provides flexibility to meet the community's diverse housing demands <u>and needs</u>.</p> <p>Home business, retirement villages and other activities that support the social and economic health and wellbeing of the community may also occur in the Zone where these are compatible with <u>the planned urban built form of the zone</u> residential character and amenity values. Non-residential activities that are incompatible with <u>the planned urban built form</u> residential character and amenity values, or which are more appropriately located within the City Centre Zone, Mixed Use Zone, General Industrial Zone, the Local Centre Zone or the Neighbourhood Centre Zone are discouraged.</p> <p>The Takapūwāhia Precinct applies to a limited number of sites located in the western part of Takapūwāhia. These consist of large lots which have remained undeveloped for some time</p>
---------------	----------------	---	--

			<p>and which are subject to the Significant Natural Area and Special Amenity Landscape overlays. The presence of these overlays restricts the development potential of these sites. The Precinct recognises these constraints while providing for Ngāti Toa Rangatira whānau and hapū to exercise their customary responsibilities as kaitiaki, and to undertake development that supports their cultural, social and economic wellbeing.</p> <p>The Precinct objective needs to be read in conjunction with the ECO - Ecosystems and Indigenous Biodiversity, and NFL - Natural Features and Landscapes chapters. They include policies, rules and standards relevant to the development of land in the Precinct.</p>
81.526	New provision	Kāinga Ora – Homes and Communities	<p>Insert new Objective, with consequential changes to numbering and referencing throughout.</p> <p>GRZ-03 Residential amenity</p> <p><u>Achieve a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.</u></p>
81.524	GRZ-01	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>The General Residential Zone:</p> <ol style="list-style-type: none"> 1. Primarily consists of residential activities in a range of residential unit types <u>typologies</u> and sizes; and 2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the character <u>planned urban built form</u> and <u>anticipated</u> amenity values of the Zone.
81.525	GRZ-02	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p><u>GRZ-02 Planned urban built environment of the General Residential Zone</u></p> <p>The character and amenity values, including the scale, form and density of use and development, <u>planned urban form</u> in the General Residential Zone includes:</p>

			<ol style="list-style-type: none"> 1. A built form of single and two-storey buildings with openness around and between buildings; 2. Landscaping and trees, especially on street frontages; 3. A spacious living environment with high quality on-site residential amenity; and 4. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.
225.208	GRZ-PREC03-O1	Royal Forest and Bird Protection Society	<p>Amend GRZ-O2 as follows:</p> <p>The significant coverage of identified natural environmental overlays across the Takapūwāhia Precinct and the contribution these make to the wider community is recognised, and <u>the appropriate use and development of the Zone, including papakāinga and residential activities are provided for.</u></p>
81.529	New Provision	Kāinga Ora – Homes and Communities	<p>GRZ-P2 Changes to amenity values</p> <p><u>Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban environment over time.</u></p>
143.4	GRZ-P1	Oranga Tamariki – Ministry of Children	<p>Amend the policy as follows:</p> <p>Enable residential activities <u>land uses and in</u> a diverse range of residential unit types and sizes where these are compatible with the built form, character and amenity values anticipated in the General Residential Zone.</p>
81.528	GRZ-P1	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>Enable residential activities and a diverse range of residential unit types <u>typologies</u> and sizes where these are compatible with the <u>planned urban form of built form, character and amenity values anticipated in</u> the General Residential Zone.</p>
81.530	GRZ-P2	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>Only allow <u>Enable</u> minor residential units where they are of an ancillary scale and form to the principal residential unit on the same site.</p>

81.531	GRZ-P3	Kāinga Ora – Homes and Communities	<p>Recognise the benefits of, and provide for, non-residential activities that contribute to the health and wellbeing of people and communities where:</p> <ol style="list-style-type: none"> 1. These are compatible with the <u>planned urban built form character and amenity values</u> of the surrounding area; 2. Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of utility and external storage areas; 3. These do not result in adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity which cannot be mitigated; 4. The hours of operation are compatible with residential amenity values; and 5. For emergency service facilities, the activity has an operational need or functional need to locate in the Zone.
82.221	GRZ-P4	Waka Kotahi NZ Transport Agency	<p>Amend provision:</p> <p>Only allow commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied, or mitigated or avoided as appropriate.</p>
81.532	GRZ-P4	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>Only allow Provide for commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.</p>
81.533	GRZ-P5	Kāinga Ora – Homes and Communities	<p>Delete:</p> <p>Provide for multi unit housing where it can be demonstrated that it:</p>

			<p>1. — Responds positively to, and integrates with, the surrounding built environment through high quality urban design; and</p> <p>2. — Is consistent with the Multi-Unit Housing Design Guide contained in APP3-Multi-Unit Housing Design Guide.</p>
81.534	GRZ-P6	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>Recognise the benefits of, and provide for, retirement villages where:</p> <p>[.....]</p> <p>5. <u>The overall scale, form, composition and design of buildings does not compromise the planned urban built form of the area.</u></p>
81.535	GRZ-P7	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>Avoid non-residential activities which that are incompatible with the <u>planned urban built form, role, and function</u> anticipated purpose, character and amenity values of the Zone <u>where effects cannot be mitigated or managed.</u></p>
81.536	GRZ-P8	Kāinga Ora – Homes and Communities	<p>Delete and replace with:</p> <p><u>Enable buildings and structures that respond to the spacious qualities and characteristics of the residential setting and provide for high quality amenity in accordance with the planned urban built form of the General Residential Zone by:</u></p> <ol style="list-style-type: none"> 1. <u>ensuring that the siting, scale and appearance of the building is compatible with surrounding development patterns, planned urban built form and/or the residential setting;</u> 2. <u>exhibiting the planned visual amenity through enabling one-to-two storey buildings and by controlling the placement of garages in front yards;</u>

			<p>3. <u>providing usable outdoor living spaces and controlling building coverage to create space between buildings, minimise enclosure and dominance effects, and provide high-quality onsite amenity;</u></p> <p>4. <u>providing reasonable levels of privacy and access to sunlight both onsite and within adjoining properties;</u></p> <p>5. <u>allowing passive surveillance of the street or public open space by minimising the use of high fences or walls on road boundaries.</u></p>
81.538	GRZ-R1	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; <u>and</u> vi. GRZ-S6; and vii. GRZ-S7. <p>Except that:</p> <ul style="list-style-type: none"> 1. GRZ-S6 and GRZ-S7 does not apply to non-residential buildings or structures. <p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

			<p>a. Compliance is not achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, <u>or</u> GRZ-S6, <u>or</u> GRZ-S7.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard.</p> <p>Notification:</p> <ul style="list-style-type: none"> An application under this rule where compliance is not achieved with <u>GRZ-S4, or GRZ-S6, or GRZ-S7</u> is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA. <p>An application under this rule where compliance is not achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, or GRZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
81.542	GRZ-R5	Kāinga Ora – Homes and Communities	Delete rule
81.543	GRZ-R6	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p><u>GRZ-R6 Residential activity, excluding papakāinga</u> GRZ-R6 Residential activity and residential unit, excluding Papakainga, minor residential unit and multi-unit housing</p> <p>1. Activity status: Permitted Where: a) No more than two residential units occupy the site.</p> <p>2. Activity status: Restricted discretionary Where: b) <u>Compliance is not achieved with GRZ-R6(1)(a).</u></p> <p>Matters of discretion are restricted to:</p>

			<p>1. The extent to which building design, siting and external appearance achieves an Urban Design outcome that:</p> <ol style="list-style-type: none"> Achieves the planned urban built form of the zone; Achieves attractive and safe streets and public open spaces; Achieves high quality onsite living environments; having taken into account the surrounding context, site limitations and planned outcomes for the zone. <p>2. <u>The extent to which topography, site orientation and planting have been integrated into the site layout and design.</u></p> <p>Note: <u>1. Acceptable means of compliance and best practice urban design guidance is contained within Porirua City Council's Residential Design Guidelines.</u></p> <p>Notification: <u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</u></p> <p>Note: Where more than two residential units will occupy a site, see multi-unit housing under GRZ-R18.</p>
81.544	GRZ-R7	Kāinga Ora – Homes and Communities	Delete rule
81.545	GRZ-R8	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> No more than 40m² of total gross floor area of all buildings on site is used for the home business; All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level; The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and No more than one <u>two</u> full-time employee or equivalent engaged in the home business resides off-site.

			<p>2. Activity status: Discretionary Where: Compliance is not achieved with GRZ-R8-1.a, GRZ-R8-1.b, GRZ-R8-1.c or GRZ-R8-1.d.</p>
81.547	GRZ-R10	Kāinga Ora – Homes and Communities	<p>Amend: 1. Activity status: Permitted Where: a. The site is held under Te Ture Whenua Māori Act 1993 b. The gross floor area of all commercial activities does not exceed 100m² per site; and c. The gross floor area of all community facilities does not exceed 200m² per site. (.....)</p>
143.7	GRZ-R12	Oranga Tamariki – Ministry of Children	<p>Amend the rule as follows: The maximum occupancy does not exceed six residents (<u>excluding staff</u>).</p>
135.8	GRZ-R12	Ara Poutama Aotearoa the Department of Corrections	<p>Retain “supported residential care activities” as a Permitted Activity.</p>
81.549	GRZ-R12	Kāinga Ora – Homes and Communities	<p>Amend: 1. Activity status: Permitted Where: a. The maximum occupancy <u>per residential unit</u> does not exceed six <u>ten</u> residents <u>including staff</u>. 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRZ-R12-1.a. Matters of discretion are restricted to: 1. The matters in GRZ-P3; and 2. The matters in GRZ-P9.</p>

			<p>Notification: An application under this rule is precluded from being publicly <u>and limited</u> notified in accordance with sections <u>95A and 95B</u> of the RMA.</p>
52.10	GRZ-R15	Hamish Tunley	<p>GRZ-R15 needs further review and clarification regarding the second notification point on GRZ-R15:</p> <p><i>“When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on First Gas Ltd.”</i></p> <p>What protection if any is there for landowner. Is the intent to require a resource consent, for any activities where the site is used for residential purposes or sensitive use?</p>
81.553	GRZ-R16	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The use of the residential building and land as a show home ceases within 24<u>36</u> months from the time of first use as a show home;</p> <p>b. The hours of operation are between:</p> <p style="padding-left: 40px;">i. 7.00am and 9.00pm Monday to Friday; and</p> <p style="padding-left: 40px;">ii. 8.00am and 7.00pm Saturday, Sunday and public holidays.</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-R16-1.a or GRZ-R16-1.b.</p>
81.555	GRZ-R18	Kāinga Ora – Homes and Communities	Delete rule
72.25	GRZ-R18	Survey+Spatial New Zealand (Wellington Branch)	Add a non-notification provision for precluding limited notification that applies where the multi-unit housing proposal complies with standards GRZ-S1 to GRZ-S8 (except compliance is not required with GRZ-S6).

119.54	GRZ-S1	Fire and Emergency New Zealand	<p>Amend the standard as follows:</p> <p>GRZ-S1 Height</p> <p>[.....]</p> <p>This standard does not apply to:</p> <p>[.....]</p> <ul style="list-style-type: none"> • <u>Emergency service facilities and hose drying towers up to 15m associated with emergency service facilities.</u>
81.567	GRZ-S1	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>1.All buildings and structures must not exceed a maximum height above ground level of 8m, except:</p> <p>[.....]</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The location, design and appearance of the building or structure; 2. Any adverse effects on the streetscape <u>taking into account the context, topography of the site and its surrounds and planned urban form;</u> 3. Visual dominance, shading and loss of privacy for adjacent residential sites;

			<p>4. — Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area;</p> <p>5. — Retention of established landscaping;</p> <p>6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and</p> <p>7. Whether topographical or other site constraints make compliance with the standard impractical.</p>
81.569	GRZ-S2	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>a. 55° measured into the site from any point 3m vertically above ground level along northern site boundaries; or</p> <p>b. 45° measured into the site from any point 3m vertically above ground level along site boundaries.</p> <p>See GRZ-Figure 2 below to identify a northern boundary.</p> <p>See GRZ-Figure 3 below which demonstrate how the height in relation to boundary is to be measured.</p> <p>Except that:</p> <p>Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.</p> <p>For multi-unit housing residential units and retirement villages, the height in relation to boundary standard only applies at the external boundary of the site.</p> <p>For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the height in relation to boundary standard only applies at the external boundary of the site. The height in relation to boundary standard requirement does not apply:</p> <p>a. — on any horizontal or vertical boundary between connected residential units; and</p>

			<p>b. — Any offset between the residential units that project not more than 2m beyond the common wall or common floor.</p> <p>This standard does not apply to: A boundary with a road; <u>Buildings that share a common wall along the boundary;</u> Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm; Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically; Boundaries adjoining the City Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone; or A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Visual dominance, shading and loss of privacy for adjacent residential sites; 2. Whether topographical or other site constraints make compliance with the standard impractical; and 3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.
168.102	GRZ-S2	Robyn Smith	Amend so that the height control line begins 1.2m above the ground at the boundary where it is a common boundary between the residential land and land that is in the OSZ.
72.5	1. All buildings and structures must be contained beneath a line of: 55° measured [...]	Survey+Spatial New Zealand (Wellington Branch)	Remove hyperlink to definition of line.

81.572	GRZ-S3	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>1. The maximum building coverage must not exceed:</p> <p>a. 40% <u>45%</u> of net site area; or</p> <p>b. 45% of net site area for retirement villages and papakāinga.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Pergola structures that are not covered by a roof; • Uncovered decks no more than 300mm in height above ground level; • Uncovered outdoor swimming pools; • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>Matters of discretion are restricted to:</p> <p>1. <u>Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban built form;</u> The visual dominance of the building on the street from the scale of the new building;</p> <p>2. <u>Effect on amenity values of nearby residential properties, especially privacy and outlook of adjoining sites;</u> The visual dominance impact on adjacent residential sites;</p> <p>3. Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and</p> <p>4. Whether topographical or other site constraints make compliance with the standard impractical.</p>
155.42	GRZ-S3	Design Network Architecture Limited	Amend standard to 45%
154.1	GRZ-S3	Peter Wakefield	Seeks the maximum building area coverage to be 35%.
109.1	GRZ-S3	Peter Scott	Retain maximum building area coverage of 35% or make definition of "building" more explicit, this is a structure for people to live in or a storage shed.
155.43	GRZ-S4	Design Network Architecture Limited	Amend standard to 3.00m.
81.573	GRZ-S4	Kāinga Ora – Homes and Communities	Amend:

			<p>1. Buildings and structures must not be located within a 4m setback from a boundary with a road except:</p> <p>a. —On a site with two or more boundaries to a road, the building or structure must not be located within a 2m setback from the boundary with one road; and</p> <p>b. — Where any garage and/or carport with a vehicle door or vehicle opening facing the road, it must not be located within a 5m setback from the boundary with the road.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Fences and standalone walls — see GRZ-R4; • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>Effect on the streetscape amenity of the area, taking into account the context, topography of the site and its surrounds and planned urban form;</u> The streetscape and amenity of the area; 2. The design and siting of the building or structure; 3. Screening, planting and landscaping of the building or structure; 4. Pedestrian and cyclist safety (see TR P3); and 5. Whether topographical or other site constraints that make compliance with the standard impractical.
61.2	GRZ-S4	Mike & Christine Jacobson	Such a boundary with a public street-to-street walkway should be covered (specifically included in) GRZ-S5. The 1m setback and S2 height in relation to boundary standards should apply et al.
72.16	1. Buildings and structures must not be located within a 4m setback from a boundary with a road [...]	Survey+Spatial)	<p>Amend:</p> <ol style="list-style-type: none"> 1. Buildings and structures must be located within a 4m 3m setback from a boundary with a road except: <ol style="list-style-type: none"> 1. On a site with two or more boundaries to a road, the building or structure must not be located within a 2m setback from the boundary with one road; and

			<p>2. Where any garage and/or carport with a vehicle door or vehicle opening facing the road, it must not be located within a 5m setback from the boundary with the road.</p> <p>[.....]</p>
81.574	GRZ-S5	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>1. Buildings and structures must not be located within a 1m setback from any site boundary.</p> <p>Except that:</p> <ul style="list-style-type: none"> • For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site. • For two or more residential units connected horizontally and/or vertically by a common wall or common floor, the setback standard only applies at the external boundary of the site. The setback standard requirement does not apply: • On any horizontal or vertical boundary between connected residential units; and • Any offset between the residential units that project not more than 2m beyond the common wall or common floor. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site; • Fences and standalone walls — see GRZ-R4; • Buildings and structures that are no more than 2m² in floor area and 2m in height above ground level; • <u>Buildings that share a common wall along the boundary;</u> • Uncovered decks no more than 300mm in height above ground level; or • Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.

			<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • Dominance on, and privacy of, adjacent residential sites; • Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and <p>Whether topographical or other site constraints make compliance with the standard impractical.</p>
155.45	GRZ-S6	Design Network Architecture Limited	Amend standard to 30m ² for residential unit and 3.00m minimum width no circle
81.575	GRZ-S6	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>GRZ-S6 Outdoor living space GRZ-S6 outdoor living space – Residential unit and minor residential unit, excluding multi-unit housing</p> <p>1. A minimum area of outdoor living space must be provided as follows:</p> <ol style="list-style-type: none"> Per residential unit at ground level: 40m² at ground level; Per minor residential unit at ground level: 20m² at ground level; Per minor residential unit located above ground floor: balcony at least 6m² 8m² and minimum dimension of 1.8m; or Per residential unit located above ground floor: balcony at least 6m² 8m² and minimum dimension of 1.8m. <p>Except that:</p> <ul style="list-style-type: none"> • A minor residential unit that has direct access to a minimum 40m² of outdoor living space provided for the principal residential unit, does not need to provide additional outdoor living space; and • For multi-unit housing sites with three or more residential units the outdoor living space can be provided as private space and shared space provided that: • Each residential unit is provided with a minimum private space of 20m²; and The shared space has minimum area of 40m². <p>2. The outdoor living space must:</p> <ol style="list-style-type: none"> Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;

			<p>b. Be directly accessible from a habitable room or kitchen;</p> <p>c. Be free of buildings, parking spaces and manoeuvring areas, except for eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm; and</p> <p>d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:</p> <p style="padding-left: 40px;">i. Up to 30% of the outdoor living space may be orientated to the south of the residential unit.</p> <p>See GRZ-Figure 4 below which shows the required orientation for outdoor living space.</p> <p>This standard does not apply to non-residential buildings, retirement villages, or papakāinga.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The residential amenity for the occupiers of the residential units Whether adequate useable space is provided to accommodate outdoor activities; 2. Proximity of the residential unit to accessible public open space; 3. The accessibility and convenience of the outdoor living space for occupiers; 4. Whether adequate sunlight is provided to the outdoor living space throughout the year; 5. Whether the balance of open space and buildings will maintain provide reasonable the amenity anticipated for the General Residential Zone considering the context, topography of the site and its surrounds and planned urban built form; and 6. Whether topographical or other site constraints make compliance with the standard impractical.
81.576	GRZ-S7	Kāinga Ora – Homes and Communities	Delete standard
81.577	GRZ-Figure 4	Kāinga Ora – Homes and Communities	Amend Figure 4 to refer to "outdoor living space" instead of "outdoor living area"
155.47	GRZ-S8	Design Network Architecture Limited	Delete standard.
81.578	GRZ-S8	Kāinga Ora – Homes and Communities	Amend:

			<p>1. The volume of any individual rainwater tank must not exceed 5000<u>7,500</u>litres.</p> <p>Matters of discretion are restricted to:</p> <p>Visual dominance of adjacent residential sites.</p>
82.231	GRZ-S9	Waka Kotahi NZ Transport Agency	<p>Amend provision:</p> <p><u>2. All fences and standalone walls must not compromise visibility splays and minimum sight distances per INF-Figure 5 & INF-Table 6.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>5. The safe and efficient operation of the transport network.</u></p>
81.579	GRZ-S9	Kāinga Ora – Homes and Communities	<p>Amend:</p> <p>1. All fences and standalone walls must not exceed a maximum height above ground level of:</p> <ol style="list-style-type: none"> <u>1.5m</u>1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; and 2m for all other site boundaries. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <u>The streetscape and amenity of the area, including visual dominance, taking into account the context, topography of the site and its surrounds and planned urban form;</u> <u>The amenity of adjacent adjoining residential properties, where the over height fence/wall is located on their boundary;</u>

			<p>3. Whether the reduction in the ability to view the adjacent public reserve reduces a sense of safety for users of the public reserve; and</p> <p>4. Whether topographical or other site constraints make compliance with the standard impractical.</p>
--	--	--	--

Appendix H. Report Author's Qualifications and Experience

I hold the following qualifications: A BA(Hons) in Town & Country Planning (University of Manchester, UK), a Bachelor of Planning (with Credit) in Town & Country Planning (University of Manchester, UK) and a MSc in Environmental Assessment and Management (Oxford Brookes University, UK). I am a Chartered Town Planner and have been a Member of the Royal Town Planning Institute (UK) since 1991.

I have 32 years' experience in working as a planner for local government and the Hertfordshire Constabulary (UK). My work experience includes, amongst other matters, the interpretation and application of Regional Policy, input into statutory processes under the Resource Management Act 1991, as well as policy formulation. This includes appearing at a number of hearings (plan changes and subdivision) providing expert planning evidence on urban growth and urban form, land use-transport integration and the management of natural hazard risk. I have also been involved in Environment Court mediation involving the management of natural hazard risk.

I have been employed by the Porirua City Council since December 2017 as a Principal Policy Planner within the Environment and City Planning Team. Before then, I was employed as a:

- Strategy and Policy Planner at Selwyn District Council and where I worked on their review of the Selwyn District plan from January 2016 to November 2017; and
- Principal Planner at the Canterbury Regional Council ("CRC") and where I was employed in their District Plan Liaison team from 2008 until March 2015.

Before joining the Canterbury Regional Council in 2008, I held a number of positions, including as a Principal Planner and a team leader (consents), for various district councils in the UK. I was also employed by the Hertfordshire Police Authority as their Planning Obligations Manager, a post which involved seeking improved integration between land use planning and delivery of policing service and police infrastructure in district plans.