

## Response to question from the Hearing Panel

Hearing of submissions on the Proposed Porirua District Plan and Variation 1 to the Proposed District Plan.

**To** The Hearings Panel  
**From** Karen Williams, Planner for Kāinga Ora  
**Date** 22 March 2023

### ALTERNATIVE WORDING TO RESZ-P10

1. Commissioner McMahon requested that I provide alternative wording for Policy RESZ-P10 to assist the Panel with deliberations, in the event that the design guides remain within the Plan.
2. The alternative wording that I propose for RESZ-P10 to address this scenario is set out below in [blue](#).

**RESZ-P10 Urban built environment – Development not meeting permitted activity standard for number of residential units on a site**

~~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 the development achieves positive urban and living environments, as outlined by the Design Objectives contained in the Residential Design Guide, taking into consideration the planned urban form of the zone.](#)

3. In my opinion, this alternative wording strikes the right balance by removing the requirement that development is consistent with the Residential Design Guide (RDG), while also ensuring the key design outcomes are achieved, as outlined within the Design Objectives of the RDG.
4. I have spoken with Michael Rachlin at PCC about the proposed wording and have incorporated some minor amendments following this exchange. However, due to time constraints we have not reached full agreement on this recommended alternative wording. It is my understanding that Mr Rachlin will consider this matter more fully when providing his response to the Panel on other matters.