



20 November 2020

Porirua City Council  
PO Box 50-218  
PORIRUA CITY 5240

***Submission by email via: [dpreview@porirua.govt.nz](mailto:dpreview@porirua.govt.nz)***

**RE: Submission on the Porirua City Proposed District Plan by Kāinga Ora – Homes and Communities.**

Please find **attached** details of the submission by Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) on the Proposed District Plan (“**PDP**”) from Porirua City Council (“**the Council**”).

Porirua is a priority area for Kāinga Ora to ensure housing supply is enabled to assist in alleviating the region’s housing crisis in addition to its focus on the recent establishment of the Eastern Porirua Regeneration Programme (“**EPRP**”). The EPRP is a 25-year programme of work undertaken in partnership between Kāinga Ora, Porirua City Council and Ngāti Toa Rangatira. The EPRP will deliver and reconfigure housing stock in eastern Porirua, which will allow Kāinga Ora to provide efficient and effective public, affordable and market housing that is aligned with current and future residential demand in the area, and the country as a whole.

The review of the PDP by Kāinga Ora has been broad and has focused not only on its own existing land holdings and interests (approximately 2,700 dwellings across the city<sup>1</sup>), but the strategic objectives of the PDP in the context of the National Policy Statement on Urban Development (“**NPS-UD**”) and the wider urban development statutory obligations of Kāinga Ora, particularly its statutory objectives regarding the establishment of sustainable, inclusive, and thriving communities<sup>2</sup>. One of the key operating principles of Kāinga Ora<sup>3</sup>, is ensuring that the housing it develops is appropriately mixed (with public, affordable and market housing) and is of good quality. Kāinga Ora’s submission has been informed by its statutory objectives and functions<sup>4</sup>, as well as a wider perspective which seeks to enable a range of housing typologies to be delivered in appropriate locations and contribute to the provision of quality, affordable housing choices that meet the diverse needs of the community.

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<sup>1</sup> Current as of October 2020.

<sup>2</sup> Section 12 of Kāinga Ora – Homes and Communities Act 2019

<sup>3</sup> Section 14 of Kāinga Ora – Homes and Communities Act 2019

<sup>4</sup> Sections 12 & 13 of Kāinga Ora – Homes and Communities Act 2019

Overall, Kāinga Ora considers that the PDP does not sufficiently and appropriately provide for the long-term residential development capacity needed to meet the population growth expected in Porirua City, nor does it meet the requirements of the NPS-UD.

Further compact urban growth needs to be enabled in proximity to the City Centre and other centres, and along key strategic transport corridors and public transport routes in Porirua. In particular, the newly identified and zoned Local Centres have a significant number of strategic advantages, such as public transport connectivity, proximity to significant open space amenities, community facilities, schools and centres, which means that the PDP should be providing for greater intensification around these areas. This is in line with the imperatives of the NPS-UD which notes that compact urban form in the context of existing urban areas requires further intensification. As such, Kāinga Ora is seeking changes to both the PDP provisions and planning maps.

The Council is required to notify a plan change/variation to implement intensification policies of the NPS-UD no later than 20 August 2022. Kāinga Ora seeks that the current misalignment between the PDP and the NPS-UD is resolved at this stage of the District Plan review process, i.e. through responding to submissions, to assist in efficacy of plan-making and to reduce further complexity to the process being introduced through a subsequent variation/plan change process.

Kāinga Ora recognises their role within the local community as a both a public housing provider and as a lead agency offering support to the wider community. Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on the PDP to address the matters raised in its submission.

Please do not hesitate to contact me should you require any further explanation of the above.

Sincerely



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**Brendon Liggett**  
**Development Planning Manager**  
**Kāinga Ora – Homes and Communities**



**SUBMISSION ON THE PORIRUA CITY PROPOSED DISTRICT PLAN 2020 BY  
KĀINGA ORA - HOMES AND COMMUNITIES**

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

**KĀINGA ORA - HOMES AND COMMUNITIES** (“Kāinga Ora”) at the address for service set out below makes the following submission on the Porirua City Proposed District Plan 2020 (“PDP”).

Kāinga Ora does not consider it can gain an advantage in trade competition through this submission. In any event, Kāinga Ora is directly affected by an effect of the subject matter of the submission that:

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

This submission letter provides an overview of the matters of interest to Kāinga Ora with **Attachments (1, 2, and 3)** providing the substantive detail of submission matters.

**Background to Kāinga Ora and its Submission**

1. Kāinga Ora was established in 2019 as a statutory entity established under the Kāinga Ora - Home and Communities Act 2019, and brings together Housing New Zealand Corporation, HLC (2017) Ltd and parts of the KiwiBuild Unit. Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown agent and is required to give effect to Government policies.
2. Kāinga Ora is now the Government’s delivery agency for housing and urban development. Kāinga Ora therefore works across the entire housing spectrum to build complete, diverse communities that enable New Zealanders from all backgrounds to have similar opportunities in life. As a result, Kāinga Ora has two core roles:
  - a) being a world class public housing landlord; and
  - b) leading and co-ordinating urban development projects.
3. Kāinga Ora’s statutory objective requires it to contribute to sustainable, inclusive, and thriving communities that:
  - a) provide people with good quality, affordable housing choices that meet diverse needs;
  - b) support good access to jobs, amenities and services; and

- c) otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
4. Kāinga Ora owns or manages approximately 63,800 properties throughout New Zealand comprising of rental properties, community group and transitional housing. Within Porirua, Kāinga Ora manages a portfolio of approximately 2,700 dwellings<sup>5</sup>. Porirua is a priority region, with the recent establishment of the Eastern Porirua Regeneration Programme to deliver and reconfigure housing stock in eastern Porirua over time, which will allow Kāinga Ora to provide efficient and effective public, affordable and market housing that is aligned with current and future residential demand in the area, and the country as a whole.
5. As such, in addition to its role as a public housing provider, landowner, landlord, rate payer and developer of residential housing, Kāinga Ora will play a greater role in urban development more generally. The legislative functions of Kāinga Ora<sup>6</sup> illustrate this broadened mandate and outline two key roles of Kāinga Ora in that regard:
- (a) initiating, facilitating and/or undertaking development not just for itself, but in partnership or on behalf of others; and
  - (b) providing a leadership or coordination role more generally.
6. Notably, Kāinga Ora's statutory functions in relation to urban development extend beyond the development of housing (which includes public housing, affordable housing, homes for first home buyers, and market housing) to the development and renewal of urban environments, as well as the development of related commercial, industrial, community, or other amenities, infrastructure, facilities, services or works.
7. Kāinga Ora is interested in all issues that may affect the supply and affordability of housing and has a shared interest in the community as a key stakeholder, alongside local authorities. These interests include:
- (a) Minimising regulatory barriers that constrain the ability to deliver housing development;
  - (b) The provision of public housing to persons who are unable to be sustainably housed in private sector accommodation;

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<sup>5</sup> Current as of October 2020.

<sup>6</sup> Section 13 of the Kāinga Ora – Homes and Communities Act 2019

- (c) Leading and co-ordinating residential and urban development projects;
  - (d) The provision of services and infrastructure and how this may impact on Kāinga Ora existing housing, planned residential and community development and Community Group Housing (“CGH”) providers; and
  - (e) Working with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.
8. Policy decisions made at both central and local government level have impacts on housing affordability. The challenge of providing affordable housing requires close collaboration between central and local government to address planning and governance issues to reduce the cost of construction, land supply constraints, infrastructure provisions and capacity as well as an improved urban environment.
9. Kāinga Ora’s submission has focused on those provisions of the PDP that, in Kāinga Ora’s view, require amendment to ensure:
- (a) Kāinga Ora can economically and socially manage and reconfigure its housing portfolio to enable the provision of warm, dry and healthy homes that are in the right location, right condition and of the right type to meet the current and future needs of those people requiring public housing assistance;
  - (b) A range of typologies are enabled to be delivered in appropriate locations for both public and market housing; and
  - (c) The provision of quality, affordable housing choices that meet the diverse needs of the community.
10. Kāinga Ora’s approach in making its submission is also to support the strategic vision of the Wellington Regional Policy Statement (“RPS”) which proposes urban intensification and the adoption of the efficient urban development model as methods of improving housing choice and affordability and as a means of achieving the RPS strategic vision.
11. This submission is also informed by the National Policy Statement on Urban Development (“NPS-UD”) – which provides further direction around where growth should be located (i.e. within proximity to centres, jobs, education, amenities and services). The NPS-UD seeks to ensure the local authorities enable development capacity for housing and business — through their land-use planning and infrastructure.

12. From Kāinga Ora’s perspective, the PDP as notified by the Council, has the potential to increase housing supply, but does not sufficiently incentivise the intensification of existing urbanised areas of the district. If Kāinga Ora’s submission on the PDP is adopted, then the current constraints applied by the zoning and the provisions of the PDP in its notified form would be reduced, and additional development capacity for public and affordable dwellings would be provided for on both Kāinga Ora land and across the wider city.

### Scope of Submission

13. The submission relates to the Proposed Porirua City District Plan as a whole.

### The Submission is:

14. Kāinga Ora opposes the Proposed Porirua City District Plan, for the reasons set out below and in the attachments.
15. Provided that the relief sought below and attached is granted:
- (a) The PDP will be in accordance with the purpose and principles of the Resource Management Act 1991 (“**the Act**”) and will be appropriate in terms of section 32 of the Act; and
  - (b) The potential adverse effects that might arise from activities allowed by the PDP will have been addressed appropriately.
16. In the absence of the relief sought, the PDP:
- (a) will not meet statutory obligations under the NPS-UD;
  - (b) is contrary to the sustainable management of natural and physical resources and is otherwise inconsistent with Part 2 of the Act;
  - (c) will in those circumstances impact significantly and adversely on the ability of people and communities to provide for their social, economic and cultural wellbeing; and
  - (d) does not provide a framework to enable the delivery of sustainable, inclusive, and thriving communities.
17. In particular, but without limiting the generality of the above:
18. Kāinga Ora recognises the importance of the PDP in setting the strategic framework for enabling and managing future development as well as achieving sustainable development of the district’s natural and physical resources. In particular, Kāinga Ora recognises the need to manage effects on Porirua Harbour, while enabling residential development throughout the city.
19. Due to Kāinga Ora’s operational and development requirements, its interest is broad and relates to the District Plan provisions proposed to be amended / introduced by

the PDP, including (but not limited to) provisions relating to achieving the objectives of the Eastern Porirua Regeneration Programme, district growth, residential development, business activities, subdivision, earthworks, natural hazards, transport, infrastructure, as well as the spatial application and extent of the proposed zones and overlays in the PDP.

20. There has been a marked change in the type of public housing that is required by Kāinga Ora's tenant base. As such, reconfiguring its housing stock is a priority for Kāinga Ora to better meet the needs of its tenants, as well as to align it with current and future demand in the area, and the country as a whole. The PDP provides opportunities to better facilitate these activities, by including objectives, policies and rules which will enable people and communities to provide for their social and economic wellbeing, and for their health and safety with regard to housing provision and particularly the importance of delivering a range of housing options within Porirua City.
21. However, Kāinga Ora considers that the provisions of the PDP as notified (28 August 2020) do not sufficiently enable and provide for the long-term residential development capacity needed to meet the population growth expected in Porirua, nor does it give effect to the NPS-UD. This position is informed by a review of the Council's section 32 analysis and available technical documents supporting the PDP.
22. Kāinga Ora supports the compact urban model for concentrating urban growth in and around existing urban settlements in Porirua City. However, more emphasis and priority needs to be placed on the compact urban model approach, in conjunction with the provision for expansion at the edge of the city.
23. Kāinga Ora considers that residential intensification in and around centres, and along rapid transit corridors should be emphasised and enabled further in accordance with the NPS-UD. The NPS-UD requires building heights of at least 6 storeys within a walkable distance of the city centre, as well as rapid transit stops. The directive NPS-UD policy provides an exception to this requirement in order to consider "qualifying matters", including where there is sufficient evidence to show that providing for development to the required density would be inappropriate. Kāinga Ora recognises that the hazard profile and location of SNA's within some areas will constitute as "qualifying matters" when considering the appropriateness of increasing enabling densities in these locations. However, as a starting point it is noted that the PDP as notified does not incorporate the required density uplifts as required by the NPS-UD.

24. The Council is required to notify a plan change/variation to implement intensification policies of the NPS-UD no later than 20 August 2022. Kāinga Ora seeks that the current misalignment between the PDP and the NPS-UD is resolved at this stage of the District Plan review process, i.e. through submissions, to assist in efficacy of plan-making and to reduce further complexity to the process being introduced through a subsequent variation/plan change process.
25. Porirua City sits within a wider metropolitan region that is connected through the rail network. The majority of the identified Centres of Porirua City have a significant number of strategic advantages, such as public transport connectivity, proximity to significant open space amenities, community facilities, and schools, which means that the PDP should be providing for greater intensification in these areas. This is in line with the requirements of the NPS-UD, which notes that intensification of urban areas must be enabled where there is demand or good accessibility to active or public transport to a range of commercial activities and community services.
26. In this regard, Kāinga Ora supports the introduction of a Medium Density Residential zone (“MRZ”) but considers that the Council is taking too narrow of a focus in its approach to the introduction of this zone, as opposed to focusing the analysis on “qualifying matters” for the *exclusion* of this enabling zone and its appropriate spatial extent. In this regard, Kāinga Ora notes that the section 32 analysis informing the PDP residential framework does not result in an adequate spatial extent of the MRZ across the city to accommodate housing demand across the long-term and does not provide any assessment against “qualifying matters” to justify the *exclusion* of a more widespread the MRZ throughout the city.
27. Kāinga Ora considers that there is a significant opportunity to redevelop its landholdings to increase intensity and variety of housing types, and free-up under-utilised land for private, affordable and community housing groups for the benefit (social and economic wellbeing) of the whole community. Kāinga Ora considers that future growth through intensification of existing urban areas should be further enabled – consistent with the direction of the NPS-UD.
28. Kāinga Ora is concerned that the PDP provisions, particularly the types of zones and rules proposed, are not the most appropriate policies and methods to achieve the residential capacity required in the long term, as required by the NPS-UD. This is particularly the case in respect of the spatial extent of the MRZ and more enabling zones and provisions in proximity to the City Centre and Rapid Transit Stops. Kāinga Ora considers there are additional methods and rules that can be inserted into the PDP



to fully optimise the development opportunities and outcomes and meet the requirements of the NPS-UD.

29. One such additional method is the creation of a High Density Residential Zone (“HRZ”), which is directed by the NPS-UD to be located within a walkable catchment of the City Centre and rapid transit stops. In this regard, Kāinga Ora has provided a set of HRZ provisions in **Attachment 2**, along with mapping analysis to demonstrate the proposed new zone spatial extent for this zone. Another such method would include the use of height variation controls within urban zones to enable greater intensification through provision of increased height limits in appropriate locations.
30. Kāinga Ora considers that the PDP is generally positively framed to recognise that as the character of planned urban areas evolves to deliver a compact urban form, amenity values may change. However, Kāinga Ora considers that this can be reflected more consistently throughout the objectives and policies of the various zones in language that is consistent with the NPS-UD.
31. In summary, and in addition to the matters addressed below, Kāinga Ora’s submission is that while the PDP contains a range of provisions generally aimed at promoting the sustainable management of natural and physical resources in Porirua City, primarily through strategic management of growth and by managing the effects of land-use on the environment, there are a number of areas where Kāinga Ora considers that amendments to the PDP are required, both in relation to the provisions (objectives, policies and methods), as well as the spatial extent of the newly proposed zones.
32. Kāinga Ora supports the use and implementation of the National Planning Standards as the template for the PDP. The following sections of the PDP are particularly supported as notified:
  - Introduction;
  - How the Plan Works;
  - National Direction Instruments;
  - Tangata Whenua;
  - Industrial Zone;
  - Open Space and Recreation Zones; and
  - Designations.
33. Kāinga Ora seeks a number of amendments to PDP which are set out in further detail in this submission and set out in:
  - (a) **Attachment 1** – Table 1: Identifies the specific provisions and chapters of the PDP

which Kāinga Ora either supports, seeks amendment to, or opposes;

- (b) **Attachment 2** – Proposed High Density Residential Zone Provisions; and
- (c) **Attachment 3** – Proposed spatial zone changes in the Porirua City based on Kāinga Ora’s submission and Kāinga Ora’s rezoning principles.

34. Kāinga Ora seeks the following changes in the PDP/on the Plan:

- (a) The **proposed residential zones and spatial extent do not sufficiently enable residential growth and intensification** at a scale and form that is appropriate and necessary to provide for the district’s projected growth demands and does not reflect the requirements of the NPS-UD. Kāinga Ora **supports the introduction of the MRZ** and the enabling framework of this zone. The introduction of a Residential Intensification Precinct within the MRZ in Eastern Porirua is also supported. However, as a whole the proposed zones do not adequately enable residential intensification in and close to existing urban centres. To this end, Kāinga Ora seeks an increased spatial extent of the MRZ and increased heights in urban zones (both commercial and residential) as directed by the NPS-UD as a means of better enabling and incentivising residential development in the district and to enable greater opportunities for intensification.
- (b) Related to the above, the **provisions of the residential zones do not sufficiently encourage housing choice** that is necessary to support the social and economic demands of Porirua City or give effect to the NPS-UD. Kāinga Ora seeks a zoning framework that will enable high density housing around the City Centre/Large Format Zones (400m proximity) and existing and planned Rapid Transit Stops (400m proximity), where development is required by the NPS-UD to be enabled to be at least six storeys in height. Kāinga Ora **seeks the introduction of a High Density Residential Zone (“HRZ”)** in these areas. Kāinga Ora considers that this will provide an appropriate transition from the height limit within the City Centre to the surrounding MRZ. Provisions for the proposed HRZ are included at **Attachment 2**.
- (c) Kāinga Ora supports the direction of the PDP provisions with regard to focusing the assessment on the anticipated character of the zone, but seeks changes to the objectives and policies of the PDP to focus on **achieving the planned urban built form** of the proposed zones, noting that in achieving the strategic objective of a ‘compact urban form’, the character and amenity of the urban areas will change. This requested change is consistent with language used in

the NPS-UD.

- (d) Kāinga Ora **supports minimum lot sizes in the residential zones in where it applies only to vacant lot subdivision**. Support is also noted for the explicit recognition that subdivision should be enabled around developments approved by land use resource consents.
- (e) Kāinga Ora seeks **greater application of notification exclusions** within the PDP. Kāinga Ora supports the notification exclusions for residential development in the MRZ where specific performance standards are met, but seeks greater application of this tool to ensure the entire development (i.e. end-to-end) adequately benefits from notification exclusions (for example including notification exclusions for non-compliance with the earthworks standards and transport provisions). In this way, greater certainty is given to the development as a whole, without risk of the notification exclusion being lost due to a technical breach that would not otherwise benefit from affected party input. In this regard, Kāinga Ora seeks changes to PDP whereby any development that meets the anticipated planned urban built form of the zone is able to be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (f) Further to the above, Kāinga Ora seeks **revised wording of the standard notification exclusion clauses** so that they clearly deliver the intended benefit of the tool. This includes revised drafting of notification exclusion clauses where effects are directed to be considered on specifically identified parties, but otherwise are to be excluded from public and limited notification.
- (g) Kāinga Ora seeks deletion of the notified definition of **“multi-unit housing”** along with consequential changes to the provisions to assist with simplification of plan administration and interpretation. Kāinga Ora considers the approach taken in the residential zones within the PDP toward this form of housing is overly complex and seeks simplification of the provisions, while still being enabling of intensification.
- (h) Related to this, Kāinga Ora seeks amendment to the threshold at which point resource consent is required in the MRZ – increasing this to **four or more residential units**. In the commercial zones, Kāinga Ora seeks no limiting threshold for residential development – noting this activity should simply be

enabled as a Permitted Activity, subject to meeting performance standards. Kāinga Ora is also seeking changes to the proposed bulk, location, site coverage and matters of discretion within the residential zones to sufficiently address the likely impacts on amenity values while providing for a range of housing typologies.

- (i) The City Centre, Local, Neighbourhood and Mixed Use zones are generally supported. Kāinga Ora considers that this hierarchy is important in recognising and providing for a range of centres of varying scales that will support residential intensification. Kāinga Ora does, however seek **extension of the City Centre Zone** to the north, replacing the Large Format Zone in that area. Kāinga Ora, also seeks consideration be given to incorporating a new **Town Centre Zone** in the PDP, which would be applicable to Mana and Waitangirua centres.
- (j) Kāinga Ora opposes the **'Building Height'** development standards of the City Centre Zone, Local Centre Zone and the Mixed Use Zone as proposed. Similarly, additional height is sought in the Eastern Porirua Residential Intensification Precinct within the MRZ. Kāinga Ora seeks an increase in the permitted heights in these zones and this precinct to better provide for design flexibility, as well as to better enable the delivery of intensification at a variety of different scales and typologies.
- (k) In addition to seeking additional height in the zones identified above on a city-wide basis, Kāinga Ora seeks a full reconsideration of the PDP framework to align with the requirements of the NPS-UD to ensure the zones (and corresponding height limits) adequately enable intensification in areas in proximity to the City Centre and rapid transit stops. As part of this exercise, Kāinga Ora seeks the introduction of **specific controls** within the urban zone chapters to achieve locational height variations (6+ storeys) to reflect the direction of the NPS-UD, with related spatial mapping in accordance with the National Planning Standards. These locations are shown on the planning maps within **Attachment 3**. Where building heights and intensification of at least 6 storeys is deemed to be appropriate in the *residential context*, Kāinga Ora considers a High Density Residential Zone is the correct approach to enable this more intensive residential typology and accordingly seeks the introduction of this zone.

- (l) Kāinga Ora seeks explicit recognition that **Supported Care Residential Activities** are to be enabled as a Permitted Activity throughout the urban zones. This activity provides an essential form of housing for members of the community and should be enabled throughout the city.
- (m) Kāinga Ora supports the development of **Design Guidelines** to be utilised as a tool to optimise intended high quality design outcomes in the residential and commercial zones, but consider that these should **sit outside the District Plan as non-statutory documents**. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment. Kāinga Ora also opposes any policy or rule within the PDP which requires development proposals to comply with or be “consistent” with such design guidelines. Any requirements prescribed in a design guideline should be in a specific rule or matter of discretion, not hidden in a design guideline, which is a non-statutory document.
- (n) Kāinga Ora broadly supports the Council’s risk-based approach to natural hazards and the mapping of natural hazard areas as this provides clarity for landowners and land developers. Furthermore, Kāinga Ora support the mapping of these natural hazard areas where these areas are underpinned by robust technical assessments; however, Kāinga Ora **opposes the inclusion of flooding hazards as Natural Hazard Overlays within the PDP**. Flooding hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours. An alternative relief is proposed. Spatial identification of flood hazard areas should be made available through a set of non-statutory flood hazard maps, which would operate as interactive maps on the Council’s GIS website – thereby operating as a separate mapping viewer to the statutory DP maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country.
- (o) Kāinga Ora notes that the PDP has adopted a substantial number of definitions from the National Planning Standards, and it supports this approach. However,

the PDP includes a number of additional definitions, and Kāinga Ora considers that **amendments are required to a number of proposed additional definitions** introduced in the PDP. Further, Kāinga Ora seeks amendment to definitions that state that they are utilised from the National Planning Standards, where in fact additional terms have been drafted into the wording of the definition in the PDP, such as the “Net Site Area” definition. The additional wording within this definition constrains the allowable “building coverage”, which has a consequential and significant impact on the development potential of residential sites.

- (p) The PDP introduces a number of **transport provisions that will constrain residential development** (and regeneration outcomes in eastern Porirua). In addition to limiting yield outcomes, some of these provisions will require substantial increase in landform modification and associated hard surfacing. Kāinga Ora opposes the transport provisions in the current proposed state and seeks the full package of provisions (objectives, policies, rules and standards) are reviewed and amended so that they appropriately manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.
- (q) Kāinga Ora opposes the current **division of transport related provisions between the Infrastructure and Transport Chapters** of the PDP. The current division of provisions and standards is inconsistent with best practice and makes navigation of the Plan and determining compliance cumbersome and prone to error. Kāinga Ora seeks the full package of transport related provisions (objectives, policies, rules and definitions) are reviewed and located in the Transport Chapter.
- (r) Kāinga Ora opposes the inclusion of, and reference to, **compliance with non-statutory documents within the PDP**. Kāinga Ora consider that all rules and effects standards that require assessment to determine compliance must be set out in the Plan.
- (s) Kāinga Ora supports sustainable use of water, however it opposes the introduction of a rule framework that **requires installation of water metering devices** within the PDP as a tool/method that would otherwise be better served through development of an appropriate Council bylaw.
- (t) Kāinga Ora seeks all **earthworks rules and standards to be located within the Earthworks Chapter**. As proposed, there are various earthworks provisions,

rules, and standards throughout various district wide chapters and overlays. Kāinga Ora opposes this approach, which makes navigation of the Plan and determining compliance cumbersome and prone to error. Kāinga Ora also seeks amendments to the thresholds in the Earthworks Chapter for triggering resource consent when undertaking earthworks and the matters of discretion relevant to the resulting assessment.

- (u) Kāinga Ora considers that the **provisions of the National Grid Corridor are overly restrictive** and do not efficiently manage sensitive activities within close proximity to and under the National Grid. Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions), including the spatial extent of the corridor overlay as shown in the PDP is deleted and updated with more suitable controls.
- (v) Kāinga Ora opposes the **provisions of land use adjacent to the Railway corridor and considers these to be overly restrictive** and do not efficiently manage activities within close proximity to the Railway. Kāinga Ora opposes the associated noise provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) are reviewed and amended.
- (w) Similarly, Kāinga Ora considers that the **provisions of land use adjacent to the State Highway network are overly restrictive** and do not efficiently manage activities within close proximity to the State Highway. Kāinga Ora opposes the associated noise provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) are reviewed and amended.
- (x) Kāinga Ora **opposes the Light chapter provisions in its current proposed state** and seeks the full package of provisions (objectives, policies, rules and definitions) are reviewed and amended.
- (y) Amendments are sought throughout the PDP to **remove reference to ‘avoiding’ such activities, in favour of the term ‘discourage’, or inclusion of qualifying statements** given the specific meaning that ‘avoid’ has following on from *Environmental Defence Society Inc v New Zealand King Salmon Company Ltd* [2014] NZSC 38 (“King Salmon”).

**Proposed Spatial Extent / Application of the zones city-wide**

35. As noted above, Kāinga Ora opposes the spatial application of the two main proposed residential zones – GRZ and MRZ – across the city on the basis that they do not enable sufficient residential intensification. While the spatial extent of the MRZ in the PDP is accepted *as a starting point*, Kāinga Ora seeks further expansion of these areas across the city.
36. Kāinga Ora considers that the spatial application of this MRZ should be generally based upon the availability of, and proximity to, various commercial and community facilities (e.g. commercial centres, community facilities, schools, reserves and open space as well as schools etc.) as well as the public transport network. As a result, Kāinga Ora has appended a series of maps to this submission as **Attachment 3** which show the areas where residential rezoning of the urban areas is sought, based on best practice urban design and urban planning principles relating to proximity to supporting amenities and facilities. The proposed areas for rezoning are located within catchment areas reflecting the zoning principles discussed below. The proposed zone boundaries are matched to property boundaries and reflect logical zoning extents; so, in some areas they include land just beyond the outer extremity of the catchment, and conversely some land within the catchment has been excluded where it is not logical to rezone. Roads have typically been used as natural boundaries.
37. The key aspects of the principles applied in Kāinga Ora’s proposed MRZ rezoning seek to provide for and enable further opportunities for medium density residential intensification, generally 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 (e.g. commercial centres, community facilities, schools, reserves and open space as well as schools etc.). In accordance with the NPS-UD, residential areas that are well serviced by the high frequency public transport bus network have also been identified for inclusion (this primarily includes areas of the city serviced by the 220 bus route). Kāinga Ora submits that these principles should generally apply in determining the zoning of land for medium density development under the PDP.
38. Kāinga Ora notes the PDP has not provided a High Density Residential Zone (“HRZ”). Kāinga Ora considers that a HRZ is appropriate where residential development must be enabled to a height of at least six storeys in locations as directed by the NPS-UD. The key principles applied by Kāinga Ora in seeking to provide for and enable opportunities for high density intensification in locations that are generally within a



400m (5min) walkable catchment from Porirua City Council's City Centre/Large Format Zones and within a 400m (5min) walk of Rapid Transit Stops (railway stations). Kāinga Ora submits that these principles should generally apply in determining the zoning of high-density residential areas under the PDP to give effect to the NPS-UD. Kāinga Ora has identified locations in accordance with these principles where a HRZ is sought, as shown in the appended maps at **Attachment 3**.

39. Kāinga Ora supports the spatial zoning of Local Centre, Neighbourhood Centre and the Mixed Use zoned areas. Kāinga Ora considers that these areas provide opportunities for employment and business activities that will meet the commercial needs of the city and will assist in supporting the surrounding residential community. Where located within 400m of the City Centre and/or a rapid transit stop, Kāinga Ora seeks height variation controls within these zones to enable at least 6+ storeys.
40. Kāinga Ora seeks consideration be given to the introduction of a Town Centre Zone in Mana, in recognition that the centre services the needs of both immediate and neighbouring suburbs. Kāinga Ora also considers that Waitangirua should be considered for upzoning to a Town Centre, given its strategically located position as a "gateway" to Porirua City at the link road from Transmission Gully and the *future role* and significance that this centre will play within the wider planned regeneration of eastern Porirua – where it is anticipated it will service the needs of both immediate and neighbouring suburbs.
41. Kāinga Ora seeks an extension to the City Centre Zone to replace the Large Format Zone to the north of the City Centre Zone in the PDP. 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.
42. Kāinga Ora supports the principle of identifying land for future urban use and does not oppose the identification of future urban zoned land, however it considers that the extent proposed in the PDP will not encourage suitable intensification of existing urban areas and the 'compact urban form' that is being sought in the strategic direction of the PDP. It considers that any staged release of Future Urban Zoned land for future residential use needs to take into account and monitor the uptake of intensification within existing residential zones so as not to compromise the key strategic outcome of intensification that the PDP is seeking to achieve through a compact urban form.

### Changes specific to Eastern Porirua

43. All points made in the submission above remain relevant to eastern Porirua; however, in recognition of the significance of the EPRP, Kāinga Ora seeks additional outcomes that are specific to eastern Porirua.
44. Kāinga Ora seeks amendment to Objective EP-01 in the Strategic Directions chapter to align with the statutory objectives under the Kāinga Ora–Homes and Communities Act 2019.
45. A core element of the EPRP is the redevelopment of housing on Kāinga Ora landholdings. Kāinga Ora owns approximately one third of all residentially zoned land in eastern Porirua; there are currently just under 2,000 Kāinga Ora owned dwellings. The EPRP is designed to deliver wellbeing outcomes for the people and place of eastern Porirua and while a key part of the Programme will be infrastructure and housing delivery, it also seeks to achieve improved health, education and employment opportunities as part of broader regeneration objectives. The MRZ in eastern Porirua is critical to successfully achieving the housing yield required to deliver the EPRP. In this regard, the following points are noted, and changes sought, in relation to the spatial extent of enabling zoning in eastern Porirua.
  - a) The notified MRZ spatial extent in the PDP for eastern Porirua is interrupted by a number of “pockets” within, which are zoned GRZ. This creates a zoning anomaly and appears to be based on a criterion relating to steep south facing slopes. Kāinga Ora opposes the zoning of these GRZ pockets within the wider MRZ in eastern Porirua and instead seeks MRZ in these locations. Kāinga Ora notes that the rationale for excluding these “pockets” from MRZ within these areas is inconsistent with best practice and would not constitute being a “qualifying matter”, which is a necessary consideration under the NPS-UD. As per Policy 3 of the NPS-UD, the Council is required to enable intensification in areas where there is demand and good accessibility. These “pockets” are located in areas that have both demand for intensification and are well located from an accessibility perspective. The GRZ pockets are therefore not consistent with the NPS-UD and present a risk to the successful delivery of the EPRP and required yield outcomes. Kāinga Ora accordingly seeks the rezoning of these areas from GRZ to MRZ. These areas are shown on the maps within **Attachment 3**.
  - b) Consistent with its overall submission relevant to the city-wide application of the MRZ, Kāinga Ora also seeks greater a greater spatial extent of the MRZ

within eastern Porirua more generally where the residential land is located within an 800m distance of Local Centres and 400m of Neighbourhood Centres. These areas are well serviced by public transport and are well situated to public open spaces and community facilities. The increased spatial extent of the MRZ sought by Kāinga Ora is shown on the maps within **Attachment 3**. It is noted that small areas of land outside of the 800m extent have also been included, as they would otherwise be isolated patches of GRZ (i.e. Kāinga Ora has applied an approach of “rounding up” in these discrete locations). An increased spatial extent of the MRZ is accordingly sought.

- c) Kāinga Ora supports the Eastern Porirua Residential Intensification Precinct (EPRIP) but seeks an expanded spatial extent of the EPRIP in discrete locations. These additional areas are shown on the maps within **Attachment 3**. These areas are all located in close proximity to Local Centres, schools and open space, and are directly located on a high frequency bus route. These areas also have an underlying topography that would enable a more intensive form of development. The EPRIP is important to provide additional development capacity to realise the yield outcomes required by the long-term development horizon of the EPRP. An increased spatial extent of the EPRIP is accordingly sought in the PDP.
46. In addition to an increased spatial extension to the EPRIP sought above, Kāinga Ora opposes the 15m maximum height limit applicable in the EPRIP and seeks an increase to 16m. This height will provide better design flexibility and will better enable the delivery of residential intensification at a variety of different scales and typologies.
47. As noted in the wider submission above, Kāinga Ora opposes the maximum height limit in the Local Centre Zone and Mixed Use Zone and seeks an increase to 16m. This is relevant city-wide, but of particular importance to the Local Centres within Cannons Creek and Waitangirua in eastern Porirua.
48. Consistent with its overall submission, where located within 400m of the City Centre and/or rapid transit stops, Kāinga Ora also seeks that a variation height control tool (or similar method) is applied to urban zones in these locations where the NPS-UD directs that the District Plan must enable at least 6 storeys. As seen in the maps at **Attachment 3**, this is applicable to areas at the gateway to Rānui.
49. Kāinga Ora supports the rezoning of land from Open Space Zone in the operative District Plan to MRZ in the PDP at the following locations/sites:

- 138 Warspite Ave;
  - 91-93 Waihora Crescent;
  - 5 Louisa Grove/7 Loongana Street; and
  - 14 Pukaki Grove.
50. Kāinga Ora seeks the rezoning of land from Open Space Zone/Sport and Active Recreation Zone to MRZ at the following locations/sites (also shown in maps at **Attachment 3**):
- 32 Cheshire Street/53A Hereford Street;
  - 36-54 Hampshire Street;
  - 5 Louisa Grove [access strip]; and
  - 16B + 16C Driver Crescent (also seeking EPRIP across this site).
51. Kāinga Ora seeks the inclusion of additional sites into the EPRIP as shown in the maps in **Attachment 3**.
52. Kāinga Ora opposes the inclusion of the group of trees “TREE030” in SCHED5 where the trees are located on land owned by the Crown (including land owned by Kāinga Ora) including trees at:
- 49A Mungavin Avenue (Section 147 Porirua District);
  - 49 Mungavin Avenue (Lot 171 DP 17334);
  - 8 Stevens Crescent (Lot 211 DP 17334); and
  - 12 Stevens Crescent (Lot 209 DP 17334).
53. The evidence supporting the listing of TREE030, being the *Porirua City Council – City Wide STEM (Standard Tree Evaluation Method) Assessment*, suggests this group of trees were only considered for inclusion in SCHED5 as they are on publicly owned land. Kāinga Ora opposes the inclusion of this tree group based on the relatively poor health of the trees within group TREE030 (achieving a score of only 51 in the STEM assessment) as well as the fact that including them in SCHED5 considerably limits the ability to develop site(s) that are not Council owned. Kāinga Ora seeks the deletion of tree group TREE030 from SCHED5.

### **Relief Sought**

54. Kāinga Ora seeks the following decision from Porirua City Council on the PDP:
- (a) That the proposed provisions of the PDP be deleted or amended, to address the matters raised in this submission and its attachments so as to provide for the sustainable management of the District’s natural and physical resources and thereby achieve the purpose of the Act; and

- (b) Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.
55. Kāinga Ora does not consider it can gain an advantage in trade competition through this submission.
56. Kāinga Ora wishes to be heard in support of this submission.
57. If others make a similar submission, Kāinga Ora would be willing to consider presenting a joint case with them at a hearing.

**Dated** this 20<sup>th</sup> day of November 2020

**KĀINGA ORA - HOMES AND COMMUNITIES** by

---

**Brendon Liggett**  
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Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<b>Part 1: Introduction and General Provisions</b>			
Introduction	Support	Kāinga Ora supports the chapter as proposed.	<i>Retain this section.</i>
How the Plan Works	Support	Kāinga Ora supports the chapter as proposed.	<i>Retain this section.</i>
<b>Part 1: Introduction and General Provisions: Interpretation</b>			
<b>Part 1: Introduction and General Provisions: Interpretation - Definitions</b>			
Access	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Access allotment	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Access area	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Access strip	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Adaptive reuse	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Addition	Oppose	<p>Kāinga Ora considers that a definition is unnecessary and has a plain and ordinary meaning that does not need to be specifically defined. Kāinga Ora note that there may be instances where an addition is undertaken without increasing the gross floor area of the building. Where rules relate only to increasing the floor area of the building, this should be included in the wording of the relevant rule.</p> <p>Deletion sought and request any consequential amendments to rules are also made.</p>	<p><b>Addition</b></p> <p><del>means any works undertaken to an existing building which has the effect of increasing the gross floor area of that building.</del></p>
Advertising sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Aerials	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Alteration	Oppose	Kāinga Ora considers that a definition is unnecessary and has a plain and ordinary meaning that does not need to be specifically defined.  Deletion sought.	<b>Alteration</b>  <del>means any work to existing buildings or structures which involves the change, removal or replacement of walls, windows or features which results in an external appearance different to its existing appearance.</del>
Amateur radio configuration	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Ancillary transport network infrastructure	Support in part	Kāinga Ora generally supports the proposed definition but requests the inclusion of micro-mobility as an element of transport infrastructure to reflect the use of, for example, electric scooters to access transport network infrastructure.  Amendment sought.	<b>Ancillary transport network infrastructure</b> means infrastructure located within the road reserve or railway corridor that supports the transport network and includes: <ul style="list-style-type: none"> <li>a. traffic control signals and devices;</li> <li>b. light poles;</li> <li>c. post boxes;</li> <li>d. landscaped gardens, artwork and sculptures;</li> <li>e. bus stops and shelters;</li> <li>f. train stations;</li> <li>g. telecommunication kiosks;</li> <li>h. public toilets; and</li> <li>i. road or rail furniture</li> <li><u>j. micro-mobility lock-up facilities</u></li> </ul>
Annual average daily traffic movement	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Antenna	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Apartments	Oppose	Kāinga Ora opposes the definition as it is unnecessary and does not recognise that apartments can occur at	<b>Apartments</b>  <del>means any multi-unit housing development that includes upper level units, which do not have a</del>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		ground floor level. Deletion sought.	<del>floor at ground level and are typically served by shared vertical access.</del>
Biodiversity compensation	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Biodiversity offset	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Boating facility	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Boundary	Oppose	Boundary has a well understood plain English meaning and a definition is not necessary. Deletion sought.	<b>Boundary</b> <del>means the legal perimeter of a site.</del>
Building platform	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Cabinet	Support	Kāinga Ora supports the proposed definition but notes that ‘cabinet’ in relation to telecommunication facilities is defined in the NES for Telecommunication Facilities.	<i>Retain as notified.</i>
Childcare services	Support in part	Kāinga Ora supports the inclusion of a definition for childcare services but proposes slightly a revised definition. Amendment sought.	<b>Childcare services</b> means the care <u>and /</u> or education of children and includes: <u>but is not limited to:</u> <ul style="list-style-type: none"> <li>a. creches;</li> <li>b. early childhood centres;</li> <li>c. day care centres;</li> <li>d. kindergartens;</li> <li>e. Kohanga Reo;</li> <li>f. playgroups;</li> <li>g. day nurseries; and</li> <li>h. home based childcare and education activities.</li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Coastal environment	Support	Kāinga Ora supports the PDP defining the coastal environment which therefore supports giving effect to Policy 1 of the New Zealand Coastal Policy Statement.	<i>Retain as notified.</i>
Coastal Hazard Overlay	Oppose	Kāinga Ora opposes including a definition of an ‘overlay’ in favour of instruction on how to use the PDP being included in the ‘how the plan works’ section under Part 1.  Deletion sought.	<del>Coastal Hazard Overlay</del>  <del>means the areas identified in Table 4 Coastal Hazard Overlays in APP10 – Natural Hazard Risk Assessment and shown on the planning maps.</del>
Coastal High Natural Character Area	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Coastal margin	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Coastal marine area	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Commercial service activity	Support in part	Kāinga Ora supports including a definition for ‘commercial service activity’ but proposes a revised definition to align with the definition of ‘commercial activity’ in the National Planning Standards and to avoid repeating the term ‘commercial’ in the definition.  Amendment sought.	<b>Commercial service activity</b> means any activity that <u>provides trades in commercial</u> services rather than goods. It includes: <ul style="list-style-type: none"> <li>a. bank;</li> <li>b. commercial indoor fitness centres/gymnasiums/play areas;</li> <li>c. professional and financial services;</li> <li>d. commercial sexual services;</li> <li>e. dry cleaner;</li> <li>f. funeral director premises;</li> <li>g. hair dresser;</li> <li>h. real estate agent;</li> <li>i. show home;</li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ul style="list-style-type: none"> <li>j. travel agent; and</li> <li>k. veterinary clinic</li> </ul>
Community garden	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Community scale renewable energy generation activity	Support in part	Kāinga Ora supports the proposed definition but considers the term would be better named “Community scale renewable <u>electricity</u> generation activity”.  Amendment sought.	<b>Community scale renewable <u>energy electricity</u> generation activity</b> means systems or equipment that generate electricity from <u>a</u> renewable <u>energy</u> sources for the purpose of supplying electricity to an immediate community or exporting <u>electricity</u> back into the distribution network.
Conservation activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Construction activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Contractors yard	Oppose	This term is not used in the PDP and should therefore be removed.  Deletion sought.	<b><del>Contractors yard</del></b> <b><del>means a yard based depot where there is storage of machinery and materials, plus ancillary buildings, for the purpose of operating a contracting business, including:</del></b>  <ul style="list-style-type: none"> <li><del>a. earthmoving;</del></li> <li><del>b. scaffolding;</del></li> <li><del>c. construction; and</del></li> <li><del>d. roading and other infrastructure.</del></li> </ul>
Customary activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Customary harvesting	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Customer connection line	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Development area	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Digital sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Directional sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Drive-through activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Drive-through restaurant	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Election sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Emergency service facilities	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Entertainment and hospitality activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Entertainment facility	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Flag sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Food and beverage activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Free standing sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Freight depot	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Gas transmission network	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Gas transmission pipeline	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Golf course	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Hazard-Sensitive Activities	Support in part	Kāinga Ora generally supports the proposed definition but requests a consequential amendment as Kāinga Ora has sought the deletion of the multi-unit housing definition. The “residential units” component of this definition would adequately capture this activity.  Amendment sought.	<b>Hazard-Sensitive Activities</b> means activities that are sensitive to natural hazards, including: <ul style="list-style-type: none"> <li>a. childcare services;</li> <li>b. community facility;</li> <li>c. educational facility;</li> <li>d. emergency service facilities;</li> <li>e. healthcare activity;</li> <li>f. hospital;</li> <li>g. marae;</li> <li><del>h. multi-unit housing;</del></li> <li>i. places of worship; and</li> <li>j. residential units and minor residential units (including those associated with pakakāinga)</li> </ul>
Healthcare activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Heritage alteration	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Heritage item	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Heritage restoration	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Heritage setting	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Heritage values	Support in part	Kāinga Ora generally supports this definition, but requests more clarity is provided within the definition around what is meant by “e. surroundings” and “g. representativeness”.  Kāinga Ora requests “or” is used instead of “and” to	<b>Heritage values</b> means the following values which contribute to the significance of a heritage item and its heritage setting listed in SCHED2 - Historic Heritage Items (Group A), or SCHED3 - Historic Heritage Items (Group B), or a historic heritage site listed in SCHED4 - Historic Heritage Sites:

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		align with <i>Policy HH-P1 Identifying historic heritage</i> . Amendment sought.	<ul style="list-style-type: none"> <li>a. historic values;</li> <li>b. physical values;</li> <li>c. social values;</li> <li>d. tangata whenua values ;</li> <li>e. surroundings;</li> <li>f. rarity; <del>and-or</del></li> <li>g. representativeness.</li> </ul>
Historic heritage site	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Hospital	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Hydraulic neutrality	Support in part	<p>Kāinga Ora supports the notion of developments that do not exceed “pre-development peak stormwater runoff”, but request the definition is amended to make it clear that it does not apply to all “new lots” if no development is occurring.</p> <p>Kāinga Ora notes that “development area” is already defined in the PDP and as such requests the wording is amended so as not so confuse the definitions.</p> <p>Amended wording proposed.</p>	<p><b>Hydraulic neutrality</b></p> <p>means managing stormwater runoff <del>from all in</del> new <del>lots-or</del> development <del>areas</del> through either on-site disposal or storage, so that stormwater is released from the site at a rate that does not exceed the pre-development peak stormwater runoff.</p>
Hydraulic neutrality	Support in part	<p>Kāinga Ora supports a definition to reflect the physical infrastructure that is required to achieve hydraulic neutrality, but considers the term ‘device’ is confusing as hydraulic neutrality can be achieved through a number of methods.</p> <p>Amendment sought.</p>	<p><b>Hydraulic neutrality <del>method device</del></b></p> <p>means the physical measures to achieve hydraulic neutrality.</p>



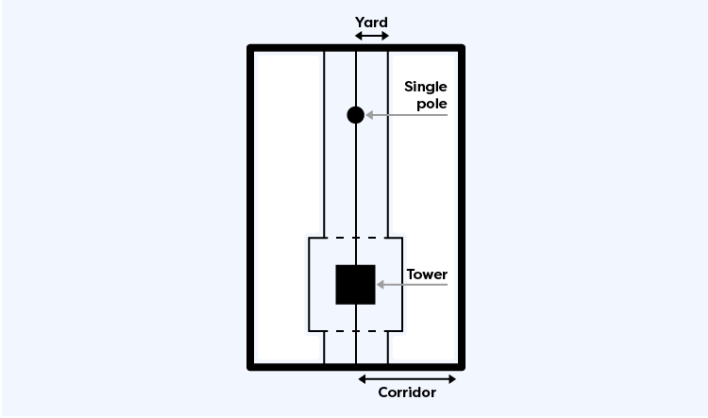
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Illuminated sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Impervious surface	Support in part	Kāinga Ora generally support the proposed definition but request it is amended to reflect that not all landscaping is permeable.  Amendment sought.	<b>Impervious surface</b> means a surface which prevents or significantly constrains the soakage or filtration of water into the ground. It includes:  <ul style="list-style-type: none"> <li>a. roofs;</li> <li>b. paved areas including driveways and sealed or compacted metal parking areas and patios;</li> <li>c. tennis or netball courts;</li> <li>d. sealed and compacted-metal roads; and</li> <li>e. engineered layers such as compacted clay.</li> </ul> It excludes:  <ul style="list-style-type: none"> <li>a. grass or bush areas;</li> <li>b. gardens and other <del>landscaped</del> <u>vegetated</u> areas;</li> <li>c. <u>porous or</u> permeable paving and green roofs;</li> <li>d. permeable artificial surfaces, fields or lawns;</li> <li>e. slatted decks;</li> <li>f. swimming pools, ponds and dammed water; and</li> <li>g. rain tanks.</li> </ul>
Infrastructure	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Integrated retail activity	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Integrated transport assessment	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Intersection	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>

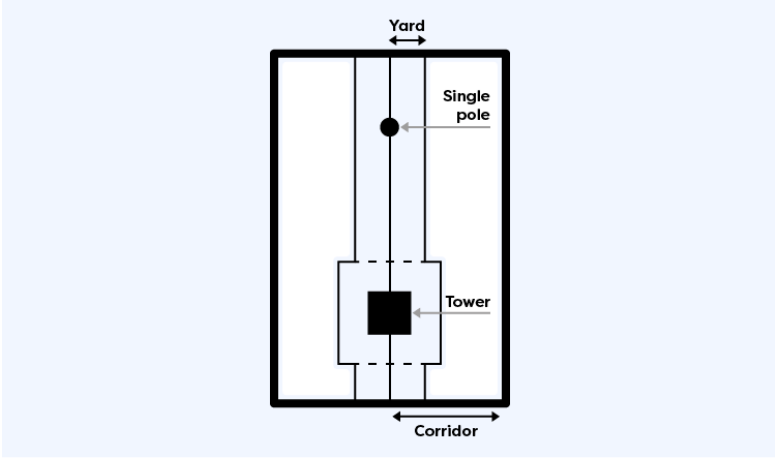
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Investigation activities	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Iwi authority	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Kaitiakitanga	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Landscaped area	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Large format retail activity	Support in part	Kāinga Ora generally supports the proposed definition. However, there is ambiguity in the interpretation of the proposed definition as to whether the 450m <sup>2</sup> threshold applies to individual retail tenancies, or to a combination of tenancies within a 'store' cumulatively exceeding 450m <sup>2</sup> .  Amendment sought.	<b>Large format retail activity</b>  means any individual retail activity / <u>tenancy</u> with a store or individual tenancy exceeding 450m <sup>2</sup> gross floor area. <del>It does not include supermarkets.</del>
Large scale renewable electricity generation activity	Support in part	Kāinga Ora generally supports the proposed definition, but suggests consequential amendments to reflect recommended changes to the incorporated definitions (Small scale renewable energy generations activities and Community scale renewable energy generation activities).  Amended wording proposed.	<b>Large scale renewable electricity generation activity</b>  means the land, buildings, substations, turbines, structures, underground cabling earthworks, access tracks and roads associated with the generation of electricity from a renewable energy source and the operation of the renewable energy generation activity greater for the purpose of exporting electricity directly into the distribution or transmission network. It does not include:  a. Small Scale Renewable <del>Energy Electricity</del> Generation Activities; or b. Community Scale Renewable <del>Energy Electricity</del> Generation Activities.
Less-Hazard Sensitive Activities	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Licensed amateur radio operator	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Light industrial activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Line	Support in part	Kāinga Ora recommends the definition term is updated to better reflect what is being defined. This is important as the term “line” is used in other parts of the plan, for example in relation to “transmission line’.	<p><u>Telecommunications Line</u></p> <p>means line as defined in Section 5 of the Telecommunications Act 2001:</p> <p>means a wire or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and</p> <p>Includes—</p> <ul style="list-style-type: none"> <li>a. any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and</li> <li>b. any part of a line;</li> </ul> <p>and means line as defined in section 2 of the Electricity Act 1992:</p> <ul style="list-style-type: none"> <li>a. means works that are used or intended to be used for the conveyance of electricity.</li> </ul>
Maintenance	Support in part	<p>Kāinga Ora also recommends the definition term is updated to better reflect what is being defined. This is important as the term “maintenance” is used throughout the PDP.</p> <p>Amendment sought.</p>	<p><u>Heritage Maintenance</u></p> <p>means in relation to a heritage item listed in SCHED2 - Historic Heritage Items (Group A) or in SCHED3 - Historic Heritage Items (Group B), or a historic heritage site listed in SCHED 4 - Historic Heritage Sites, the regular and ongoing protective care of the heritage item and/or historic heritage site to prevent deterioration and retain its heritage values.</p> <p>Maintenance excludes:</p> <ul style="list-style-type: none"> <li>a. heritage alterations;</li> <li>b. earthworks</li> <li>c. redecoration;</li> <li>d. repairs; and</li> <li>e. heritage restoration.</li> </ul> <hr/> <p><u>Maintenance of Sites and Areas of Significance to Maori</u></p> <p>means in relation to a site or area listed in SCHED6 - Sites and Areas of Significance to Māori the</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			regular and ongoing protective care of a site or area to prevent deterioration and retain its values.  Maintenance excludes: a. earthworks.
Maintenance and repair	Support in part	Kāinga Ora supports the proposed definition but recommends the definition term is updated to better reflect what is being defined. This is important as “maintenance and repair” is used in several other parts of the Proposed Plan.  Amended definition term proposed.	<del>Infrastructure M</del> <b>maintenance and repair</b>  means any work or activity necessary to continue the operation and / or functioning of existing infrastructure. It does not include upgrading.
Major sports facility	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Mana whenua	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Meteorological activities	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Mining	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Minor earthworks	Oppose	The proposed definition is not considered necessary as the term does not otherwise appear to be used in the PDP. Kāinga Ora request the term is deleted and matters to be excluded from earthworks (i.e. installation and construction of service connections, effluent disposal systems, and interments in cemeteries or urupā) should be excluded under earthworks rule EWR1.  Deletion sought.	<del>Minor earthworks</del>  <del>means earthworks for the installation and construction of service connections, effluent disposal systems, and interments in cemeteries or urupā.</del>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Multi-unit housing	Oppose	<p>Kāinga Ora opposes the definition of multi-unit housing. Kāinga Ora considers that residential units should be enabled in different densities different zones and this can be controlled through rule provisions themselves, rather than through a definition of multi-unit housing.</p> <p>Consequential amendment throughout the PDP are also requested to reflect the deletion of this definition.</p> <p>Deletion sought.</p>	<p><del>Multi-unit housing</del>  <del>means any development that will result in three or more residential units on any site.</del>  <del>It excludes:</del></p> <ul style="list-style-type: none"> <li><del>a. retirement villages</del></li> <li><del>b. papakaainga housing development; and</del></li> <li><del>c. papakaainga buildings.</del></li> </ul>
National grid	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
National grid corridor	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p>	<p><del>means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground electricity transmission line as follows:</del></p> <ul style="list-style-type: none"> <li><del>a. 14m of a 110kV transmission line on single poles;</del></li> <li><del>b. 16m of a 110kV transmission line on pi poles;</del></li> <li><del>c. 32m of a 110kV transmission line on towers;</del></li> <li><del>d. 37m of a 220kV transmission line.</del></li> </ul> <p><del>The measurement of setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</del></p> <p><del>Note: the National Grid Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated</del></p> <p><del>Diagram 1: National Grid Yard and National Grid Corridor.</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			
National grid pāutahanui substation	Oppose	<p>Kāinga Ora opposes the National Grid provisions in thier current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p>	<p><del>means the area located within 30m of the boundary of the National Grid Pāutahanui Substation designation TPR-01.</del></p>
National grid yard	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give</p>	<p><u>means, as depicted in Diagram 1:</u></p> <ul style="list-style-type: none"> <li>a. <u>the area located within 10m of either side of the centreline of an above ground 110kV electricity transmission line on single poles;</u></li> <li>b. <u>the area located within 12m either side of the centreline of an above ground transmission line on pi poles or towers that is 110kV or greater;</u></li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p>	<p><del>e. — the area located within 12m in any direction from the outer visible edge of an electricity transmission pole or tower foundation, associated with a line which is 110kV or greater.</del></p> <p><del>The measurement of setback distances from National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</del></p> <p><del>Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.</del></p> <p><del>Diagram 1: National Grid Yard and National Grid Corridor.</del></p> 
Natural Hazard Mitigation activity	Oppose	<p>Kāinga Ora do not support the current definition as it repeats the definition term and the definition as drafted in the PDP is unclear.</p> <p>Kāinga Ora note that “mitigation” and “repair” are already terms defined in the PDP, but that as these definitions relate only to heritage, Kāinga Ora has sought changing these definition terms to “Heritage Maintenance” and “Heritage Repair”.</p>	<p><b>Natural Hazard Mitigation activity</b></p> <p><del>means hazard mitigation earthworks, hazard mitigation structures, repair and maintenance of hazard mitigation structures, features or earthworks and emergency natural hazard mitigation activities.</del></p> <p><u>means earthworks, structures, repair and maintenance, and emergency work to reduce or eliminate risks caused by natural hazards.</u></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendment sought.	
Natural Hazard Overlay	Oppose	<p>Kāinga Ora opposes including a definition of an ‘overlay’ in favour of instruction on how to use the PDP being included in the ‘how the plan works’ section under Part 1.</p> <p>Deletion sought.</p>	<p><del>Natural Hazard Overlay</del></p> <p><del>means the areas identified in Table 3 Natural Hazard Overlays in APP10 – Natural Hazard Risk Assessment and shown on the planning maps.</del></p>
Net site area	Oppose	<p>Kāinga Ora oppose the change made to the National Planning Standards definition of “Net Site Area”, in particular the inclusion of ‘any part of the site used for access’. This altered wording, which no longer reflects the definition in the National Planning Standards, significantly constrains development potential in residential areas due to the link between ‘building coverage’ and ‘net site area’.</p> <p>Kāinga Ora opposes the reference to it being an ‘NPS definition’, as it differs from the National Planning Standard version of the definition.</p> <p>Kāinga Ora opposes narrowing National Planning Standard definitions in general as this is confusing, unhelpful and undermines the integrity of the National Planning Standards. Amending National Planning Standard definitions compromises the goal of achieving consistency of council plans and should therefore only be undertaken where absolutely necessary.</p> <p>Amendment sought.</p>	<p><b>Net site area</b></p> <p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> <li>a. any part of the site that provides legal access to another site;</li> <li>b. any part of a rear site that provides legal access to that site;</li> <li><del>c. any part of the site used for access to the site;</del></li> <li><u>d. c.</u> any part of the site subject to a designation that may be taken or acquired under the <b>Public Works Act 1981</b>.</li> </ul>
Noise sensitive activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Office	Support in part	<p>Kāinga Ora supports the proposed definition but would request that a specific exclusion is provided for “home business” to make it clear that home businesses are generally permitted when associated with a residential activity.</p> <p>Kāinga Ora also seeks exclusion of office from areas associated with the administration of supported residential care activities, which Kāinga Ora seeks to be permitted activities in all urban zones.</p> <p>Amendment sought.</p>	<p><b>Office</b></p> <p>means an activity conducted within a building and focusing on business, government, professional or financial services and includes the personal service elements of these activities, but <u>excludes home business and administration areas associated with supported residential care activities.</u></p>
Off-site sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
On-site transport facilities	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Operating speed	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Outstanding natural features and landscapes	Support in part	<p>Kāinga Ora supports the proposed definition but suggest removing the repetition of “outstanding natural features and landscapes” to make the definition clearer.</p> <p>Amendment sought.</p>	<p><b>Outstanding natural features and landscapes</b></p> <p>means an area <del>of outstanding natural features and landscapes</del> identified in SCHED9 - Outstanding Natural Features and Landscapes.</p>
Overlay	Oppose	<p>Kāinga Ora opposes including a definition of an ‘overlay’ in favour of instruction on how to use the PDP being included in the ‘how the plan works’ section under Part 1.</p> <p>Deletion sought.</p>	<p><del><b>Overlay</b></del></p> <p><del>means the spatially identified sites, items, features, settings or areas with distinctive values, risks or other factors within the City which require management in a different manner from underlying zone provisions, as set out in Schedules 2 to 11 and the Natural Hazard Overlay and Coastal Hazard Overlay.</del></p>
Papakāinga	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Parks facilities	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Parks furniture	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Pedestrian and cycling access	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Places of worship	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Planned network upgrade	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Pole	Support in part	Kāinga Ora supports the proposed definition but requests the definition term is amended so as not to be confused with other uses of the term 'pole' such as 'light pole'.  Amendment sought.	<u>National Grid transmission line</u> <del>pole</del>  has the same meaning as given in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009:  means a structure that supports conductors as part of a transmission line and that—  a. has no more than 3 vertical supports; and  b. is not a steel-lattice structure; and  includes the hardware associated with the structure (such as insulators, cross-arms, and guy-wires) and the structure's foundations
Potentially-Hazard-Sensitive Activities	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified.</i>
Principal building	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Private way	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Radiocommunications	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Railway sign	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Real estate sign	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Redecoration	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Refuse transfer station	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Regionally significant infrastructure	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Renewable energy generation activities	Support in part	Kāinga Ora support the proposed definition but request the definition term is amended to better reflect the definition itself.  Amendment sought.	<b>Renewable <u>energy electricity</u> generation activities</b>  means the construction, operation and maintenance and repair of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.
Repair	Support in part	Kāinga Ora support the proposed definition but request the definition is amended to reflect that the definition is a heritage specific definition. 'Repair' is a term used throughout the PDP for its plain English meaning. Repair  Amendment sought.	<b><u>Heritage Repair</u></b>  means in relation to a heritage item listed in SCHED2 - Historic Heritage Items (Group A), or SCHED 3 - Historic Heritage Items (Group B), to improve the long-term condition of the heritage item, by using identical or closely similar materials to fix any damaged or decayed fabric. Repair includes:  1. refurbishing deteriorated brick and timberwork; and  2. replacing corroded or deteriorated roofing material.
Research activity	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Reserve management plan	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Residual risk	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Restoration	Support in part	Kāinga Ora support the proposed definition but requests the definition term is amended to clarify that this definition relates to indigenous biodiversity. Kāinga Ora notes that the term 'restoration' is used in many other	<b><u>Indigenous biodiversity <del>R</del>restoration</u></b>  means the rehabilitation of sites, habitats or ecosystems to support indigenous flora and fauna, ecosystem functions and natural processes that would naturally occur in the ecosystem and locality.

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		contexts throughout the PDP, such as in relation to heritage.  Amendment sought.	
Retail activity	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified.</i>
Reverse sensitivity	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified</i>
Right-of-way	Support in part	Kāinga Ora generally support the definition but seek amendment to include ‘an entrance strip’ as well as a qualifier and to include the ‘common area’ as part of the definition. A common area can be utilised for a number of reasons in the context of a cross lease situation.  Amendment sought.	<b>Right-of-way</b> means an easement granting rights to pass over another person’s land, and for the purposes of this plan, shall include:  a. an access allotment; <del>and</del> b. <u>an entrance strip</u> c. a common area ( <u>including a vehicle access</u> ) as identified on a cross-lease or unit title plan.
Riparian margin	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified</i>
Root protection area	Support	Kāinga Ora support the proposed definition.	<i>Retain as notified</i>
Rural activities other than primary production	Support in part	Kāinga Ora support the proposed definition	<i>Retain as notified</i>
Sensitive activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Service station	Support	Kainga Ora supports the proposed definition.	<i>Retain as notified</i>
Setback	Oppose	Kāinga Ora considers that a definition is unnecessary and has a plain and ordinary meaning that does not need to be specifically defined.	<del><b>Setback</b> means the distance between a structure or activity and the boundary of its site, or other feature specified in the Plan.</del>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Deletion sought.	
Show home	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Significant natural area	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Small scale renewable energy generation activity	Support in part	Kāinga Ora generally supports the proposed definition, but requests that the definition term better reflects the definition, i.e. it relates to generating only electricity from renewable sources.  Amendment sought.	<b>Small scale renewable <u>energy electricity</u> generation activity</b>  means systems or equipment that generates electricity from renewable sources for the purpose of using electricity on a particular site (single household, business premise or network utility) with or without exporting back into the distribution network.
Soft engineering measures	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Special amenity landscapes	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Sport and recreation activity	Support in part	Kāinga Ora generally supports the proposed definition with amended wording proposed to make the definition clearer.  Amendment sought.	<b>Sport and recreation activity</b>  means the use of land, <u>buildings and structures and / or</u> the surface of waterbodies <del>and/or buildings and structures</del> for the purpose of the active or passive enjoyment of recreation or leisure activity, including organised sport whether competitive or non-competitive.
Sport and recreation facility	Support	Kāinga Ora generally supports the proposed definition with slightly amended wording to correct spelling and to include an 'or' within the list of definition terms.  Amended definition proposed.	<i>Retain as notified</i>
Statutory agency	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Supermarket	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Support structure	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Supported residential care activities	Support in part	Kāinga Ora requests the definition is amended to specifically exclude retirement villages to recognise these activities are distinctly different.  Amendment sought.	<b>Supported residential care activities</b> means land and buildings in which residential accommodation, supervision, assistance, care and/or support are provided by another person or agency for residents. <u>It excludes retirement villages.</u>
Swale	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Tangata whenua	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Technician arborist	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Telecommunications	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Telecommunication pole	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Temporary activity	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Temporary infrastructure	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Temporary sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Tertiary education services	Support in part	Kāinga Ora generally supports the proposed definition, but requests the reference to the Education Act 1989 is removed as this Act was repealed on 1 August 2020.  Amendment sought.	<b>Tertiary education services</b> means a facility used for education at a post-secondary level, and associated secondary-tertiary programs ( <del>section 31A L of the Education Act 1989</del> ).  It includes:  a. universities;  b. polytechnics and institutes of technology;  c. teachers' and other specialist colleges; <b>and</b>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>d. any other institution within the meaning of section 159 of the Education Act 1989; and</del></p> <p>d. ancillary accommodation, administrative, cultural, health, retail and communal facilities.</p>
Three waters network	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Tower	Support in part	<p>Kāinga Ora supports the proposed definition but requests the definition term is amended so as not to be confused with other uses of the term 'tower' such as in relation to telecommunications.</p> <p>Amendment sought.</p>	<p><u>National Grid transmission line</u> <del>tower</del></p> <p>has the same meaning as given in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009:</p> <p>a. means a steel-lattice structure that supports conductors as part of a transmission line; and</p> <p>b. includes the hardware associated with the structure (such as insulators, cross-arms, and guy-wires) and the structure's foundations.</p>
Townhouses	Oppose	<p>Kāinga Ora opposes this definition as it is unnecessary.</p> <p>Deletion sought.</p>	<p><del>Townhouses</del></p> <p><del>Means any housing development each unit extends to the ground level, has its own entry from the ground, and is joined with other units. It includes terraced housing and cluster housing types.</del></p>
Trade supplier	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Traffic movement	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Traffic sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Transmission line	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Transport network	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Trenching	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Upgrading	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Upward light ratio	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Urban zones	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Vehicle access	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Vehicle crossing	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Verandah sign	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Waste management facility	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
Works arborist	Support	Kāinga Ora supports the proposed definition.	<i>Retain as notified</i>
<b>Part 2: District-wide Matters</b>			
<b>Part 2: District-wide Matters: Strategic Direction</b>			
<b>Part 2: District-wide Matters: Strategic Direction: CEI- Centres, Employment and Industry</b>			
Introduction text	Support	Kāinga Ora supports this.  Amendment sought to correct typo.	<p>The existing commercial centres in the city perform a vital economic and social function, and it's therefore important the hierarchy of centres is maintained and strengthened. This will ensure that the key role of the City Centre is not undermined, and that the community has access to local centres that provide for their day-to-day needs. To provide new employment opportunities within the city there needs to be sufficient commercial land available, in suitable locations, and the existing industrial and employment generating land resource needs to be protected.</p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council's <del>ee</del>community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic</p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>objectives and reconcile any tensions between them.</p> <p>The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.</p> <p>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</p>
CEI-O1 Hierarchy of commercial and industrial centres	Support in	Kāinga Ora supports this objective.	<p>The City has a hierarchy of accessible, vibrant and viable centres that:</p> <ol style="list-style-type: none"> <li>1. Are the preferred location for shopping, leisure, cultural, entertainment and social experiences;</li> <li>2. Provide for the community’s employment and economic needs;</li> <li>3. Contribute to the community’s housing needs; and</li> <li>4. Contribute to the City’s social wellbeing and prosperity.</li> </ol>
CEI-O2 City Centre	Support	Kāinga Ora supports this objective.	The City Centre is the principal centre providing a wide range of commercial, cultural, community, recreational and residential activities that serve the City’s employment, economic and social needs.
CEI-O3 Large Format Retail Zone	Support	Kāinga Ora supports this objective.	Large Format Retail Zones are where larger-scale retail and trade activities occur and are located close to the City Centre to support its role as the principal centre.
CEI-O4 Local Centres	Support	Kāinga Ora supports this objective.	Local Centres are where local residential communities source convenience and specialty goods and services, along with recreational and community activities.
CEI-O5 Neighbourhood Centres	Support	Kāinga Ora supports this objective.	Neighbourhood Centres are of a small-scale and provide for the day-to-day needs of the immediate residential neighbourhood.
CEI- O6 Mixed Use Zone	Support in part	Kāinga Ora generally supports this objective but requests that it refers to ‘compatible’ rather than ‘complementary’ land uses.	The Mixed Use Zone has a range of <del>complementary compatible</del> commercial, residential, light industrial, recreational and community activities.

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendment sought.	
CEI-07 Industrial Zone	Support	Kāinga Ora supports this objective.	Industrial Zones provide industry-based employment and economic development opportunities and are protected from incompatible activities.
CEI-08 Future Industrial Zone	Support	Kāinga Ora supports this objective.	The Judgeford Flats area of the Future Urban Zone will help meet the City's identified medium to long-term industrial land use needs.
<b>Part 2: District-wide Matters: Strategic Direction: EP – Eastern Porirua</b>			
Introduction text	Support in part	Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.	<p>The Porirua Development is a joint initiative between Kāinga Ora, Ngāti Toa and Porirua City Council to deliver urban regeneration in Eastern Porirua. The regeneration involves investment in existing state houses through replacement or refurbishment, as well as creating an additional supply of state and market housing.</p> <p>Along with increasing the supply of housing and range of housing types, the project includes redesigning neighbourhoods, revitalising local centres, upgrading parks and infrastructure, and providing warm, dry, healthy homes. The regeneration aims to contribute to the City's environmental, social, cultural and economic wellbeing.</p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them.</p> <p>The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.</p> <p><del>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</del></p>
EP-01 Eastern Porirua Regeneration	Support in part	Kāinga Ora request that Objective EP-01 is amended to align with the statutory objectives under the Kāinga Ora	<del>The regeneration of Eastern Porirua occurs in a comprehensive manner that enables the co-ordinated development of housing, local centres, transport, infrastructure and the provision of</del>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Act.  Amendment sought.	<del>open space, and results in a high quality urban form and improved social, cultural and economic wellbeing-</del>  <u>The regeneration of Eastern Porirua occurs in a comprehensive manner that:</u> <ol style="list-style-type: none"> <li>1. <u>Contributes to a sustainable, inclusive and thriving community;</u></li> <li>2. <u>Provides people with good quality, affordable housing choices that meet diverse needs;</u></li> <li>3. <u>Supports good access to jobs, amenities, and services; and</u></li> <li>4. <u>Sustains or enhances the overall economic social, environmental and cultural well-being of current and future generations.</u></li> </ol>
<b>Part 2: District-wide Matters: Strategic Direction: FC – Functioning City</b>			
Introduction text	Support	Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.  Amendment sought.	Infrastructure needs to be adequately enabled to provide for the effective, efficient, safe and resilient functioning of the city. Incompatible activities can undermine the ongoing operation and values of existing activities resulting in reverse sensitivity effects, and <u>this needs</u> to be managed accordingly. To ensure the ongoing operation and functioning of the city, compatible activities should be located together in appropriate areas.  The strategic objectives set the direction for the District Plan and help to implement the Council’s community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.  The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them.  The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.  <del>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</del>
FC-O1 Infrastructure	Support	Kāinga Ora supports this objective.	Effective, efficient, resilient and safe infrastructure throughout the City that: <ol style="list-style-type: none"> <li>1. Provides essential, reliable and secure services, including in emergencies;</li> <li>2. Facilitates local, regional and national connectivity;</li> <li>3. Contributes to the economy and supports a high standard of living;</li> <li>4. Has sufficient capacity to accommodate existing and planned growth;</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>5. Integrates with development; and</p> <p>6. Enables people and communities to provide for their health and wellbeing.</p>
FC-O2 National Grid	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p><del>The significance of the National Grid is recognised, and sustainable, secure and efficient electricity transmission is provided through and within the city.</del></p>
FC-O3 Existing activities	Support in part	<p>Kāinga Ora supports the general intent of this objective, with the amendments sought.</p> <p>The Eastern Porirua Regeneration Project and other large scale redevelopment projects will transform parts of Porirua and change the amenity values for individual landowners. This type of impact on amenity values is provided for by Objective 4 and Policy 6 of the NPS-UD. The amenity of existing activities should not be protected at all costs and in some cases it will be appropriate for the urban form to change in such a way that amenity values are detracted for some and improved for others, including when a proposal provides increased and varied housing density and types.</p>	<p><b>FC-O3 Existing activities <u>in urban environments or future urban environments</u></b></p> <p><u>Porirua City's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.</u></p> <p><u>In this context</u> <del>the</del> ongoing operation, character and amenity values of existing lawful activities are protected from incompatible activities.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendment sought.	
FC-O4 Compatible activities	Support in part	<p>Kāinga Ora generally supports this objective, but notes that compatible activities will not necessarily have similar effects or functions.</p> <p>The development of a vibrant city will require changes to the character and amenity of existing development over time, and this should be recognised within the PDP.</p> <p>Amendment sought.</p>	<p>Compatible activities <del>with similar effects and functions</del> are located together in appropriate areas and:</p> <ol style="list-style-type: none"> <li>1. Are consistent with the anticipated character and amenity values of the areas where they are located; and</li> <li>2. Contribute to the efficient use of land, resources and infrastructure.</li> </ol>
<b>Part 2: District-wide Matters: Strategic Direction: HCH – Historic and Cultural Heritage</b>			
Introduction text	Support	<p>Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.</p> <p>Amendment sought.</p>	<p>Porirua’s cultural and historical values are of great importance to the City, and it is vital that these values are appropriately recognised and protected. Porirua also has a distinctive character and identity that reflects its rich history, and is a source of pride to its people.</p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council’s community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them.</p> <p>The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.</p> <p><del>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</del></p>
HCH-O1 Historic and cultural heritage	Support	Kāinga Ora supports this objective.	The buildings, items, sites, areas and natural features that have been identified as having special qualities and values and which contribute to Porirua and Ngāti Toa Rangatira’s sense of place and identity are protected and maintained.

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
HCH-O2 Character and identity	Support	Kāinga Ora supports this objective.	Porirua’s character and identity is reflected throughout the City.
<b>Part 2: District-wide Matters: Strategic Direction: HO – Housing Opportunities</b>			
Introduction text	Support	<p>Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.</p> <p>Amendment sought.</p>	<p>Porirua’s diverse and growing population has led to increased demand for housing and demand for a wider range of housing types. The shortage of housing supply to meet demand has also contributed to a decline in housing affordability. Enabling an increase in the supply of housing, along with an increase in housing variety and density, will help address this.</p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council’s community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them.</p> <p>The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.</p> <p><del>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</del></p>
HO-O1 Housing variety	Support	Kāinga Ora supports the provision of a range of housing types, sizes and tenures to ensure that the needs of households of varying sizes can be accommodated. The provision of different housing types will contribute to the growth of diverse and balanced communities which will enhance the social and cultural wellbeing of residents. Ideally the provision of a variety of housing types will also lead to the supply of more affordable housing.	There are a variety of housing types, sizes and tenures available in quality living environments throughout the City that meet the community’s diverse housing needs.
HO-O2 Housing density	Support in part	Kāinga Ora supports increased density in areas that are appropriately located. Amendments are recommended,	<p>Higher density housing is enabled on greenfield and brownfield sites across the city where it:</p> <ol style="list-style-type: none"> <li>Has access to the <u>planned and existing</u> transport network and is served by multi-modal transport options;</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		to encourage increased density in appropriate locations, consistent with the NPS-UD.  Amendment sought.	<ol style="list-style-type: none"> <li>2. Is located within or near a commercial centre and close to public open space;</li> <li>3. Has access to social infrastructure <u>and urban amenities</u>; and</li> <li>4. Avoids areas of significant natural hazard risk.</li> </ol>
HO-O3 Future housing supply	Support in part	Kāinga Ora generally supports this objective, but notes that the objective title “Future housing supply” is misleading as it implies only the release of greenfield land will increase housing supply (which is the only type of land supply referred to under the objective). While Kāinga Ora accepts that in some cases the development of greenfield land is appropriate, it is important to recognise the role of brownfield redevelopment and intensification in increasing the supply of housing.  Amendment sought.	<p><b>HO-O3 Future <u>Urban Zone housing supply</u></b></p> <p>The Northern Growth Area and Judgeford Hills areas of the Future Urban Zone will help meet the City’s identified medium to long-term housing needs.</p>
<b>Part 2: District-wide Matters: Strategic Direction: NE – Natural Environment</b>			
Introduction text	Support	Kāinga Ora supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.  Amendment sought.	<p>The City’s natural environment has intrinsic values that warrant protection and management; however, these values are under pressure from land use and development. Te Awarua-o-Porirua Harbour contributes significantly to the City’s identity and is highly valued but suffers from poor water quality. Porirua City Council, Wellington City Council, Wellington Regional Council, Ngāti Toa Rangatira and the community have a shared responsibility for improving water quality and the health of the Harbour and catchment. The District Plan aims to assist the Regional Council achieve its objectives of improving water quality in the Porirua Catchment, while recognising that the control of land use for the purpose of maintaining and enhancing water quality is a regional council function.</p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council’s community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>objectives and reconcile any tensions between them.</p> <p>The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.</p> <p><del>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</del></p>
NE-O1 Natural character, landscapes and features and ecosystems	Support in part	<p>Kāinga Ora notes that the urban environment will alter and change as additional housing is accommodated; however, it also recognises that it is important to identify and recognise values that should be maintained, and where protected.</p> <p>Amendment sought.</p>	The <u>identified</u> natural character, landscapes and features and ecosystems that contribute to Porirua’s character and identity and Ngāti Toa Rangatira’s cultural and spiritual values are recognised and protected.
NE-O2 Open space	Support in part	<p>Kāinga Ora recognises the importance of quality open spaces within Porirua City. However, it recommends the word “identified” is added to recognise that not all open space require protection, and some would better serve the community under an alternative purpose.</p> <p>Amendment sought.</p>	<p>Porirua’s community has access to a diverse and connected network of open spaces within which:</p> <ol style="list-style-type: none"> <li>1. There is a wide range of recreational opportunities and experiences; and</li> <li>2. Areas with <u>identified</u> natural, ecological and landscape values are protected.</li> </ol>
NE-O3 Preventing further degradation of Te Awarua-O-Porirua Harbour	Support	Kāinga Ora supports this objective.	Subdivision, use and development does not contribute to any further degradation of Te Awarua-o-Porirua Harbour and its catchment.
NE-O4 Health and wellbeing of Te Awarua-O-Porirua Harbour	Support	Kāinga Ora supports this objective.	The health and wellbeing of Te Awarua-O-Porirua Harbour is maintained and protected and, where possible, enhanced.
<b>Part 2: District-wide Matters: Strategic Direction: REE – Resilience, Efficiency and Energy</b>			
Introduction text	Support in	Kāinga Ora generally supports this introductory text but	Porirua is susceptible to a wide range of natural hazards including flooding, fault rupture,



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
	part	<p>requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.</p> <p>Kāinga Ora supports the specific Resilience, Efficiency and Energy Strategic Objectives, but requests the word “avoided” in the introductory text is replaced with mitigated.</p> <p>Large areas of Porirua are susceptible to natural hazards and in many cases, such as in relation to flooding, it is possible to mitigate potential effects through the design of the proposal. To “avoid” the risk altogether could stifle development even where potential effects could be mitigated and/or managed.</p> <p>Amendment sought.</p>	<p>liquefaction, tsunami, landslides, coastal erosion and coastal inundation. Some of these hazards will be exacerbated by climate change over time. Certain areas of Porirua are more at risk from natural hazards than others, and overall there is a need to improve the City’s resilience to natural hazards. <del>Where possible, the</del> risks from natural hazards to people and communities should be <u>appropriately managed and mitigated, avoided.</u></p> <p>The form of the City has been shaped by the need to accommodate private motor vehicles which has led to the inefficient use of energy and natural and physical resources. We aim to use energy and resources more efficiently in how we live, work and move, and promote energy conservation. We also need to maintain a safe and secure supply of energy, reduce our reliance on non-renewable sources of energy and encourage the establishment of renewable sources of energy.</p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council’s community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them.</p> <p>The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.</p> <p><del>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</del></p>
REE-O1 Energy efficiency	Support	Kāinga Ora supports this objective.	The City makes efficient use of energy in its urban form and in how it functions.
REE-O2 Renewable energy and energy conservation	Support	Kāinga Ora supports this objective.	There is reduced reliance on non-renewable sources of energy, increased use of renewable sources of energy and greater energy conservation.
REE-O3 Resilience	Support	Kāinga Ora supports this objective.	There is no significant increase in the risk from natural hazards, including the effects of climate change, to people, property and infrastructure as a result of subdivision, use and development.

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
REE-O4 Adapting to climate change	Support	Kāinga Ora supports this objective.	Porirua is prepared to adapt to the effects of climate change and recognises the opportunities and risks associated with those effects.
REE-O5 Resource efficiency	Support	Kāinga Ora supports this objective.	Porirua’s natural and physical resources are used efficiently and meet the community and environment’s needs both now and in the future.
<b>Part 2: District-wide Matters: Strategic Direction: RE – Rural Environment</b>			
Introduction text	Support in part	<p>Kāinga Ora generally supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.</p> <p>Amendment sought.</p>	<p>Porirua’s rural environment contributes to the City’s social and economic wellbeing. It has rural character and amenity values that are valued by the rural community, as well as the wider community as an open backdrop to the City. Primary production and other rural-based activities and rural lifestyle development need to be provided for while maintaining these underlying values.</p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council’s community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them.</p> <p>The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.</p> <p><del>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</del></p>
RE-O1 Rural environment	Support	Kāinga Ora supports these strategic objectives.	<p>Porirua has a productive rural environment that:</p> <ol style="list-style-type: none"> <li>1. Contributes to the City’s social and economic wellbeing;</li> <li>2. Retains its rural character; and</li> <li>3. Provides an open rural backdrop to the City.</li> </ol>
RE-O2 Rural lifestyle living	Support	Kāinga Ora supports these strategic objectives.	<p>There are lifestyle living opportunities in parts of the rural environment where these are:</p> <ol style="list-style-type: none"> <li>1. Close to urban areas;</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ol style="list-style-type: none"> <li>2. Consistent with protecting Porirua’s natural environmental values;</li> <li>3. Able to be safely accessed from a road network with sufficient capacity;</li> <li>4. At no significant risk from natural hazards; and</li> <li>5. Consistent with ensuring sufficient land is available for urban growth.</li> </ol>
<b>Part 2: District-wide Matters: Strategic Direction: Tangata Whenua</b>			
Introduction text	Support	<p>Kāinga Ora generally supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.</p> <p>Amendment sought.</p>	<p>The Council, through the District Plan, is required to take into account the Principles of the Treaty of Waitangi.</p> <p>The Council is also required to, in partnership with mana whenua, recognise and provide for the relationship of Ngāti Toa Rangatira and its culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga and to have particular regard to kaitiakitanga. The relationship between Ngāti Toa Rangatira and the District Plan is outlined further in the Tangata Whenua chapter.</p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council’s community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them.</p> <p>The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.</p> <p><del>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</del></p>
TW-O1 Ngāti Toa Rangatira’s values, rights and interests	Support	Kāinga Ora supports this objective.	The values, rights and interests of Ngāti Toa Rangatira are recognised and protected.
TW-O2 Active participation	Support	Kāinga Ora supports this objective.	Ngāti Toa Rangatira is a partner in District Plan development and implementation.

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
TW-03 Kaitiakitanga and customary activities	Support	Kāinga Ora supports this objective.	Ngāti Toa Rangatira is able to exercise customary activities and sustain themselves through the use and development of their land, including through papakāinga and marae.
TW-04 Takapūwāhia and Hongoeka	Support	Kāinga Ora supports this objective.	Takapūwāhia and Hongoeka remain unique kāinga and the cultural and spiritual centres for Ngāti Toa Rangatira in Porirua.
<b>Part 2: District-wide Matters: Strategic Direction: UFD – Urban Form and Development</b>			
Introduction text	Support	<p>Kāinga Ora generally supports this introductory text but requests reference to the steps plans uses take when using the District Plan is removed as it is not relevant here.</p> <p>Amendment sought.</p>	<p>Porirua’s diverse and growing population has led to increased demand for housing and demand for new commercial, industrial and recreational areas. New greenfield housing, comprehensive brownfield redevelopment and infill housing are needed to help address Porirua’s housing shortage, and each needs to be adequately enabled and appropriately managed. Urban development also generates further demand for infrastructure services, particularly three waters and transport services. The District Plan provides a framework for ensuring that urban development, subdivision and changes in land use are adequately serviced by infrastructure.</p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council’s community outcomes set out in its Long Term Plan. They reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The objectives, policies and rules in Parts 2 and 3 of the District Plan implement the strategic objectives and reconcile any tensions between them.</p> <p>The strategic objectives will be particularly relevant for any future changes to the Plan and any significant resource consent applications.</p> <p><del>Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.</del></p>
UFD-01 Urban growth	Support in part	<p>Kāinga Ora generally supports this strategic objective but requests alternative wording to better align with the NPS-UD (Policy 6 of the NPS-UD).</p> <p>Amendment sought.</p>	<p>Porirua grows in a <del>planned</del>, compact and structured way <u>consistent with its planned urban built form</u>.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
UFD-02 Urban land supply	Support in Part	Kāinga Ora request Objective UFD-02 is amended to align with the NPS-UD more closely. Using different terminology than what is used in the NPS-UD ('supply of land') is confusing. Kāinga Ora also considers that the short, medium and long-term are all important time horizons, particularly in relation to the strategic direction for Porirua. This also aligns with the requirements of the NPS-UD (Policy 2).  Amendment sought.	<b>UFD-02 <del>Urban land supply</del> <u>Sufficient development capacity</u></b>  <del>There is a</del> <u>Porirua has</u> sufficient supply of land <u>development capacity in the short term, medium term and long term available at all times, which is feasible for development,</u> to meet the city's <del>medium-term</del> housing, <del>commercial, industrial</del> <u>business</u> and recreational needs.
UFD-03 Urban form	Support	Kāinga Ora supports this objective.	Porirua's urban areas are connected, accessible and safe and support the community's wellbeing.
UFD-04 Future urban areas	Support	Kāinga Ora supports this objective.	Future urban growth areas are able to be serviced by infrastructure that has sufficient capacity to accommodate the form and type of development anticipated.
UFD-05 Subdivision, use and development	Support	Kāinga Ora supports this objective.	Subdivision, use and development is integrated with the transport network, and supports Porirua's current and future needs.
UFD-06 Quality urban form and place making	Support in part	Kāinga Ora supports good urban form outcomes and recognises that the quality of design can be subjective. Kāinga Ora requests that Objective UFD-06 is re-written to be clearer and to emphasise the outcome of good urban form and placemaking, rather than on design, which is more subjective.  Amendment sought.	<del>Good quality design is achieved in all urban form and place making.</del> <u>Quality urban form and placemaking is achieved through good urban design.</u>
<b>Part 2: Energy, Infrastructure and Transport</b>			
<b>Part 2: Energy, Infrastructure and Transport – INF – Infrastructure</b>			
Entire chapter	Support in part	Kāinga Ora seeks amendments to the entire chapter, consistent with its overall submission on the PDP.	<i>Kāinga Ora seeks consequential amendments consistent with its overall submission on the PDP. Key areas of concern are (but not limited to):</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Kāinga Ora opposes the placement of land development related transport related provisions in the infrastructure chapter and requests that all relevant transport objectives, policies, rules, and standards (with associated tables + figures) are located in the Transport chapter. This request is consistent with the approach taken in the PDP whereby provisions relevant to renewable energy generation facilities are located in the Renewable Electricity Generation chapter. This will assist with the usability of an already complex PDP.</p> <p>Kāinga Ora opposes the current approach taken in the PDP where provisions to manage the effects of other activities on network utilities are spread throughout the PDP - I.e. they are found in the INF chapter along with the zone-based chapters and district wide chapters. This creates considerable duplication and confusion when navigating the PDP.</p> <p>Amendments are sought, with all consequential changes.</p>	<ol style="list-style-type: none"> <li>1. <i>All rules relating to Transport (street, intersection, accessway, parking design etc), should be within the TR chapter, not within the INF chapter of the PDP. This makes navigating the PDP cumbersome and requires continual cross referencing. In such cases it is likely that some consenting matters may be missed;</i></li> <li>2. <i>Complete reconsideration of the road and access design standards;</i></li> <li>3. <i>National Grid provisions (objectives, policies, rules, definitions, and spatial mapping);</i></li> <li>4. <i>Deletion of reference to any design guidelines or land development standards as de facto rules to be complied with;</i></li> <li>5. <i>Recognition through policy wording that the zones 'enable' certain types of development rather than 'allow';</i></li> <li>6. <i>Redrafting of non-notification clauses;</i></li> <li>7. <i>Consequential renumbering etc associated with changes sought.</i></li> </ol>
Introduction text	Support in part	<p>Kāinga Ora generally supports this introduction, but notes that it is silent on the way in which roading and related provisions are to be understood and how this chapter is intended to link with the Transport Chapter. For example, the PDP places standards and rules relevant to site access from a public road in the Infrastructure Chapter instead of the Transport Chapter (as noted above, this is opposed).</p> <p>Amendments sought.</p>	<p>Infrastructure, as defined in the RMA, generally encompasses physical services and facilities which enable society to function, such as the Three Waters Network, transport, communications, energy generation and distribution networks, and any other network utilities undertaken by network utility operators.</p> <p>Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. Network utility operators provide the infrastructure services that enable a community to undertake its everyday activities and functions. The Regional Policy Statement for the Wellington Region requires specific recognition and protection of Regionally Significant Infrastructure. The National Policy Statement for Electricity Transmission requires specific recognition and protection of the National Grid.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>While infrastructure is often seen as a necessary and normal part of urban and rural environments, it can also have adverse effects on surrounding land uses and the environment. The sustainable management of natural and physical resources requires a balance between the effects of different land uses. However, Regionally Significant Infrastructure also needs to be protected, where possible, from encroachment by incompatible activities that may result in reverse sensitivity effects. Some infrastructure has specific operational and functional needs that need to be accommodated for its operation.</p> <p>This chapter also manages infrastructure within Overlays, which require management in a different manner from underlying zone provisions.</p> <p>Infrastructure includes facilities for the generation of electricity. This would include renewable electricity generation facilities, where these facilities supply power to other people (i.e. community or large-scale activities). However, these activities are addressed separately under the Renewable Electricity Generation chapter. <u>Similarly, provisions relevant to the Transport Network, site access, and onsite transport facilities are addressed within the Transport Chapter.</u></p> <p>Meteorological devices are similar to infrastructure and are also managed in this chapter.</p> <p>Note: Except as specifically identified in an objective, policy or rule, the objectives, policies and rules in this chapter and the Strategic Direction objectives, and those contained in the following chapters where relevant, are the only objectives, policies and rules that apply to infrastructure activities and no objectives, policies and rules in other chapters apply:</p> <ol style="list-style-type: none"> <li>1. Contaminated land;</li> <li>2. Hazardous substances;</li> <li>3. Renewable Electricity Generation.</li> </ol>
<b>Objectives</b>			
INF-O1 The benefits of Regionally Significant Infrastructure	Support	Kāinga Ora supports this objective.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
INF-O2 The protection of Regionally Significant Infrastructure	Support in part	<p>Kāinga Ora supports the intent of this objective, but opposes the use of the term ‘protect’.</p> <p>Kāinga Ora also seeks removal of specific mention of “reverse sensitivity effects” from this objective, as this is readily captured by the wider wording. It is noted that various chapters deal with this specific matter where necessary.</p> <p>Amendment sought.</p>	<p>The function and operation of Regionally Significant Infrastructure is <del>protected not</del> <u>compromised</u> from the adverse effects, <del>including reverse sensitivity effects,</del> of subdivision, use and development.</p>
INF-O3 Availability of infrastructure to meet existing and planned needs	Support in part	<p>Kāinga Ora supports the intent of this objective, but seeks rewording, which aligns more directly with subsequent policy.</p> <p>Amendment sought</p>	<p><del>Safe, efficient, and resilient infrastructure is available to meet the needs of, and is well integrated with, existing and planned subdivision, use and development.</del></p> <p><u>Infrastructure is provided in a manner that is safe, efficient, resilient, integrated, accessible and available to provide sufficient capacity for existing and planned subdivision, use and development.</u></p>
INF-O4 Transport network	Oppose	<p>Kāinga Ora oppose this objective being located in the Infrastructure Chapter. Seek its relocation to the Transport Chapter.</p> <p>Deletion and consequential changes to the PDP sought.</p>	<p><del>The transport network is effective, accessible and integrated with other land uses, including contributing to the amenity of public spaces, and provides for all transport modes and users to move efficiently within and beyond the City.</del></p>
INF-O5 Providing for infrastructure	Support in part	<p>Kāinga Ora supports this objective, with amendment to reflect Kāinga Ora’s wider submission.</p> <p>Amendment sought.</p>	<p>Infrastructure provides benefits to people and communities and is established, operated, maintained and repaired, and upgraded efficiently, securely and sustainably, while the adverse effects of infrastructure are avoided, remedied or mitigated, including effects on:</p> <ol style="list-style-type: none"> <li>1. The anticipated character, <u>planned built form</u>, and amenity values of the relevant zone;</li> <li>2. The identified values and qualities of any Overlay; and</li> <li>3. The change in risk to people's lives and damage to adjacent property and other infrastructure from natural hazards.</li> </ol>
<b>Policies</b>			
INF-P1 The benefits of Regionally Significant Infrastructure	Support	Kāinga Ora supports this policy.	<i>Retain as notified.</i>
INF-P2 The benefits of infrastructure other	Support	Kāinga Ora supports this policy.	<i>Retain as notified.</i>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
than Regionally Significant Infrastructure			
INF-P3 Infrastructure for planned future growth	Support	Kāinga Ora supports this policy.	<i>Retain as notified.</i>
INF-P4 Appropriate infrastructure	Support in part	Kāinga Ora supports this policy, with amendment to reflect Kāinga Ora’s wider submission.  Amendment sought.	Enable new infrastructure and the maintenance and repair, upgrading and removal of existing infrastructure, including earthworks, that: <ol style="list-style-type: none"> <li>1. Is of a form, location and scale that minimises adverse effects on the environment;</li> <li>2. Is compatible with the anticipated character, <u>planned built form</u>, and amenity values of the zone in which the infrastructure is located; and</li> <li>3. For any maintenance and repair, or removal of existing infrastructure in any Overlay, it is of a nature and scale that does not adversely impact on the identified values and characteristics of the Overlay that it is located within.</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
INF-P5 Adverse effects on Regionally Significant Infrastructure	Oppose	<p>Kāinga Ora does not support the term “avoid” with a corresponding non-complying rule framework. Designation corridors by Requiring Authorities should be utilised where such a degree of protection is required.</p> <p>Kāinga Ora opposes the National Grid provisions in their current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the Proposed PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Kāinga Ora opposes the noise provisions relevant to the Rail Corridor and State Highway network, and likewise opposes these aspects of this policy.</p> <p>Kāinga Ora notes that INF-P5, INF-P6 and INF-P7 appear to be managing the same issue. Kāinga Ora also notes that the subdivision chapter deals with these matters comprehensively, so this is unnecessary duplication.</p> <p>Deletion sought.</p>	<p><del>Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure from being unreasonably compromised by:</del></p> <ol style="list-style-type: none"> <li><del>1. — Avoiding sensitive activities and building platforms located within the National Grid Yard;</del></li> <li><del>2. — Only allowing subdivision within the National Grid Corridor where it can be demonstrated that any adverse effects on and from the National Grid, including public health and safety, will be avoided, remedied or mitigated, taking into account:               <ol style="list-style-type: none"> <li><del>a. — The impact of subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid;</del></li> <li><del>b. — The ability of any potential future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</del></li> <li><del>c. — The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided outside of the National Grid Yard for each new lot;</del></li> <li><del>d. — The risk to the structural integrity of the National Grid;</del></li> <li><del>e. — The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets;</del></li> </ol> </del></li> <li><del>3. — Only allowing sensitive activities within the Gas Transmission Pipeline Corridor where these are of a scale and nature that will not compromise the Gas Transmission Network;</del></li> <li><del>4. — Requiring new sensitive activities to be located and designed so that potential adverse effects of and on the Rail Corridor and State Highways are avoided, remedied or mitigated;</del></li> <li><del>5. — Requiring any new buildings or structures to be of a nature and scale and to be located and designed to maintain safe distances within the National Grid and Gas Transmission Network;</del></li> <li><del>6. — Considering any potential adverse effects of subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid, including:               <ol style="list-style-type: none"> <li><del>a. — The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure;</del></li> <li><del>b. — The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided;</del></li> <li><del>c. — The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and</del></li> </ol> </del></li> <li><del>7. — Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure.</del></p>
INF-P6 Upgrading of the National Grid	Oppose	Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the	<p><del>Provide for the upgrading of the National Grid that is not permitted by the National Environmental Standards for Electricity Transmission Activities, while:</del></p> <p><del>1. — Having regard to the extent to which adverse effects have been avoided, remedied or mitigated;</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p><del>2. Recognising the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects;</del></p> <p><del>3. Applying the mitigation hierarchy in ECO-P2 and assessing the matters in ECO-P4, ECO-P11 and ECO-P12 when considering any upgrade within an area identified in SCHED7 – Significant Natural Areas;</del></p> <p><del>4. Recognising the potential benefits of upgrades to existing transmission lines to people and communities;</del></p> <p><del>5. In urban areas, minimising adverse effects on urban amenity and avoiding adverse effects on the City Centre Zone, Residential Zones, Open Space and Recreation Zones and existing sensitive activities;</del></p> <p><del>6. Seeking to avoid adverse effects on areas identified in SCHED9 – Outstanding Natural Features and Landscapes, SCHED11 – Coastal High Natural Character Areas, SCHED7 – Significant Natural Areas, SCHED10 – Special Amenity Landscapes and Open Space and Recreation Zones; and</del></p> <p><del>7. Considering opportunities to reduce existing adverse effects of the National Grid as part of any substantial upgrade.</del></p>
INF-P7 Development of the National Grid	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p><del>Provide for the development of the National Grid, while:</del></p> <p><del>1. In urban areas, minimising adverse effects on urban amenity and avoiding adverse effects on the City Centre Zone, Open Space and Recreation Zones and existing sensitive activities;</del></p> <p><del>2. Seeking to avoid the adverse effects of the National Grid within areas identified in SCHED9 – Outstanding Natural Features and Landscapes outside of the Coastal Environment, SCHED10 – Special Amenity Landscapes and Open Space and Recreation Zones;</del></p> <p><del>3. Avoiding the adverse effects of the National Grid within areas identified in SCHED9 – Outstanding Natural Features and Landscapes in the Coastal Environment;</del></p> <p><del>4. Applying the mitigation hierarchy in ECO-P2 and assessing the matters in ECO-P4, ECO-P11 and ECO-P12 when considering the effects of the National Grid in an area identified in SCHED7 – Significant Natural Areas; and</del></p> <p><del>5. When considering the adverse effects in respect of 1-4 above;</del></p> <p style="margin-left: 20px;"><del>a. Having regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection and techniques and measures proposed; and</del></p> <p style="margin-left: 20px;"><del>b. Considering the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
INF-P8 Provide for Regionally Significant Infrastructure and other Infrastructure outside of Overlays	Support in part	<p>Kāinga Ora generally supports this policy, but seeks deletion of INF-P8(2) as this is too strong (noting infrastructure by its nature cannot always be compatible with the planned urban form and environment) and the RMA issues are dealt with at INF-P8(3).</p> <p>Kāinga Ora also seeks deletion of INF-P8(7) – overlays are identified and there are relevant provisions managing effects within these identified areas. This policy is over-reaching attempting to manage land that sits outside of an identified overlay.</p> <p>Amendments sought with consequential changes made to the numbering/referencing within the Policy.</p>	<p>Provide for Regionally Significant Infrastructure and other infrastructure which is not located within an Overlay, where it can be demonstrated that the following matters can be achieved:</p> <ol style="list-style-type: none"> <li>1. Compatibility with the site, existing built form and landform;</li> <li><del>2. Compatibility with the anticipated character and amenity values of the zone it is located in;</del></li> <li>3. Any adverse effects on amenity values are minimised, taking into account:             <ol style="list-style-type: none"> <li>a. The bulk, height, size, colour, reflectivity of the infrastructure;</li> <li>b. Any proposed associated earthworks;</li> <li>c. The time, duration or frequency of any adverse effects; and</li> <li>d. Any proposed mitigation measures;</li> </ol> </li> <li>4. Any adverse effects on the health, wellbeing and safety of people, communities and the environment, including nuisance from noise, dust, odour emissions, light spill and sedimentation are avoided, remedied or mitigated;</li> <li>5. Any adverse effects on the natural character and amenity of water bodies, the coast and riparian margins and coastal margins are minimised;</li> <li>6. Public access to and along the coastal marine area and water bodies is maintained or enhanced;</li> <li><del>7. Any adverse effects on any values and qualities of any adjacent Overlays are minimised;</del></li> <li>8. The safe and efficient operation of any other infrastructure, including the transport network, is not compromised; and</li> <li>9. Any adverse cumulative effects are minimised.</li> </ol>
INF-P9 Recognise operational needs and functional needs of infrastructure	Support	Kāinga Ora supports this policy.	<i>Retain as notified.</i>
INF-P10 New technology	Support	Kāinga Ora supports this policy.	<i>Retain as notified.</i>
INF-P11 Electric and magnetic fields and radiofrequency fields	Support	Kāinga Ora generally supports this policy, but notes that the corresponding Non-Complying rule has a non-notification clause, which is unusual for this activity status and not in accordance with best practice.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
INF-P12 Operation of the transport network	Oppose	<p>Kāinga Ora oppose this policy being located in the Infrastructure Chapter and seeks its combination with INF-P13 policy below and relocation to the Transport Chapter.</p> <p>Kāinga Ora seeks all consequential amendments to reference numbers in the objectives, policies, rules and standards.</p> <p>Deletion sought.</p>	<p><del>Enable the safe, resilient, effective and efficient operation, maintenance and repair of the transport network to meet local, regional and national transport needs.</del></p>
INF-P13 Upgrading and development of the transport network	Oppose	<p>Kāinga Ora oppose this policy being located in the Infrastructure Chapter. Seek its combination with policy INF-P12 and relocation to the Transport Chapter.</p> <p>Kāinga Ora seeks all consequential amendments to reference numbers in the objectives, policies, rules and standards.</p> <p>Deletion sought.</p>	<p><del>Provide for the upgrade and development of the transport network where, as far as is practicable, it:</del></p> <ol style="list-style-type: none"> <li><del>1. Integrates with the existing transport network and any other planned network upgrades or development;</del></li> <li><del>2. Does not compromise the safe, efficient and effective functioning of the transport network;</del></li> <li><del>3. Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values;</del></li> <li><del>4. Provides for high levels of connectivity within and between transport modes;</del></li> <li><del>5. Provides for pedestrian and cycling safety and connectivity including access to and usability of public open spaces; and</del></li> <li><del>6. Provides roads which:</del> <ol style="list-style-type: none"> <li><del>a. Allocate adequate space in the road corridor for walking, cycling, infrastructure, streetlighting and street trees as well as vehicles and on-street parking;</del></li> <li><del>b. Avoid permanent no-exit streets unless there is no practicable alternative due to site and topographical constraints; and</del></li> <li><del>c. Include street trees that are suitable for their specific locations in the road reserve, where these:</del> <ol style="list-style-type: none"> <li><del>i. Are a species appropriate to the site's growing conditions including soil, slope, aspect, wind, drought and salt tolerance;</del></li> <li><del>ii. Contribute to high quality public amenity through species diversity, habitat and food source value and appearance (mature height, stem girth and form);</del></li> <li><del>iii. Have low maintenance requirements and high tolerance to pruning;</del></li> <li><del>iv. Are sited to avoid compromising traffic safety sightlines in respect of traffic lights, signs, intersections, bus stops, pedestrian crossings and vehicle crossings; and</del></li> </ol> </li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<del>v. — Are sited and planted to avoid compromising buildings, structures or infrastructure.</del>
INF-P14 Connections to roads	Oppose	<p>Kāinga Ora opposes this policy being located in the Infrastructure Chapter. Seek its relocation to the Transport Chapter.</p> <p>Kāinga Ora seeks all consequential amendments to reference numbers in the objectives, policies, rules and standards.</p> <p>Deletion sought.</p>	<p><del>Provide for safe and efficient connections between the transport network and on-site transport facilities by requiring connections to roads to address:</del></p> <ol style="list-style-type: none"> <li><del>1. The classification, characteristics and operating speed of the road and the number and types of vehicles accessing the site;</del></li> <li><del>2. Opportunities to share and minimise the number of connections;</del></li> <li><del>3. Public health and safety including the safe functioning of the transport network and the safety of pedestrians and cyclists; and</del></li> <li><del>4. Site or topography constraints including reduced visibility.</del></li> </ol>
INF-P15 Road classification	Oppose	<p>Kāinga Ora opposes this objective being located in the Infrastructure Chapter. Seek its relocation to the Transport Chapter.</p> <p>Kāinga Ora seeks all consequential amendments to reference numbers in the objectives, policies, rules and standards.</p> <p>Deletion sought.</p>	<p><del>Classify roads according to their function and anticipated volume of traffic, based on the New Zealand Transport Agency's One Network Road Classification, as set out in SCHED1— Roads Classified According to One Network Road Classification.</del></p>
INF-P16 Roads as infrastructure corridors	Oppose	<p>Kāinga Ora opposes the inclusion of this as a policy in the PDP.</p> <p>Deletion sought.</p>	<p><del>Encourage the use of roads as infrastructure corridors in accordance with the National Code of Practice for Utility Operators' Access to Transport Corridors 2019.</del></p>
INF-P17	Support	Kāinga Ora generally supports these policies.	<i>Retain as notified.</i>
INF-P18			
INF-P19			
INF-P20			
INF-P21 Upgrades to and new infrastructure in Special Amenity	Support	<p>Kāinga Ora generally supports this policy but seeks amendment</p>	<p>Except as provided for by INF-P6 and INF-P7, only allow for upgrades to existing infrastructure and for new infrastructure within Special Amenity Landscapes where:</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Landscape			<ol style="list-style-type: none"> <li>1. Any <del>significant adverse effects are avoided, and any other a</del> adverse effects are avoided, remedied or mitigated and the identified characteristics and values of the Special Amenity Landscapes described in SCHED10 - Special Amenity Landscapes are maintained; and</li> <li>2. There is an operational need or functional need that means the infrastructure's location cannot be avoided;</li> <li>3. There are feasible methods to mitigate the adverse effects of the activity on the landscape and reduce the visual impact, including through:               <ol style="list-style-type: none"> <li>a. Grouping or dispersing structures;</li> <li>b. Undergrounding; and</li> <li>c. Locations that reduce visibility.</li> </ol> </li> <li>4. The design methods used minimise the adverse visual effects of the infrastructure, including:               <ol style="list-style-type: none"> <li>a. Landscaping and screening;</li> <li>b. Design, location, height, bulk and colour;</li> <li>c. Any light spill effects;</li> <li>d. Reflectivity effects; and</li> </ol> </li> <li>5. The scale of earthworks and indigenous vegetation removal is minimised and any exposed areas are treated to minimise adverse off-site effects.</li> </ol>
INF-P22	Support	Kāinga Ora generally supports these policies.	<i>Retain as notified.</i>
INF-P23			
INF-P24 The National Grid Pauatahanui Substation Yard	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p>	<p><del>Consider the following matters when assessing any buildings, structures and activities proposed within the National Grid Pāuatahanui Substation Yard:</del></p> <ol style="list-style-type: none"> <li><del>1. Where located in the Settlement Zone:</del> <ol style="list-style-type: none"> <li><del>a. The extent to which the proposed development design and layout enables appropriate separation distances between sensitive activities and the substation; and</del></li> <li><del>b. The extent to which the proposed development will avoid the potential reverse sensitivity effects on and amenity and nuisance effects of the National Grid Pāuatahanui Substation.</del></li> </ol> </li> <li><del>2. Where located in any zone, including the Settlement Zone:</del> <ol style="list-style-type: none"> <li><del>a. The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</del></li> <li><del>b. Measures proposed to mitigate other adverse effects on the operation, maintenance, upgrading and development of the substation;</del></li> </ol> </li> </ol>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<del>c. — Technical advice from an electrical engineer specialising in electricity transmission;</del> <del>d. — The outcome of any consultation with Transpower; and</del> <del>e. — Whether the building, structure or sensitive activity could be located further from the substation.</del>
INF-P25 The Gas Transmission Pipeline Corridor	Oppose	Kāinga Ora seeks deletion of this policy, as the Gas Transmission Pipeline Corridor is designated, so works can be undertaken by the Requiring Authority using its underlying designation. Beyond this, relevant chapters have provisions relating to the Gas Transmission Pipeline Corridor to manage reverse sensitivity effects, and therefore this provision appears redundant.	<del>Consider the following matters when assessing any buildings, structures and activities proposed within the Gas Transmission Pipeline Corridor:</del> <del>1. — The extent to which the proposed development design and layout avoids or mitigates any conflict with the Gas Transmission Network, including construction-related activities;</del> <del>2. — The extent to which any building or structure may compromise, restrict or prevent legal or physical access to the Gas Transmission Network;</del> <del>3. — Risks relating to health or public safety, including the risk of property damage;</del> <del>4. — The extent to which the development will avoid the potential reverse sensitivity effects on the Gas Transmission Network; and</del> <del>5. — Technical advice provided by the owner and operator of the Gas Transmission Network.</del>
INF-P26	Support	Kāinga Ora supports this policy.	<i>Retain as notified.</i>
<b>Rules</b>			
INF-R1 Infrastructure involving radiofrequency and electric and magnetic fields	Support in part	<p>Kāinga Ora notes that the presence of a non-notification clause, for a non-complying activity, is not in accordance with best practice. To maintain integrity of non-notification clauses and align with best practice, Kāinga Ora seeks the deletion of this clause.</p> <p>Amendment sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. The maximum exposure levels do not exceed the levels specified in NZS 2772:1999 ‘Radiofrequency Fields – Maximum exposure levels – 3kHz to 300 GHz.’; and</li> <li>b. Infrastructure that emits electric and magnetic fields complies with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1 Hz – 100 Hz), Health Physics 99(6):818-836; 2010.</li> </ul> <p>Note: An activity may require consent for more than one rule in this table. Plan users are required to review all rules in this table to determine the status of an activity.</p> <p><b>2. Activity status: Non-complying</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>Where:</p> <p>a. Compliance is not achieved with INF-R1-1.a or INF-R1-1.b.</p> <p><del>Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></p>
INF-R2	Support	Kāinga Ora supports this Rule.	<i>Retain as notified.</i>
INF-R3 The maintenance and repair and removal of existing infrastructure, including any existing ancillary vehicle access tracks, outside of any Overlay	Support in part	<p>Kāinga Ora generally supports this rule, but seeks preclusion of both public and limited notification – noting that this is for the maintenance, repair, and/or removal of existing infrastructure.</p> <p>Kāinga Ora consider that it is unnecessary to state that the operation of existing infrastructure may rely on existing use rights – the same can be said for any activity legitimately established. Suggest removal of this text.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. INF-S14; and</p> <p>ii. INF-S15.</p> <p><del>Note: The operation of legally established existing infrastructure may rely on existing use rights or any resource consent obtained for that infrastructure.</del></p> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with INF-S14 or INF-S15.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters of discretion of any infringed standard.</p> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly <u>or limited</u> notified in accordance with sections <u>95A and 95B</u> of the RMA.</p>
INF-R4 Upgrading of existing infrastructure, excluding roads, gas transmission pipelines and transmission lines over 110KV outside of any Overlay	Support in part	<p>Kāinga Ora generally supports this rule but seeks preclusion of both public and limited notification</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. INF-S1;</p> <p>ii. INF-S11;</p> <p>iii. INF-S14;</p> <p>iv. INF-S15; and</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p style="text-align: center;">v. The noise rule(s) applying to the zone.</p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <p style="margin-left: 20px;">a. Compliance is not achieved with INF-S1, INF-S11, INF-S14, INF-S15 or the noise rule(s) applying to the zone.</p> <p><b>Matters of discretion are restricted to:</b></p> <p style="margin-left: 20px;">1. The matters of discretion of any infringed standard or rule.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly <u>or limited</u> notified in accordance with sections <u>95A and 95B</u> of the RMA.</p>
<p>INF-R5 The maintenance and repair and removal of existing infrastructure including any existing vehicle access tracks, within any Overlay</p>	<p>Support in part</p>	<p>Kāinga Ora consider that it is unnecessary to state that the operation of existing infrastructure may rely on existing use rights – the same can be said for any activity legitimately established.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <p style="margin-left: 20px;">a. Compliance is achieved with:</p> <p style="margin-left: 40px;">i. INF-S14; ii. INF-S15; and</p> <p style="margin-left: 20px;">b. Compliance is achieved with INF-S18 and INF-S20 where the activity is located within an area identified in SCHED7 - Significant Natural Areas and the infrastructure is not located within a wetland;</p> <p style="margin-left: 20px;">c. Compliance is achieved with INF-S17 where the activity is located within an area identified in:</p> <p style="margin-left: 40px;">i. SCHED9 - Outstanding Natural Features and Landscapes; or ii. SCHED10 - Special Amenity Landscapes; or iii. SCHED11 - Coastal High Natural Character Areas;</p> <p style="margin-left: 20px;">d. Compliance is achieved with INF-S19 where the activity involves trimming, pruning, removal or activities within the root protection area of a notable tree identified in SCHED5 - Notable Trees and the trimming, pruning, removal or activities are required:</p> <p style="margin-left: 40px;">i. To comply with the Electricity (Hazards from Trees) Regulations 2003; ii. To comply with the Telecommunications Act 2001; or iii. For maintenance and repair purposes;</p> <p style="margin-left: 20px;">e. Compliance is achieved with INF-S16 where the activity is located on or within a heritage item, heritage setting, historic heritage site, or an area identified in SCHED2 - Historic Heritage Items (Group A), SCHED3 - Historic Heritage Items</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>(Group B), SCHED4 - Historic Heritage Sites and SCHED6 - Sites of Significance to Māori;</p> <p>f. The activities do not result in a permanent change to the ground level where the activity is located in the Flood Hazard Overlays of the Natural Hazard Overlay, or the Coastal Hazard Overlay.</p> <p><del>Note: The operation of legally established existing infrastructure may rely on existing use rights or any resource consent obtained for that infrastructure.</del></p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <p>a. Compliance is not achieved with INF-S14, INF-S15, INF-S17, INF-S18, or INF-S20.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters of discretion of any infringed standard.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p><b>3. Activity status: Restricted discretionary</b> Where:</p> <p>a. The works involve trimming, pruning or works within the root protection area of a notable tree identified in SCHED5 - Notable Trees; and</p> <p>b. Compliance is not achieved with INF-R5-1.d.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters in INF-P18.</p> <p><b>4. Activity status: Restricted discretionary</b> Where:</p> <p>a. The works involve the removal of a notable tree identified in SCHED5 - Notable Trees; and</p> <p>b. Compliance is not achieved with INF-R5-1.d.</p> <p><b>Matters of discretion are restricted to:</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>1. The matters in INF-P19.</p> <p><b>5. Activity status: Restricted discretionary</b> Where: a. Compliance is not achieved with INF-S16.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in HH-P6; and</li> <li>2. The matters in SASM-P4.</li> </ol> <p><b>6. Activity status: Restricted discretionary</b> Where: a. Compliance is not achieved with INF-R5-1.f.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in INF-P23.</li> </ol> <p><b>7. Activity status: Discretionary</b> Where: a. The works involve infrastructure located within a wetland within an area identified in SCHED7 - Significant Natural Areas.</p> <p><b>Section 88 information requirements for applications:</b></p> <ol style="list-style-type: none"> <li>1. Applications for activities within SNAs must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist:             <ol style="list-style-type: none"> <li>a. Identifying the biodiversity values and potential impacts from the proposal; and</li> <li>b. Demonstrating that the ECO-P2 hierarchy has been applied.</li> </ol> </li> </ol>
INF-R6	Support	Kāinga Ora generally supports these rules	<i>Retain as notified.</i>
INF-R7			
INF-R8			
INF-R9			
INF-R10			

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
INF-R11			
INF-R12			
INF-R13			
INF-R14			
INF-R15 Underground infrastructure, excluding has transmission pipelines and transmission lines over 110kv outside of any Overlay	Support in part	Kāinga Ora generally supports this rule but seeks preclusion from both public and limited notification.  Amendment sought.	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. INF-S14;</li> <li>ii. INF-S15; and</li> <li>iii. The noise rule(s) applying to the zone.</li> </ul> </li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with INF-S14, INF-S15 or the noise rule(s) applying to the zone.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard or rule.</li> </ul> <p><b>Notification:</b> An application under this rule is precluded from being publicly <u>or limited</u> notified in accordance with sections <u>95A and 95B</u> of the RMA.</p>
INF-R16	Support	Kāinga Ora generally supports these rules.	<i>Retain as notified.</i>
INF-R17			
INF-R18			
INF-R19 Customer connection lines outside of any Overlay	Support in part	Kāinga Ora generally supports this rule but seeks preclusion from both public and limited notification.  Amendment sought.	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. The connection does not include a new tower;</li> <li>b. The connection does not exceed three additional poles;</li> <li>c. The diameter of conductors, lines or cables does not exceed 30mm; and</li> <li>d. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. INF-S14; and</li> </ul> </li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p style="text-align: center;">ii. INF-S15.</p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with INF-S14 or INF-S15.</p> <p><b>Matters of discretion are restricted to:</b></p> <p style="padding-left: 20px;">1. The matters of discretion of any infringed standard.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly <u>or limited</u> notified in accordance with sections <u>95A and 95B</u> of the RMA.</p> <p><b>3. Activity status: Discretionary</b> Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with INF-R19-1.a, INF-R19-1.b or INF-R19.1.c.</p>
INF-R20	Support	Kāinga Ora generally supports these rules.	<i>Retain as notified.</i>
INF-R21			
INF-R22 Ancillary transport network infrastructure	Support	<p>Kāinga Ora generally supports this rule, but opposes the thresholds set out in INF-S8 insofar as it applies to INF-R22 as it will capture “Ancillary Transport Network” structures, includes artwork/sculptures, bus stops and shelters, train stations, public toilets, etc, all of which would exceed 1.8m/2m height and 1.4m<sup>2</sup>/2m<sup>2</sup> footprint, so would automatically require RC. These are essential infrastructure structures, which should be provided for. The current thresholds are not in accordance with the otherwise enabling framework of this chapter.</p> <p>Amendments are sought to INF-S8, but support for this rule is otherwise noted.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <p style="padding-left: 20px;">a. Compliance is achieved with:</p> <p style="padding-left: 40px;">i. INF-S3; ii. INF-S4; iii. INF-S6; iv. INF-S8; and v. INF-S23</p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with INF-S3, INF-S4, INF-S6, INF-S8 or INF-S23.</p> <p><b>Matters of discretion are restricted to:</b></p> <p style="padding-left: 20px;">1. The matters of discretion of any infringed standard; and 2. The matters in INF-P13.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
INF-R23 Connections to roads for vehicle access to sites	Support in part	<p>Kāinga Ora opposes this rule sitting in the Infrastructure Chapter. Kāinga Ora requests that this rule, along with associated Obj/Policy, and standards should be relocated to Transport Chapter.</p> <p>Kāinga Ora also seeks the introduction of notification preclusion statement (for both public and limited notification).</p> <p>The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. The road is an Arterial Road, Collector Road or Access Road as identified in SCHED1 - Roads Classified According to One Network Road Classification; and</li> <li>b. Compliance is achieved with: <ul style="list-style-type: none"> <li>1. INF-S25 for a Vehicle Access Level 4 classified in accordance with TR-S2; or</li> <li>2. INF-S26 for Vehicle Access Levels 1, 2 and 3 classified in accordance with TR-S2.</li> </ul> </li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with INF-R23-1.a; or</li> <li>b. Compliance is not achieved with INF-S25 for Vehicle Access Level 4, or INF-S26 for Vehicle Access Levels 1, 2 and 3.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in INF-P14</li> </ul> <p><b><u>Notification:</u></b> <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.</u></p>
INF-R24 Signs associated with the construction, operation and maintenance and repair, or upgrading of infrastructure	Support in part	<p>Kāinga Ora generally supports this rule but seeks amendment to the non-notification clause to more clearly reflect the intended preclusion from both public and limited notification.</p> <p>Amendment sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with <ul style="list-style-type: none"> <li>i. INF-S21; and</li> <li>ii. SIGN-S6.</li> </ul> </li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with INF-S21 or SIGN-S6.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard.</li> </ul> <p><del><b>Notification:</b></del></p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ul style="list-style-type: none"> <li><del>• An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.</del></li> <li><del>• When deciding whether any person is affected in relation to this rule for the purpose of section 95E of the RMA, the Council will give specific consideration to any adverse effects on any road controlling authority.</del></li> </ul> <p><b>Notification:</b> <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.</u></p>
<p>INF-R25 Infrastructure and the operation, maintenance and repair, upgrading and removal of existing infrastructure and associated earthworks in the National Grid Yard and Gas Transmission Pipeline Corridor</p>	<p>Oppose</p>	<p>Kāinga Ora opposes the National Grid provisions in their current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Kāinga Ora generally supports this rule in relation to earthworks in the Gas Transmission Pipeline Corridor but seeks amendment to the non-notification clause to the RDIS component of the rule to more clearly reflect the intended preclusion from both public and limited notification.</p> <p>Kāinga Ora also questions the use of non-notification clauses for non-complying activities, noting that this does not accord with best practice. Deletion of this preclusion statement is requested.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li><del>a. Within the National Grid Yard the infrastructure is not for the reticulation and storage of water for irrigation purposes; and</del></li> <li><del>b. Any earthworks within the National Grid Yard do not: <ul style="list-style-type: none"> <li><del>i. Exceed 300mm in depth within 6m of the outer visible edge of a tower support structure;</del></li> <li><del>ii. Exceed 3m in depth between 6m and 12m of the outer visible edge of a tower support structure; and</del></li> <li><del>iii. Result in a reduction of the existing conductor clearance distances.</del></li> </ul> </del></li> <li>c. Any earthworks within the Gas Transmission Pipeline Corridor do not exceed 400mm in depth.</li> </ul> <p>Note: To avoid doubt, all other rules in this table also apply to any infrastructure within the <del>National Grid Yard</del> and Gas Transmission Pipeline Corridor.</p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with INF-R25-1.c.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in EW-P5.</li> </ol> <p><b>Notification:</b> <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that First Gas Limited may be notified.</u></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><del>• An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.</del></li> <li><del>• When deciding whether any person is affected in relation to this rule for the purpose of section 95E of the RMA, the Council will give specific consideration to any adverse effects on First Gas Limited.</del></li> </ul> <p><b>3. Activity status: Non-complying</b> Where:</p> <p>a. Compliance is not achieved with INF-R25-1.a or INF-R25-1.b.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><del>• An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.</del></li> <li><del>• When deciding whether any person is affected in relation to this rule for the purpose of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower.</del></li> </ul>
INF-R26	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
INF-R27 New roads and upgrading of roads outside of any Overlay	Support in part	<p>Kāinga Ora requests permitted activity status for the upgrade of roads within existing road reserve. This would be consistent with INF-S15, which provides an exemption to earthworks to works in the road reserve and rail corridor. The provisions within INF-S14 also anticipate works occurring in exceedance of the specified thresholds where located within an existing road. A permitted activity rule that specifically provides for upgrades to roads within existing road reserve will make it clear.</p> <p>Amendments sought.</p>	<p><b><u>Activity status: Permitted</u></b> <u>Where:</u></p> <p>a. <u>The works relate to upgrading of a road within existing road reserve</u></p> <p><b>1. Activity status: Controlled</b> Where:</p> <p>a. The road is a new road that provides access for a subdivision that creates vacant allotments under SUB-R3; and</p> <p>b. The road is classified as a Collector Road or Access Road in INF-S22; and</p> <p>c. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. INF-S14;</li> <li>ii. INF-S15;</li> <li>iii. INF-S23;</li> <li>iv. INF-S24; and</li> <li>v. INF-S25.</li> </ul> <p><b>Matters of control are reserved to:</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>1. The matters in INF-P13.</p> <p>Section 88 information requirements for applications:</p> <p>1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.</p> <p><b>2. Activity status: Controlled</b> Where:</p> <p>a. The road is an upgrade to an existing road that does not result in the road being classified as a higher order road under INF-S22; and</p> <p>b. The road is classified as a Collector Road or Access Road in INF-S22; and</p> <p>c. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. INF-S14;</li> <li>ii. INF-S15;</li> <li>iii. INF-S23;</li> <li>iv. INF-S24; and</li> <li>v. INF-S25.</li> </ul> <p><b>Matters of control are reserved to:</b></p> <p>1. The matters in INF-P13.</p> <p>Section 88 information requirements for applications:</p> <p>1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.</p> <p><b>3. Activity status: Restricted discretionary</b> Where:</p> <p>a. The road is:</p> <ul style="list-style-type: none"> <li>i. A new road other than a road that provides access for a subdivision that creates vacant allotments under SUB-R3; or</li> <li>ii. An upgrade to an existing road that results in the road being classified as a higher order road;</li> </ul> <p>b. The road is classified as a Collector Road or Access Road in INF-S22; and</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>c. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. INF-S14;</li> <li>ii. INF-S15;</li> <li>iii. INF-S23;</li> <li>iv. INF-S24; and</li> <li>v. INF-S25.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in INF-P8; and</li> <li>2. The matters in INF-P13.</li> </ul> <p>Section 88 information requirements for applications:</p> <ul style="list-style-type: none"> <li>1. Applications under this rule must provide, in addition to the standard information requirements, a road safety audit in accordance with NZTA's Road Safety Audit Procedures for Projects - Guidelines, Transfund New Zealand Manual No. TFM9 2013.</li> </ul> <p><b>4. Activity status: Discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. The road is a National Road, Regional Road or Arterial Road; or</li> <li>b. Compliance is not achieved with INF-S14; INF-S15; INF-S23; INF-S24 or INF-S25.</li> </ul>
INF-R28	Support	Kāinga Ora generally support these rules.	<i>Retain as notified.</i>
INF-R29			
INF-R30			
INF-R31			
INF-R32			
INF-R33			
INF-R34			
INF-R35			
INF-R36			
INF-R37			

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
INF-R38			
INF-R39			
INF-R40			
INF-R41			
INF-R42			
INF-R43			
INF-R44			
INF-R45			
<b>Standards</b>			
INF-S1	Support	Kāinga Ora generally supports these standards.	<i>Retain as notified.</i>
INF-S2			
INF-S3			
INF-S4			
INF-S5			
INF-S6			
INF-S7			
INF-S8 Cabinets, electric vehicle charging stations, temporary infrastructure and temporary electricity generators and self-contained power units to supply existing infrastructure and any other infrastructure structure or building not otherwise listed, which are located within the road reserve or rail	Oppose	<p>Kāinga Ora oppose INF-S8 insofar as it applies to INF-R21 as it will capture “Ancillary Transport Network” structures, which includes artwork/sculptures, bus stops and shelters, train stations, public toilets, etc, all of which would typically exceed 1.8m/2m height and 1.4m<sup>2</sup>/2m<sup>2</sup> footprint, so would automatically require resource consent. This is not in accordance with the intended enabling framework of this chapter.</p> <p>Kāinga Ora suggests that this could be resolved through provision of a specific standard and rule framework that recognises Ancillary Transport Network structures and provides higher thresholds.</p>	<p><del>Rural Zones, Future Urban Zone, Large Format Retail Zone, City Centre Zone, General Industrial Zone, Open Space and Recreation Zones, Māori Purpose Zone (Hongoeka):</del></p> <p><del>1. It must not exceed a maximum height above ground level of 2m.</del></p> <p><del>-</del></p> <p><del>2. It must not exceed a maximum area of 2m<sup>2</sup>.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p><del>1. Local, regional and national benefits of the infrastructure;</del></p> <p><del>2. Any adverse effects on the streetscape and the amenity values of the area;</del></p> <p><del>3. The amenity of adjoining sites;</del></p> <p><del>4. Traffic and pedestrian safety including sightlines and visibility of traffic signage;</del></p> <p><del>5. Design and siting of the infrastructure;</del></p> <p><del>6. Any operational or functional needs of the infrastructure; and</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
corridor		New rule and standard recognising “Ancillary Transport Network” structures sought, with all necessary consequential changes.	<p><del>7. Any topographical and other site constraints make compliance with the permitted standard impractical.</del></p> <p><del>Residential Zones, Neighbourhood Centre Zone, Local Centres Zone, Mixed Use Zone, Hospital Zone, Special Purpose Zone (BRANZ):</del></p> <p><del>3. It must not exceed a maximum height above ground level of 1.8m.</del></p> <p><del>4. It must not exceed a maximum area of 1.4m<sup>2</sup>.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <ol style="list-style-type: none"> <li><del>1. Local, regional and national benefits of the infrastructure;</del></li> <li><del>2. Any adverse effects on the streetscape and the amenity values of the area;</del></li> <li><del>3. The amenity of adjoining sites;</del></li> <li><del>4. Traffic and pedestrian safety including sightlines and visibility of traffic signage;</del></li> <li><del>5. Design and siting of the infrastructure;</del></li> <li><del>6. Any operational or functional needs of the infrastructure; and</del></li> <li><del>7. Any topographical and other site constraints make compliance with the permitted standard impractical.</del></li> </ol>
INF-S9 Cabinets, electric vehicle charging stations, temporary infrastructure and temporary electricity generators and self-contained power units to supply existing infrastructure and any other infrastructure structure or building not otherwise listed, which are not located within the road reserve or rail corridor	Oppose	<p>Kāinga Ora oppose INF-S9 insofar as it applies to INF-R21 as it will capture “Ancillary Transport Network” structures, which includes artwork/sculptures, bus stops and shelters, train stations, public toilets, etc, all of which would typically exceed 15m<sup>2</sup> footprint, so would automatically require resource consent. This is not in accordance with the intended enabling framework of this chapter.</p> <p>Kāinga Ora suggests that this could be resolved through provision of a specific standard and rule framework that recognises Ancillary Transport Network structures and provides higher thresholds.</p> <p>New rule and standard recognising “Ancillary Transport Network” structures sought, with all necessary consequential changes.</p>	<p><del>1. It must not exceed a maximum height above ground level of 4m.</del></p> <p><del>2. It must not exceed a maximum area of 15m<sup>2</sup>.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <ol style="list-style-type: none"> <li><del>1. Local, regional and national benefits of the infrastructure;</del></li> <li><del>2. Any adverse effects on the streetscape and the amenity values of the area;</del></li> <li><del>3. The amenity of adjoining sites;</del></li> <li><del>4. Design and siting of the cabinet;</del></li> <li><del>5. Whether there are difficult ground conditions or any technological, operational or topographical reasons why the network utility cannot be placed underground;</del></li> <li><del>6. Any operational or functional needs of the infrastructure; and</del></li> <li><del>7. Any topographical and other site constraints make compliance with the permitted standard impractical.</del></li> </ol>
INF-S10	Support	Kāinga Ora supports these standards.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
INF-S11			
INF-S12			
INF-S13			
INF-S14 Earthworks – slope, height, depth and location	Support in part	<p>Kāinga Ora supports the general intent of this standard, but seeks some changes to make it more applicable to infrastructure works.</p> <p>Kāinga Ora seeks the deletion of INF-S14(4).</p> <p>Horizontal infrastructure, such as 3-waters pipe networks, cross numerous private sites and boundaries. This is prevalent throughout Porirua City (while it is typically provided in modern day road corridors, the historic land development means there are kilometres of 3-waters public infrastructure located within private properties). The trenching required to construct, maintain, repair or upgrade this infrastructure will exceed 1m in depth within 1m of site boundaries in almost every case. Industry standards and health and safety legislative requirements adequately manages any adverse effects regarding stability of trenchworks etc. The PDP does not need to manage this over and above these standards.</p> <p>Kāinga Ora seeks insertion of “roads” in the exclusion section of INF-S14 for any earthworks associated with any maintenance and repair works of roads within road reserves.</p> <p>Kāinga Ora seeks an increase in permitted cut height/fill depth, consistent with its submission on the earthworks chapter.</p> <p>Amendments are sought.</p>	<p>1. Earthworks must not be undertaken on an existing slope with an angle of 34° or greater.</p> <p>2. Earthworks must not exceed <u>1.5m</u> <del>2.5m</del> in cut height or fill depth, except:</p> <ol style="list-style-type: none"> <li>a. Where the earthworks are for trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure; and</li> <li>b. Where the earthworks are associated with switchback sections for the development of new and maintenance of existing walkways, cycleways and shared paths that are located on public land other than a road.</li> </ol> <p>3. Earthworks must not be located within 1.0m of the site boundary, measured on a horizontal plane except:</p> <ol style="list-style-type: none"> <li>a. Where the earthworks are for trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure; or</li> <li>b. Where the site boundary separates adjoining sites which are both within the area of land subject to the proposed works.</li> </ol> <p><del>4. Trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure undertaken within 1.0m of the site boundary must not exceed 1.0m in depth.</del></p> <p>5. Earthworks associated with the development of new and maintenance of existing walkways, cycleways and shared paths that are located on public land other than a road must not exceed 1.8m cut height or fill depth on switchback sections of the pathway, measured vertically, where the activities are undertaken by:</p> <ol style="list-style-type: none"> <li>a. Porirua City Council;</li> <li>b. Greater Wellington Regional Council;</li> <li>c. Department of Conservation; or</li> <li>d. A nominated contractor or agent of an organisation listed in (a) to (c).</li> </ol> <p>6. Earthworks must not be carried out within 5m of a river, except:</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>a. Where the earthworks are for the installation, maintenance and repair, removal or upgrade of infrastructure located on or within existing bridges or structure crossing a stream.</p> <p>7. As soon as practical, but no later than three months after the completion of the works, the earthworks area must be stabilised with vegetation or sealed, paved, metaled or built over.</p> <p>8. All silt and sediment must be retained on the site.</p> <p>9. Silt and sediment devices must be installed in accordance with APP15 - Silt and Sediment Devices prior to the commencement of earthworks and must be retained for the duration of the earthworks. This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• Earthworks undertaken by Transpower to achieve the ground to conductor clearance required by NZECP34:2001;</li> <li>• Any earthworks associated with any maintenance and repair works for <u>roads</u>, walkways, cycleways and shared paths within road reserves;</li> <li>• Any earthworks associated with any building or structure used for infrastructure purposes that are within 2m of the exterior walls of the building or structure, measured in plan view; and</li> <li>• Any piling associated with a support structure that is within 2m of an existing support structure or necessary to install a support structure.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Local, regional and national benefits of the infrastructure;</li> <li>2. The natural character of any riparian margin or coastal margin;</li> <li>3. Design and siting of the infrastructure;</li> <li>4. Any operational or functional needs of the infrastructure;</li> <li>5. Retention of silt and sediment on the site;</li> <li>6. Any topographical and other site constraints that make compliance with the permitted standard impractical; and</li> <li>7. The matters in EW-P1.</li> </ol>
INF-S15 Earthworks – Area limit in a 12 month period per site,	Support in part	Kāinga Ora supports this standard, but seeks amendments consistent with the submission on the earthworks chapter. This is to simplify the standards	<b>All Zones:</b>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
excluding the road reserve and rail corridor		relating to the area of disturbance enabled in each zone.  Amendments are sought.	<p>1. No area limits apply to earthworks required for trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure where the trenching:</p> <ol style="list-style-type: none"> <li>a. Is undertaken by Porirua City Council or a network utility operator, or a nominated contractor or agent;</li> <li>b. Does not result in an increase in height of the ground level upon completion of the works; and</li> <li>c. Is progressively closed so that no more than 120m of trench is open at any time.</li> </ol> <p>2. No area limits apply to earthworks associated with the development of new and maintenance of existing walkways, cycleways and shared paths that are located on public land other than a road where the activities are undertaken by:</p> <ol style="list-style-type: none"> <li>a. Porirua City Council;</li> <li>b. Greater Wellington Regional Council;</li> <li>c. Department of Conservation; or</li> <li>d. A nominated contractor or agent of an organisation listed in (a) to (c).</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Local, regional and national benefits of the infrastructure;</li> <li>2. The natural character and amenity values of any riparian margin or coastal margin;</li> <li>3. The matters of discretion in EW-S1;</li> <li>4. Design and siting of the infrastructure;</li> <li>5. Any operational or functional needs of the infrastructure;</li> <li>6. Any topographical and other site constraints make compliance with the permitted standard impractical; and</li> <li>7. Any adverse effects from traffic movements on the transport network and amenity values.</li> </ol> <p><b>Riparian Margins, Coastal Margins:</b></p> <ol style="list-style-type: none"> <li>1. The maximum area must be no greater than 25m<sup>2</sup>.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Local, regional and national benefits of the infrastructure;</li> <li>2. The natural character and amenity values of any riparian margin or coastal margin;</li> <li>3. The matters of discretion in EW-S1;</li> <li>4. Design and siting of the infrastructure;</li> <li>5. Any operational or functional needs of the infrastructure;</li> </ol>

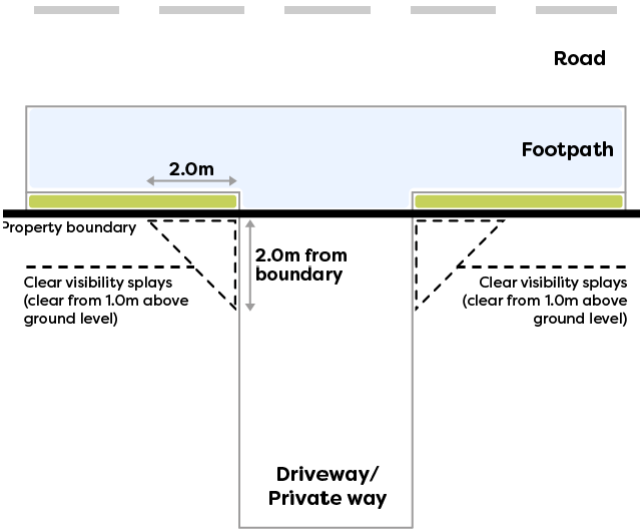
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>6. Any topographical and other site constraints make compliance with the permitted standard impractical; and</p> <p>7. Any adverse effects from traffic movements on the transport network and amenity values.</p> <p><b>Residential Zones, Settlement Zones, Neighbourhood Zone:</b></p> <p>2. The maximum area must be no greater than 250m<sup>2</sup>.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Local, regional and national benefits of the infrastructure;</li> <li>2. The matters of discretion in EW-S1;</li> <li>3. Design and siting of the infrastructure;</li> <li>4. Any operational or functional needs of the infrastructure;</li> <li>5. Any topographical and other site constraints make compliance with the permitted standard impractical; and</li> <li>6. Any adverse effects from traffic movements on the transport network and amenity values.</li> </ol> <p><b>General Rural Zone, Rural Lifestyle Zone, Future Urban Zone, Special Purpose Zone (BRANZ), Māori Purpose Zone (Hongoeke):</b></p> <p>4.The maximum area must be no greater than 1000m<sup>2</sup></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Local, regional and national benefits of the infrastructure;</li> <li>2. The matters of discretion in EW-S1;</li> <li>3. Design and siting of the infrastructure;</li> <li>4. Any operational or functional needs of the infrastructure;</li> <li>5. Any topographical and other site constraints make compliance with the permitted standard impractical; and</li> <li>6. Any adverse effects from traffic movements on the transport network and amenity values.</li> </ol> <p><del>Local Centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, General Industrial Zone, Hospital Zone:</del></p> <p><del>5.The maximum area must be no greater than 400m<sup>2</sup></del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>Matters of discretion are restricted to:</del></p> <ol style="list-style-type: none"> <li><del>1. Local, regional and national benefits of the infrastructure;</del></li> <li><del>2. The matters of discretion in EW-S1;</del></li> <li><del>3. Design and siting of the infrastructure;</del></li> <li><del>4. Any operational or functional needs of the infrastructure;</del></li> <li><del>5. Any topographical and other site constraints make compliance with the permitted standard impractical; and</del></li> <li><del>6. Any adverse effects from traffic movements on the transport network and amenity values.</del></li> </ol> <p><u>Local Centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, General Industrial Zone, Hospital Zone, Open Space and Recreation Zones:</u></p> <p>6.The maximum area must be no greater than 500m<sup>2</sup>.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Local, regional and national benefits of the infrastructure;</li> <li>2. The matters of discretion in EW-S1;</li> <li>3. Design and siting of the infrastructure;</li> <li>4. Any operational or functional needs of the infrastructure;</li> <li>5. Any topographical and other site constraints make compliance with the permitted standard impractical; and</li> <li>6. Any adverse effects from traffic movements on the transport network and amenity values.</li> </ol>
INF-S16	Support	Kāinga Ora generally supports these standards.	<i>Retain as notified.</i>
INF-S17			
INF-S18			
INF-S19			
INF-S20			
INF-S21			
INF-S22 Classification of roads	Oppose	Kāinga Ora opposes the placement of transport provisions in the INF chapter, and seeks their relocation to the TR chapter.	<p><del>1. National, Regional and Arterial roads must be classified according to the Waka Kotahi New Zealand Transport Agency One Network Road Classification.</del></p> <p><del>1. Collector and Access Roads must be classified according to INF Table 1 (Road design</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Deletion sought	<p style="color: red;"><del>standards).</del></p> <p style="color: red;"><del>There are no matters of discretion for this standard.</del></p>
INF-S23 Design of roads	Oppose	<p>Kāinga Ora opposes this standard and seeks its full reconsideration.</p> <p>Kāinga Ora opposes the associated road design standards (INF-Table 1).</p> <p>Kāinga Ora seeks changes to INF-S23(10) to enable planting to occur in Residential Zones.</p> <p>Kāinga Ora opposes that standard that retaining structures cannot be constructed in legal road corridor without requiring resource consent.</p> <p>Full reconsideration of this rule is sought, incorporating the amendments suggested.</p>	<p style="color: red;"><del>1. Access Roads must not be permanent no-exit roads.</del></p> <p style="color: red;"><del>2. Roads must provide for two-way traffic in accordance with INF Table 1 (Road design standards).</del></p> <p style="color: red;"><del>3. Roads must be designed to achieve design speeds in accordance with INF Table 1 (Road design standards).</del></p> <p style="color: red;"><del>4. The width of any road must comply with the minimum widths in accordance with INF-Table 1 (Road design standards):</del></p> <p style="color: red;"><del>    a. Minimum total, legal width; and</del></p> <p style="color: red;"><del>    b. Minimum width to provide for:</del></p> <p style="color: red;"><del>        i. Vehicles;</del></p> <p style="color: red;"><del>        ii. Parking;</del></p> <p style="color: red;"><del>        iii. Cycles;</del></p> <p style="color: red;"><del>        iv. Pedestrians;</del></p> <p style="color: red;"><del>        v. Infrastructure; and</del></p> <p style="color: red;"><del>        vi. Street trees.</del></p> <p style="color: red;"><del>5. Pedestrian walkways, cycleways and shared paths in a road must be designed in accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017).</del></p> <p style="color: red;"><del>6. The minimum design vehicle used for a road turning head must be a 4.91m x 1.87m vehicle (85th percentile vehicle).</del></p> <p style="color: red;"><del>7. The maximum gradient of roads must be in accordance with INF Table 1 (Road design standards).</del></p> <p style="color: red;"><del>8. Curves in roads must meet the following minimum values:</del></p> <p style="color: red;"><del>    a. K Values for crest vertical curves and sag vertical curves must be in accordance with INF Table 3; and</del></p> <p style="color: red;"><del>    b. R Values for horizontal curves must be in accordance with INF Table 3.</del></p> <p style="color: red;"><del>9. Retaining structures must not be constructed in roads.</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>10. Street trees must be provided in accordance with:</del></p> <ul style="list-style-type: none"> <li><del>a. The requirements of INF-Table 1 (Road design standards);</del></li> <li><del>b. Street trees must not be planted in the infrastructure berm;</del></li> <li><del>c. When street trees are required in accordance with INF-Table 1, they must be provided in accordance with the number of trees per size class at maturity set out in INF-Table 2;</del></li> <li><del>d. Street tree planting must meet the requirements set out in INF-Table 2 for the following:</del> <ul style="list-style-type: none"> <li><del>i. Horizontal setback distances from underground infrastructure;</del></li> <li><del>ii. Horizontal setback distances from structures;</del></li> <li><del>iii. Minimum berm width;</del></li> <li><del>iv. Minimum topsoil depth;</del></li> <li><del>v. Minimum soil volume; and</del></li> </ul> </li> <li><del>e. Planting of road gardens other than street trees, mown grass or stormwater management planting must occur only in the <u>General Residential Zone, Medium Density Residential Zone, City Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone.</u></del></li> </ul> <p><del>11. Streetlighting must be provided in accordance with the following:</del></p> <ul style="list-style-type: none"> <li><del>a. Streetlighting must be designed in accordance with NZ Transport Agency document M30 Specification and Guidelines for Road Lighting Design (2014);</del></li> <li><del>b. Streetlighting bulbs must be on the NZ Transport Agency List of M30 Approved Luminaires (2020);</del></li> <li><del>c. Streetlighting columns must be in accordance with the NZ Transport Agency M26:2012 and M26A:2017 Specification for Lighting Columns; and</del></li> <li><del>d. Streetlighting columns in Access Roads and Collector Roads must be a minimum of 8m in height.</del></li> </ul> <p><del>There are no matters of discretion for this standard.</del></p>
INF – Table 1 Road design standards	Oppose	Consistent with its overall submission Kāinga Ora opposes this provision and seeks full reconsideration of the transport provisions.  Deletion sought.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-Table 2 Street trees	Oppose	Consistent with its overall submission Kāinga Ora opposes this provision and seeks full reconsideration of the transport provisions, including provisions in relation	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		to street trees.  Deletion sought.	
INF-Table 3 Road vertical curves and horizontal curves	Oppose	Consistent with its overall submission Kāinga Ora opposes this provision and seeks full reconsideration of the transport provisions, including provisions in relation to street trees.  Deletion sought.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-S24 Parking spaces in roads	Oppose	Kāinga Ora seeks consequential shift to TR Chapter.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-Table 4 Parking space dimension	Oppose	Kāinga Ora seeks consequential shift to TR Chapter.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-Figure 1 Parallel Parking	Oppose	Kāinga Ora seeks consequential shift to TR Chapter.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-Figure 2 Perpendicular parking	Oppose	Kāinga Ora seeks consequential shift to TR Chapter.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-Figure 3 Angle parking	Oppose	Kāinga Ora seeks consequential shift to TR Chapter.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-S25 Intersections involving roads or a vehicle access level 4	Oppose	Kāinga Ora seeks consequential shift to TR Chapter.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-Figure 4 Minimum sight distances at intersections	Oppose	Kāinga Ora seeks consequential shift to TR Chapter.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-Table 5 Minimum sight distances at intersections	Oppose	Kāinga Ora opposes this provision and seeks full reconsideration of the transport provisions.  Deletion sought.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>
INF-S26 Connections to roads for vehicle access levels 1, 2 and 3	Oppose	Kāinga Ora opposes the placement of this standard in the Infrastructure Chapter. Request its relocation to the Transport Chapter and all consequential changes.	1. The number of vehicle crossings per site <u>frontage</u> must not exceed one.  2. The length of a vehicle crossing parallel to the road must be no more than 6m.

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined&gt;</u> . Text to delete shown as <del>strikethrough</del>
		<p>Kāinga Ora also opposes the restriction to the number of permitted vehicle crossings. Limiting one per site is too restrictive, particularly in situations where a site has multiple frontages.</p> <p>Amendments sought and seeks consequential shift to TR Chapter.</p>	<p>3. The vehicle crossing for a site with frontage to two or more roads must be to the lower road classification.</p> <p>4. The minimum design vehicle used for a vehicle crossing must be a 4.91m x 1.87m vehicle (85<sup>th</sup> percentile vehicle).</p> <p>5. The distance from vehicle crossings to road intersections and railway crossings must be in accordance with INF-Table 6.</p> <p>6. Connections to roads must provide clear visibility splays for pedestrian safety from 1.0m above ground level as shown in INF-Figure 5.</p> <p>Note: Limited Access Roads may have additional or different requirements under the Government Rooding Powers Act 1989.</p> <p>There are no matters of discretion for this standard.</p>
INF-Figure 5 Clear visibility splays for pedestrian safety	Support in part.	Kāinga Ora generally supports this standard, but seeks its relocation to the Transport Chapter all consequential changes.	 <p style="text-align: center;"><b>Road</b></p> <p style="text-align: center;"><b>Footpath</b></p> <p style="text-align: center;">2.0m</p> <p>Property boundary</p> <p>2.0m from boundary</p> <p>Clear visibility splays (clear from 1.0m above ground level)</p> <p>Clear visibility splays (clear from 1.0m above ground level)</p> <p style="text-align: center;"><b>Driveway/ Private way</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>																																
INF-Table 6 Vehicle crossing distances	Support in part.	Kāinga Ora generally supports this standard, but seeks its relocation to the Transport Chapter and all necessary consequential changes.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Operating speed of road (km/h)</th> <th style="background-color: #d3d3d3;">Minimum distance between vehicle crossing and road intersection (m) (measured from the legal boundary of the intersecting road to the edge of the seal of the vehicle crossing)</th> <th style="background-color: #d3d3d3;">Minimum distance between vehicle crossing and railway crossing (m) (measured from the closest rail track to the edge of the seal of the vehicle crossing)</th> <th style="background-color: #d3d3d3;">Minimum sight distances from vehicle crossing (m)</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">&lt;40</td><td style="text-align: center;">10</td><td style="text-align: center;">30</td><td style="text-align: center;">35</td></tr> <tr><td style="text-align: center;">41-50</td><td style="text-align: center;">10</td><td style="text-align: center;">30</td><td style="text-align: center;">45</td></tr> <tr><td style="text-align: center;">51-60</td><td style="text-align: center;">15</td><td style="text-align: center;">30</td><td style="text-align: center;">65</td></tr> <tr><td style="text-align: center;">61-70</td><td style="text-align: center;">20</td><td style="text-align: center;">30</td><td style="text-align: center;">85</td></tr> <tr><td style="text-align: center;">71-80</td><td style="text-align: center;">20</td><td style="text-align: center;">30</td><td style="text-align: center;">105</td></tr> <tr><td style="text-align: center;">81-90</td><td style="text-align: center;">30</td><td style="text-align: center;">30</td><td style="text-align: center;">130</td></tr> <tr><td style="text-align: center;">91-100</td><td style="text-align: center;">30</td><td style="text-align: center;">30</td><td style="text-align: center;">160</td></tr> </tbody> </table>	Operating speed of road (km/h)	Minimum distance between vehicle crossing and road intersection (m) (measured from the legal boundary of the intersecting road to the edge of the seal of the vehicle crossing)	Minimum distance between vehicle crossing and railway crossing (m) (measured from the closest rail track to the edge of the seal of the vehicle crossing)	Minimum sight distances from vehicle crossing (m)	<40	10	30	35	41-50	10	30	45	51-60	15	30	65	61-70	20	30	85	71-80	20	30	105	81-90	30	30	130	91-100	30	30	160
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91-100	30	30	160																																
INF-S27 Cycleways, shared paths and pedestrian walkways on public land other than roads	Oppose	Consistent with its overall submission Kāinga Ora opposes this provision and seeks full reconsideration of the transport provisions and consequential relocation to the TR chapter. Kāinga Ora opposes this standard requiring compliance with external technical documents.	<i>Consistent with its overall submission Kāinga Ora seeks full reconsideration of the transport provisions.</i>																																
<b>Part 2: Energy, Infrastructure, Transport – REG – Renewable Electricity Generation</b>																																			
Entire chapter	Support	Kāinga Ora supports this chapter	<i>Retain as notified.</i>																																
<b>Part 2: Energy, Infrastructure, Transport - THWT - Three Waters</b>																																			
Overview of chapter	Support in part	<p>Kāinga Ora generally supports the intended direction of this chapter, but consistent with its wider submission, oppose provisions that require compliance with external technical standards to meet permitted activity rule(s).</p> <p>Kāinga Ora supports the agile approach taken in this chapter, where alternative solutions to meeting the onsite hydraulic neutrality standards are recognised and provided for.</p>	<p><i>Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>1. Deletion of reference to external technical guidance documents to achieve compliance with rules/standards;</i></li> <li><i>2. Deletion of provisions that should be managed by way of other methods, such as Council Bylaws;</i></li> <li><i>3. Review and re-drafting of notification exclusion clauses; and</i></li> <li><i>4. Consequential changes to the numbering of provisions following changes sought throughout chapter.</i></li> </ol>																																
Introduction text	Support	Kāinga Ora supports this introduction.	<i>Retain as notified.</i>																																



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<b>Objectives</b>			
THWT-O1 Hydraulic neutrality	Support	Kāinga Ora supports the objective as proposed.	<i>Retain as notified.</i>
THWT-O2 Three Waters Network Capacity	Support	Kāinga Ora supports the objective as proposed.	<i>Retain as notified.</i>
<b>Policies</b>			
THWT-P1 Hydraulic neutrality in Urban Zones, Settlement Zone and the Māori Purpose Zone (Hongoeka)	Support	Kāinga Ora supports the policy as proposed.	<i>Retain as notified.</i>
THWT-P2 Integration with the Three Waters Network	Support in part	<p>Kāinga Ora seeks deletion of THWT-P2-1.c as this is a matter that is dealt with through the building consent process.</p> <p>Kāinga Ora also seeks deletion of THWT-P2-2. While Kāinga Ora supports sustainable use of water and is aware of the Council’s need to accord with the NPS-FM 2020, the introduction of a rule framework in the District Plan that requires installation of water metering devices is using the District Plan as a tool/method that would otherwise be better served through development of an appropriate bylaw. Kāinga Ora notes that Porirua City Council already has the Water Supply Bylaw 2019, which could be updated or amended, if necessary.</p> <p>Deletion sought.</p>	<p>Require all new residential and non-residential buildings in Urban Zones and the areas of the Settlement Zone and Māori Purpose Zone (Hongoeka) serviced by the Three Waters Network to:</p> <ol style="list-style-type: none"> <li>1. Be serviced by reticulated water supply, reticulated wastewater and stormwater management networks that: <ol style="list-style-type: none"> <li>a. Meet the Council standards;</li> <li>b. Have the capacity to accommodate the development or anticipated future development of the site in accordance with the anticipated purpose of the zone; and</li> <li><del>c. Is in place at the time of building construction; and</del></li> </ol> </li> <li><del>2. Be connected to a water metering device when connecting to the reticulated water network, unless it can be demonstrated that:</del> <ol style="list-style-type: none"> <li><del>a. There are physical constraints that prevent a meter to be provided; or</del></li> <li><del>b. The water demand generated is so low that a meter is not warranted.</del></li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
THWT-P3 Three Waters Network capacity	Support in part	<p>Kāinga Ora generally supports the policy as proposed, however amendment is sought to THWT-P3-1 to ensure the external regional standard is used as a guiding standard when considering this matter, rather than it being a standard that must be complied with.</p> <p>Amendment sought.</p>	<p>Where the level of service of the reticulated water supply, reticulated wastewater and stormwater management networks is insufficient to service the number of residential units proposed, or is insufficient to service the size of the building and associated activity proposed, only allow use and development when it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. It incorporates measures that appropriately mitigate any adverse effects on the Three Waters Network <del>and meet as guided by</del> the performance criteria of the Wellington Water Regional Standard for Water Services May 2019; and</li> <li>2. The additional demand generated can be accommodated by the Three Waters Network, without resulting in increased flood risk, increased wastewater overflows or reduced pressure in the reticulated water network.</li> </ol>
<b>Rules</b>			
THWT-R1 Rainwater tanks for new buildings (excluding residential accessory buildings)	Support in part	<p>Kāinga Ora generally supports in part Rule THWT-R1 and in particular, the ability to meet this rule through alternative means such as an engineered wetland or alternative on-site detention.</p> <p>Kāinga Ora seeks preclusion of both public and limited notification for non-compliance with this rule.</p> <p>Amendment sought.</p>	<p><b>Residential Zones, Māori Purpose Zone (Hongoeka), Settlement Zone:</b></p> <p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>a. A rainwater tank is provided that complies with THWT-S1.</li> </ol> <p>Note: Where a development achieves hydraulic neutrality through an approved alternative means (for example an engineered wetland or on-site detention), that has already been approved and constructed (for example as part of a subdivision), then this rule can be considered to be complied with.</p> <p><b>Residential Zones, Māori Purposes Zone (Hongoeka), Settlement Zone:</b></p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with THWT-R1-a.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion in THWT-S1.</li> </ol> <p><b><u>Notification:</u></b> <u>An application under this rule is precluded from being publicly notified or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
THWT-R2 Increase in the impervious surface area of a site	Oppose	<p>While Kāinga Ora supports the overarching intent of this rule, it seeks deletion of THWT-S2 as currently proposed and therefore also opposes this rule.</p> <p>Kāinga Ora also notes that Special Purpose Zone (BRANZ) is included at the RDA section of this rule, but not the Permitted Activity section. Also note that THWT-S2 also excludes reference to Special Purpose Zone (BRANZ).</p> <p>Deletion is sought.</p>	<p><del>Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:</del></p> <p><del>1. Activity status: Permitted</del> <del>Where:</del> <del>a. — Compliance is achieved with THWT S2.</del></p> <p><del>Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone, Special Purpose Zone (BRANZ):</del></p> <p><del>2. Activity status: Restricted discretionary</del> <del>Where:</del> <del>a. — Compliance is not achieved with THWT S2.</del></p> <p><del>Matters of discretion are restricted to:</del> <del>1. — The matters of discretion of the infringed standard.</del></p>
THWT-R3 Water metering device for new buildings connected to reticulated water systems	Oppose	<p>Kāinga Ora seeks deletion of THWT-R3 in its entirety. While Kāinga Ora supports sustainable use of water and is aware of the Council’s need to accord with the NPS-FM 2020, the introduction of a rule framework in the District Plan that requires installation of water metering devices is using the District Plan as a tool/method that would otherwise be better served through development of an appropriate Council bylaw. Kāinga Ora notes that Porirua City Council already has the Water Supply Bylaw 2019, which could be updated or amended, if necessary.</p> <p>Deletion sought.</p>	<p><del>Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone, Māori Purposes Zone (Hongoeka), Settlement Zone:</del></p> <p><del>1. Activity status: Permitted</del> <del>Where:</del> <del>a. — All new buildings that are connected to the reticulated water network must be fitted with a water metering device that meets the requirements of Sections 6.4.10.2 and Section 6.4.11 of the Wellington Water Regional Standard for Water Services May 2019.</del></p> <p><del>Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone, Māori Purposes Zone (Hongoeka), Settlement Zone:</del></p> <p><del>2. Activity status: Restricted discretionary</del> <del>Where:</del> <del>a. — Compliance is not achieved with THWT R3 1.a.</del></p> <p><del>Matters of discretion are restricted to:</del> <del>1. — The matters in THWT P2.</del></p> <p><del>Notification:</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<del>An application under this rule is precluded from being publicly notified or limited notified in accordance with sections 95A and 95B of the RMA.</del>
THWT-R4 Connection of new buildings to the Three Waters Network	Oppose	<p>While Kāinga Ora supports the general intent of this rule, it opposes compliance being required of external technical standards to meet permitted activity standards. If there are specific engineering or land development standards that Council sees as relevant to land development, these should be included as effects standards and/or rules to be complied with, along with associated matters for control/discretion and/or assessment. If not, they can be enforced through separate engineering approval processes.</p> <p>Deletion sought.</p>	<p><del><b>Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:</b></del></p> <p><del>1. Activity status: Permitted</del>  <del>Where:</del></p> <p style="padding-left: 20px;"><del>a. The building is serviced by reticulated water supply, reticulated wastewater and stormwater management networks; and</del></p> <p style="padding-left: 20px;"><del>b. Compliance is achieved with the following:</del></p> <p style="padding-left: 40px;"><del>i. For stormwater — The level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019;</del></p> <p style="padding-left: 40px;"><del>ii. For wastewater — The level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and</del></p> <p style="padding-left: 40px;"><del>iii. For water supply — The level of service in Chapter 6 Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019.</del></p> <p><del>Note: Where a development relies on site specific measures to achieve compliance with the performance standards (for example an engineered wetland, on-site detention, booster pumps, or wastewater detention), that has already been approved and constructed (for example as part of a subdivision) and is considered fit for purpose, then this rule can be considered to be complied with.</del></p> <p><del><b>Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:</b></del></p> <p><del>2. Activity status: Restricted discretionary</del>  <del>Where:</del></p> <p style="padding-left: 20px;"><del>a. Compliance is not achieved with THWT R4 1.a or THWT R4 1.b.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p style="padding-left: 20px;"><del>1. The matters in THWT P3.</del></p>
THWT-R5 Connection of non-residential buildings, retirement villages, papakāinga,	Oppose	<p>While Kāinga Ora supports the general intent of this rule, it opposes compliance being required of external technical standards to meet permitted activity standards. If there are specific engineering or land</p>	<p><del><b>Residential Zones, Māori Purposes Zone (Hongoeka), Settlement Zone:</b></del></p> <p><del>1. Activity status: Permitted</del>  <del>Where:</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
and multi-unit housing to Three Waters Network		<p>development standards that Council sees as relevant to land development, these should be included as effects standards and/or rules to be complied with, along with associated matters for control/discretion and/or assessment. If not, they can be enforced through separate engineering approval processes.</p> <p>Reference to multi-unit housing is opposed as Kāinga Ora has requested this definition is deleted.</p> <p>Deletion sought.</p>	<p><del>a. The building(s) is connected to the reticulated water supply, reticulated wastewater and stormwater management networks; and</del></p> <p><del>b. Compliance is achieved with the following:</del></p> <p style="padding-left: 20px;"><del>i. For stormwater — The level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019;</del></p> <p style="padding-left: 20px;"><del>ii. For wastewater — The level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and</del></p> <p style="padding-left: 20px;"><del>iii. For water supply — The level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019.</del></p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li><del>• Where a development relies on site specific measures to achieve compliance with the performance standards (for example an engineered wetland, on-site detention, booster pumps, or wastewater detention), that has already been approved and constructed (for example as part of a subdivision) and is considered fit for purpose, then this rule can be considered to be complied with.</del></li> <li><del>• This rule only applies to sites in the Māori Purpose Zone (Hongoeka) that are serviced by the three waters network.</del></li> </ul> <p><b>Residential Zones, Māori Purposes Zone (Hongoeka), Settlement Zone:</b></p> <p><del>2. Activity status: Restricted discretionary</del></p> <p><del>Where:</del></p> <p style="padding-left: 20px;"><del>a. Compliance is not achieved with THWT-R5-1.a or THWT-R5-1.b.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p style="padding-left: 20px;"><del>1. The matters in THWT-P3.</del></p>
<b>Standards</b>			
THWT-S1 Stormwater detention tanks	Support in part	<p>Kāinga Ora seeks deletion of reference to THWT-Table 1, as the rainwater tank sizing requirements are addressed in the body of THWT-S1(a), (b), and (c) and therefore the table is redundant.</p> <p>Kāinga Ora opposes compliance being required of</p>	<p><b>Residential Zones, Māori Purposes Zone (Hongoeka), Settlement Zone:</b></p> <p>1. Any rainwater tank must be sized in accordance with the <u>following</u> minimum requirements <del>in THWT Table 1:</del></p> <p style="padding-left: 20px;">a. Where the roof area of the building is between 40m<sup>2</sup> and 99.9m<sup>2</sup> – a 2000L capacity rainwater tank.</p> <p style="padding-left: 20px;">b. Building roof area of ≥ 100m<sup>2</sup> - &lt; 200m<sup>2</sup> – 3000L capacity rainwater tank.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>external Land Development and Subdivision Infrastructure Standards to meet permitted activity standards. If there are specific engineering or land development standards that Council sees as relevant to land development, these should be included as effects standards and/or rules to be complied with, along with associated matters for control/discretion and/or assessment. If not, they can be enforced through separate engineering approval processes.</p> <p>It is noted that the “Acceptable Solution #1 from the Wellington Water guide Managing Stormwater Runoff, The use of rain tanks for hydraulic neutrality, Acceptable solution #1 dated June 2019” is a non-statutory document that sits outside of the DP, and is scheduled for update on a 5-yearly cycle (i.e. will be out-of-date by 2024).</p> <p>Deletion of THWT-S1(2) is sought and amendments to THWT-S1(1) are requested.</p>	<p>c. Building roof area <math>\geq 200\text{m}^2</math> –5000L capacity rainwater tank.</p> <p><del>2. The tank must meet the specifications, and be installed in accordance with Acceptable Solution #1 from the Wellington Water guide Managing Stormwater Runoff, The use of rain tanks for hydraulic neutrality, Acceptable solution #1 dated June 2019</del></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Any potential impacts on any downstream flooding hazard;</li> <li>2. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation;</li> <li>3. The capacity of the local stormwater network; and</li> <li>4. Whether there are any site-specific constraints or opportunities within the local area that mean that hydraulic neutrality is not required.</li> </ol>
THWT-S2 Hydraulic neutrality	Oppose	<p>Kāinga Ora supports the wider intent of this standard but oppose it as it is currently drafted. The standard does not provide thresholds for impervious surfaces, or note that the standard only applies in relation to an increase in impervious surfaces.</p> <p>Kāinga Ora opposes compliance being required of external Land Development and Subdivision Infrastructure Standards to meet permitted activity standards. If there are specific engineering or land development standards that Council sees as relevant to land development, these must be included as effects standards and/or rules to be complied with, along with associated matters for control/discretion and/or assessment. If not, they can be enforced through separate engineering approval processes.</p> <p>Delete ‘THWT-S2’.</p>	<p><del><b>Commercial and Mixed Use Zones, General Industrial Zone, Hospital Zone:</b></del></p> <p><del>1. A hydraulic neutrality device must be installed, which must be:</del></p> <ol style="list-style-type: none"> <li><del>a. Designed and built in accordance with the design parameters in Section 4.4.3.3 of the Wellington Water Regional Standard for Water Services May 2019; and</del></li> <li><del>b. Fully operational prior to the use of the impervious area.</del></li> </ol> <p><del><b>Matters of discretion are restricted to:</b></del></p> <ol style="list-style-type: none"> <li><del>1. The access and on-going maintenance of the hydraulic neutrality devices;</del></li> <li><del>2. Any potential impacts on any downstream flooding hazard;</del></li> <li><del>3. The size and scale of the development and the additional stormwater that the proposal will generate compared to the existing situation;</del></li> <li><del>4. The preference for one central hydraulic neutrality device over numerous individual hydraulic neutrality devices;</del></li> <li><del>5. The capacity of the local stormwater network; and</del></li> <li><del>6. Whether there are any site-specific constraints or opportunities within the local area that mean that hydraulic neutrality is not required.</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>								
THWT-Table 1	Oppose	<p>Kāinga Ora seeks deletion of this table, as these sizing requirements are already addressed in the body of THWT-S1(a), (b), and (c). The table is therefore redundant.</p> <p>Deletion sought.</p>	<table border="1"> <thead> <tr> <th data-bbox="1144 212 1637 264"><del>Area of the roof</del></th> <th data-bbox="1644 212 2101 264"><del>Size of tank</del></th> </tr> </thead> <tbody> <tr> <td data-bbox="1144 269 1637 322"><del>40m<sup>2</sup> - 99.9m<sup>2</sup></del></td> <td data-bbox="1644 269 2101 322"><del>2,000l</del></td> </tr> <tr> <td data-bbox="1144 327 1637 379"><del>100m<sup>2</sup> - 199.9m<sup>2</sup></del></td> <td data-bbox="1644 327 2101 379"><del>3,000l</del></td> </tr> <tr> <td data-bbox="1144 384 1637 437"><del>200m<sup>2</sup> and above</del></td> <td data-bbox="1644 384 2101 437"><del>5,000l</del></td> </tr> </tbody> </table>	<del>Area of the roof</del>	<del>Size of tank</del>	<del>40m<sup>2</sup> - 99.9m<sup>2</sup></del>	<del>2,000l</del>	<del>100m<sup>2</sup> - 199.9m<sup>2</sup></del>	<del>3,000l</del>	<del>200m<sup>2</sup> and above</del>	<del>5,000l</del>
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<del>200m<sup>2</sup> and above</del>	<del>5,000l</del>										
<b>Part 2: Energy, Infrastructure and Transport – TR- Transport</b>											
Overview of chapter	Oppose	<p>Kāinga Ora opposes the Transport Chapter in its notified form. To assist with plan coherence and usability, Kāinga Ora requests that the Transport chapter contains all of the city-wide objectives, policies and rules/standards relevant to the transport network and seeks all necessary consequential amendments. As currently drafted, the PDP has divided transport provisions between the Transport Chapter (relevant to onsite transport facilities + high-trip generation) and the Infrastructure Chapter (relevant to the transport network). All vehicle access related standard and rules should also be located within the Transport Chapter (this includes INF-S23, INF-S24, INF-S25, and INF-S26 and related Tables and Figures). The proposed PDP layout, which requires the plan user to alternate between chapters to understand compliance or otherwise with site access requirements, unnecessarily complicates the plan.</p> <p>The current division introduces unnecessary complexity and does not aid in plan usability. The request by Kāinga Ora is consistent with other second generation plans, the National Planning Standards, and the approach taken in the PDP where all relevant renewable energy generation facilities provisions have been placed in the Renewable Electricity Generation chapter.</p> <p>In addition, Kāinga Ora opposes a number of transport provisions that will significantly constrain residential</p>	<p><i>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>1. Kāinga Ora requests that the Transport chapter contains all of the city-wide objectives, policies and rules/standards relevant to the transport network and all consequential amendments.</i></li> <li><i>2. Kāinga Ora seeks the full package of transport related provisions (objectives, policies, rules and standards) are reviewed and amended so that they appropriately manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.</i></li> <li><i>3. Review and re-drafting of notification exclusion clauses.</i></li> </ol>								

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		development (and regeneration outcomes in eastern Porirua). As well as limiting yield outcomes, some of these provisions will require a consequential increase in landform modification and associated hard surfacing. Kāinga Ora opposes the transport provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and standards) are reviewed and amended so that they appropriately manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.	
Introduction text	Support in part	<p>Changes are sought, so that the transport chapter operates as a standalone chapter for transport related provisions, with all consequential necessary amendments reflected throughout the PDP.</p> <p>Amendments sought.</p>	<p><u>The transport chapter contains city-wide objectives, policies and rules relevant to the transport network.</u> The Transport chapter <u>also</u> contains provisions that deal with on-site transport facilities and access and the effects of high trip generating use and development. <del>The transport network itself is defined as infrastructure under the RMA. The rules for the operation, maintenance and repair, upgrading and development of and connections to the transport network are located in the Infrastructure chapter.</del></p> <p>Activities that generate high volumes of traffic may have significant adverse effects on the transport network and adversely affect the amenity of adjacent land use activities. As such, high trip generating activities warrant case-by-case assessment.</p> <p>Land use and development can adversely affect the safety and efficiency of the transport network and people’s health and wellbeing if on-site transport facilities (vehicle access, parking, manoeuvring and loading facilities) or access ways are inappropriately designed or linked to the transport network.</p> <p><u>To achieve sustainable development, the transport network must be integrated with land use, so that people can easily move around the City, and businesses can move goods efficiently. Appropriate integration also manages effects on and from the operation of the transport network.</u></p> <p><del>All new roads and vehicle access points that intersect a state highway require the approval of Waka Kotahi NZ Transport Agency under the Government Roadway Powers Act 1989.</del></p>
<b>Objectives</b>			
TR-O1 High trip generating use and development	Support	Kāinga Ora supports this objective.	<i>Retain as notified, with consequential change to amend numbering, consistent with the overall submission.</i>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
TR-O2 On-site transport facilities and access	Support	Kāinga Ora supports this objective.	<i>Retain as notified, with consequential change to amend numbering, consistent with the overall submission.</i>
<b>Policies</b>			
TR-P1 High trip generating use and development	Oppose	<p>Kāinga Ora opposes residential activities being considered “high vehicle trip generating activities”. In addition, Kāinga Ora opposes points (5)(7) and (11) of TP-P1.</p> <p>Kāinga Ora also seeks all consequential amendments to policy reference numbers etc in rules and standards.</p> <p>Amendments sought</p>	<p>Provide for high vehicle trip generating activities where it can be demonstrated that any adverse effects on the transport network will be minimised, having regard to:</p> <ol style="list-style-type: none"> <li>1. The extent to which it integrates and co-ordinates with the transport network, including proposed or planned network upgrades and service improvements;</li> <li>2. The location of the proposed activity and the purpose of the zone it is located in;</li> <li>3. The transport network's capacity, level of service, form and function;</li> <li>4. The effect of the proposed activity on the transport network and <u>its it's</u> users;</li> <li><del>5. The effect of the proposed activity on the character and amenity values of the surrounding area;</del></li> <li>6. The provision for pedestrians, cyclists, public transport users, freight and motorists, as appropriate;</li> <li><del>7. Any alternative site access and / or routes available;</del></li> <li>8. Any traffic management and travel planning mechanisms;</li> <li>9. The staging of the activity;</li> <li>10. Any improvements to the transport network proposed as part of a high trip generating activity development; <u>and</u></li> <li><del>11. Any cumulative adverse effects; and</del></li> <li>12. Any positive effects.</li> </ol>
TR-P2 Appropriate on-site facilities and site access	Support	Kāinga Ora supports, with an amendment to the numbering and seeks all consequential amendments to policy reference numbers etc in rules and standards.	<i>Retain as notified, with consequential change to amend numbering, consistent with the overall submission.</i>
TP-P3 Potentially appropriate on-site transport facilities and site access	Support in part	<p>Kāinga Ora seeks changes to the wording of this policy.</p> <p>Kāinga Ora also seeks all consequential amendments to policy reference numbers etc in rules and standards.</p> <p>Amendments sought</p>	<p>Provide for on-site transport facilities and site access that do not meet standards where it can be demonstrated that the safety and efficiency of the transport network and the health and <u>safety wellbeing</u> of people is not compromised, having regard to:</p> <ol style="list-style-type: none"> <li>1. Whether the projected demand for loading spaces or cycle spaces will be lower than that required in the standards or can be accommodated by shared or reciprocal arrangements;</li> <li>2. Whether the site is adequately serviced by public and active transport networks;</li> <li>3. Whether the proposed activities are conducive with, and the facilities <del>support and</del> promote the uptake and use of, public and active transport modes;</li> <li>4. Whether the facilities are effective in meeting the operational needs and functional needs of the activity on the site;</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ul style="list-style-type: none"> <li>5. Whether activities have safe and effective access for firefighting purposes;</li> <li>6. Whether there are site and topographical constraints that make compliance unreasonable; and</li> <li>7. The extent to which public health and safety, including the safety of pedestrians walking through any parking areas, will not be compromised.</li> </ul>
<b>Rules</b>			
TR-R1 Site access for activities with no on-site vehicle parking or loading spaces	Support in part	<p>Kāinga Ora seeks the introduction of a notification preclusion statement (for both public and limited notification). The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches. Kāinga Ora does recognise that effects should be considered on the road controlling authority however. This requested approach is consistent with the Council’s Plimmerton Farm Plan Change.</p> <p>Kāinga Ora notes that the specified accessway and legal widths required by TR-S4 do not align with those provided for within TR-S1 where there is no onsite vehicle parking. Therefore, a proposal cannot comply with TR-S1, where compliance isn’t achieved with TR-S4 (which requires compliance with Vehicle Access Level 1). This is confusing and will lead to user error, poor implementation, and difficulties in compliance monitoring. Amendments to these standards, which link back to this rule, are also sought.</p> <p>Amendments are sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. TR-S1; and</li> <li>ii. TR-S4.</li> </ul> </li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TR-S1 or TR-S4.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard.</li> </ul> <p><b><u>Notification:</u></b> <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.</u></p>
TR-R2 Vehicle access for activities with on-site vehicle parking or loading or where a vehicle access is	Oppose	<p>Kāinga Ora seeks the introduction of a notification preclusion statement (for both public and limited notification). The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. Vehicle access is provided to and within the site for movement of vehicles from the legal road, including to any vehicle parking and loading spaces on the site;</li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
otherwise provided		<p>notification will unlikely add anything to the consideration of the effects of these breaches. Kāinga Ora does recognise that effects should be considered on the road controlling authority however.</p> <p>As noted in the overarching submission, vehicle access related standard and rules should also be located within the Transport Chapter (this includes INF-S23, INF-S24, INF-S25, and INF-S26 and related Tables and Figures). The proposed PDP layout, which requires the plan user to alternate between chapters to understand compliance or otherwise with site access requirements, unnecessarily complicates the plan.</p> <p>Kāinga Ora opposes the Section 88 information requirement to provide a road safety audit in accordance with the NZTA Road Safety Audit Procedures for Projects Guidelines for non-compliance with standards TR-S2, TR-S3 and TR-S4.</p> <p>Kāinga Ora oppose the accessway widths and gradients as specified in TR-S3 and TR-Table 2 Vehicle access design standards. These will result in poor urban outcomes and are over engineered.</p> <p>Kāinga Ara also opposes the DIS Activity Status of TR-R2 (3) and seeks the complete removal of this rule – it is unclear what policy is it is implementing.</p> <p>Amendments sought.</p>	<p><del>b. The vehicle access is classified as a Vehicle Access Level 1, 2, 3 or 4 in accordance with TR-S2; and</del></p> <p>c. Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>i. TR-S3; and</li> <li>ii. TR-S4.</li> </ol> <p><del>Note: Connections to roads for vehicle access to sites are addressed by rule INF-R23 in the Infrastructure chapter.</del></p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with TR-S3 or TR-S4.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard.</li> </ol> <p><del>Section 88 information requirements for applications:</del></p> <ol style="list-style-type: none"> <li><del>1. Applications under this rule for a Vehicle Access Level 4 must provide, in addition to the standard information requirements:</del> <ol style="list-style-type: none"> <li><del>a. A road safety audit in accordance with the NZTA Road Safety Audit Procedures for Project Guidelines.</del></li> </ol> </li> </ol> <p><del>Notification:</del> <del>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></p> <p><u>Notification:</u> <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.</u></p> <p><del>3. Activity status: Discretionary</del> <del>Where:</del></p> <ol style="list-style-type: none"> <li><del>a. Compliance not achieved with TR-S2.</del></li> </ol> <p><del>Section 88 information requirements for applications:</del></p> <ol style="list-style-type: none"> <li><del>1. Applications under this rule must provide, in addition to the standard information requirements:</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>a. — A road safety audit in accordance with the NZTA Road Safety Audit Procedures for Project Guidelines.</del></p> <p><del>-Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></p>
TR-R3 Parking space dimension and manoeuvring for activities with on-site parking or loading spaces	Support in part	<p>Kāinga Ora seeks the introduction of a notification preclusion statement (for both public and limited notification). The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches. Kāinga Ora does recognise that effects should be considered on the road controlling authority however.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. TR-S5; and</li> <li>ii. TR-S6;</li> </ul> </li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TR-S5 or TR-S6.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard.</li> </ul> <p><b>Notification:</b> <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.</u></p>
TR-R4 On-site loading, waste and bicycle facilities for all activities	Support in part	<p>Kāinga Ora seeks the introduction of a notification preclusion statement (for both public and limited notification). The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches. Kāinga Ora does recognise that effects should be considered on the road controlling authority however.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. TR-S7;</li> <li>ii. TR-S8; and</li> <li>iii. TR-S9.</li> </ul> </li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with TR-S7, TR-S8 or TR-S9.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>1. The matters of discretion of any infringed standard.</p> <p><b>Notification:</b>  <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.</u></p>
TR-R5 Trip generation	Oppose	<p>Kāinga Ora opposes this rule in part, as it considers that residential activities should be removed from TR-S10 as a high trip generating activity on the basis that this is consistent with the Plan’s strategic objectives to enable and encourage residential intensification.</p> <p>Kāinga Ora also suggests an amendment to correct typo for the numbering of the RDIS rule.</p>	<p><del>1. Activity status: Permitted</del>  <del>Where:</del>  a. <del>Compliance is achieved with TR-S10.</del></p> <p><del>2. Activity status: Restricted discretionary</del>  <del>Where:</del>  a. <del>Compliance is not achieved with TR-S10.</del></p> <p><del>Matters of discretion are restricted to:</del>  1. <del>The matters in TR-P1.</del></p> <p><del>Section 88 information requirements for applications:</del>  1. <del>Applications under this rule must provide, in addition to the standard information requirements:</del>  a. <del>An Integrated Transport Assessment by a suitably qualified transport engineer or transport planner. The Waka Kotahi NZ Transport Agency guidelines “Research Report 422: Integrated Transport Assessment Guidelines, November 2010” should be used to inform any Integrated Transport Assessment.</del></p>
<b>Standards</b>			
TR-S1 Pedestrian and cycling access	Support in part	<p>Kāinga Ora generally supports this standard but opposes the maximum gradients.</p> <p>Kāinga Ora also notes that the dimensions/requirements set out in TR-S1 do not align with the legal and formed widths required in TR-S4. Kāinga Ora seeks amendment to TR-S4 to bring alignment between these standards.</p>	<p>1. Access to a single site must have a direct legal road frontage width of at least 1.8m.</p> <p>2. Access to two or more sites must have pedestrian and cycling access provided from legal road with a:</p> <ul style="list-style-type: none"> <li>i. Minimum legal width of 1.8m;</li> <li>ii. Minimum formed width of 1.5m;</li> <li><del>iii. Maximum average gradient of 1:20; and</del></li> <li><del>iv. Maximum gradient of 1:13 for any length as long as it does not exceed 9m.</del></li> </ul>

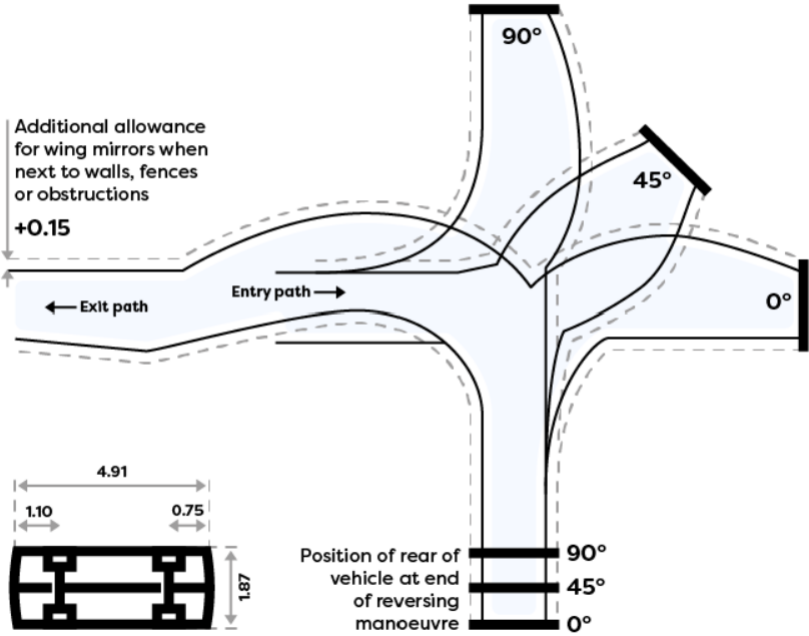
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>																							
		Amendments sought.	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The safe, efficient and effective functioning of the access, including the safety of pedestrians and cyclists;</li> <li>Site and topographical constraints; and</li> <li>The suitability of any alternative design options.</li> </ol>																							
TR-S2 Classification of vehicle access	Oppose	<p>Kāinga Ora seeks the deletion and full review of this standard. No clear policy that this standard is giving effect to.</p> <p>Deletion sought.</p>	<p><del>Vehicle access must be classified according to TR-Table 1.</del></p> <p><del>There are no matters of discretion for this standard.</del></p>																							
TR-Table 1 Vehicle access classification	Oppose	<p>Kāinga Ora oppose the residential thresholds set for the vehicle access classifications in TR-Table 1. The corresponding specified legal widths (TR-Table 2) are excessive for the level of development these accessways serve. Wider streets/corridors create faster speed environments, which does not align with the “Living Streets” initiative of Waka Kotahi, PCC, or Kāinga Ora.</p> <p>Kāinga Ora seeks the review of this table and consequential amendment so that the classifications are more appropriately set to effectively manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.</p> <p>Deletion sought.</p>	<table border="1"> <thead> <tr> <th colspan="2">Classification</th> <th>Vehicle Access Level 1</th> <th>Vehicle Access Level 2</th> <th>Vehicle Access Level 3</th> <th>Vehicle Access Level 4</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Classification criteria — Non-residential (must meet all criteria)</td> <td>Typical daily traffic (annual average daily traffic movements)</td> <td>1-60</td> <td>61-120</td> <td>121-200</td> <td>201 or more</td> </tr> <tr> <td>Heavy commercial vehicles (annual average daily traffic movements)</td> <td>1</td> <td>1</td> <td>2-10</td> <td>11 or more</td> </tr> <tr> <td colspan="2">Classification criteria — Residential</td> <td>1-5 residential sites</td> <td>4-6 residential sites</td> <td>7-10 residential sites</td> <td>11 or more residential sites</td> </tr> </tbody> </table>	Classification		Vehicle Access Level 1	Vehicle Access Level 2	Vehicle Access Level 3	Vehicle Access Level 4	Classification criteria — Non-residential (must meet all criteria)	Typical daily traffic (annual average daily traffic movements)	1-60	61-120	121-200	201 or more	Heavy commercial vehicles (annual average daily traffic movements)	1	1	2-10	11 or more	Classification criteria — Residential		1-5 residential sites	4-6 residential sites	7-10 residential sites	11 or more residential sites
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TR-S3 Design of vehicle access	Oppose	<p>Kāinga Ora oppose the specified legal widths and seek changes to the required accessway widths (TR-Table 2) and/or number of sites/units serviced off such accessways (TR-Table 1). For this reason, Kāinga Ora opposes this standard.</p> <p>Kāinga Ora considers that the standards as drafted are over engineered for residential scale development. The minimum widths will result in excessive landform modification, will create high-speed vehicle</p>	<p><del>1. The vehicle access must be designed to achieve the design speeds, minimum widths, maximum gradients and seal requirements in TR-Table 2.</del></p> <p>-</p> <p><del>2. The vehicle access must be designed to comply with the minimum K Values for crest vertical curves and sag vertical curves, and R Value for horizontal curves, in TR-Table 3.</del></p> <p>-</p> <p><del>3. A Vehicle Access Level 4 must include streetlighting provided in accordance with the following:</del></p> <p><del>a. Streetlighting must be designed in accordance with NZ Transport Agency document M30 Specification and Guidelines for Road Lighting Design (2014);</del></p>																							

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		<p>environments, and will result in considerable stormwater run-off. None of these outcomes are consistent with the strategic direction of the PDP.</p> <p>NB. Kāinga Ora also seeks the introduction of notification preclusion statement (for both public and limited notification) at rule TR-R2 for any non-compliance with this standard.</p> <p>Kāinga Ora seeks the review of this standard and consequential amendment to more appropriately manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.</p> <p>Deletion sought.</p>	<p><del>b. Streetlighting bulbs must be on the Waka Kotahi NZ Transport Agency List of M30 Approved Luminaires.</del></p> <p><del>c. Streetlighting columns must comply with the Waka Kotahi NZ Transport Agency M26:2012 and M26A:2017 Specification for Lighting Columns.</del></p> <p><del>d. Streetlighting columns in Private Ways Level 4 must be a minimum of 8m in height.</del></p> <p><del>4. Pedestrian walkways, cycleways and shared paths in vehicle access areas must comply with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017).</del></p> <p><del>Matters of discretion are restricted to:</del></p> <ol style="list-style-type: none"> <li><del>1. The safe, efficient and effective functioning of the vehicle access, including the safety of pedestrians and cyclists;</del></li> <li><del>2. Site and topographical constraints; and</del></li> <li><del>3. The suitability of any alternative design options.</del></li> </ol>																								
TR-Table 2 Vehicle access design standards	Oppose	<p>Kāinga Ora opposes the proposed minimum widths and maximum gradients, as required by TR-S3 and specified in TR-Table 2 Vehicle access design standards. These will result in poor urban outcomes and are over engineered standards for typical residential development. For example, a 21m legal road width is wider than the legal width of most streets that carry thousands of cars in Wellington City.</p> <p>NB. Kāinga Ora seeks the introduction of notification preclusion statement (for both public and limited notification) under Rule TR-R2.</p> <p>Full reconsideration of the access and street design standards and related tables is sought.</p> <p>Deletion sought.</p>	<table border="1"> <thead> <tr> <th>Classification</th> <th>Vehicle Access Level 1</th> <th>Vehicle Access Level 2</th> <th>Vehicle Access Level 3</th> <th colspan="2">Vehicle Access Level 4</th> </tr> </thead> <tbody> <tr> <td>Zones</td> <td>All zones</td> <td>All zones</td> <td>All zones</td> <td>Urban Zones</td> <td>Rural Zone, Rural Lifestyle Zone, Settlement Zone, Open Space Zone, Māori Purpose Zone (Hongokea), Special Purpose Zone (BRANZ)</td> </tr> <tr> <td>Design speed (km/h)</td> <td>20</td> <td>20</td> <td>20</td> <td>40</td> <td>40</td> </tr> <tr> <td>Maximum gradient</td> <td>20% 2m transition area for changes in grade &gt;12.5%</td> <td>20% 2m transition area for changes in grade &gt;12.5%</td> <td>16% 2m transition area for changes in grade &gt;12.5%</td> <td>10% or 12.5% for maximum 85m in any one length</td> <td>10% or 12.5% for maximum 85m in any one length</td> </tr> </tbody> </table>	Classification	Vehicle Access Level 1	Vehicle Access Level 2	Vehicle Access Level 3	Vehicle Access Level 4		Zones	All zones	All zones	All zones	Urban Zones	Rural Zone, Rural Lifestyle Zone, Settlement Zone, Open Space Zone, Māori Purpose Zone (Hongokea), Special Purpose Zone (BRANZ)	Design speed (km/h)	20	20	20	40	40	Maximum gradient	20% 2m transition area for changes in grade >12.5%	20% 2m transition area for changes in grade >12.5%	16% 2m transition area for changes in grade >12.5%	10% or 12.5% for maximum 85m in any one length	10% or 12.5% for maximum 85m in any one length
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TR-Table 3 Vehicle access vertical curves and horizontal curves	Oppose	Kāinga Ora opposes this table and seeks its review and amendment so that it appropriately manages the safety and efficiency of the transport network, while recognising and providing for residential intensification.  Deletion sought.	<table border="1"> <thead> <tr> <th>Operating speed (km/h)</th> <th>Minimum K value for crest vertical curves</th> <th>Minimum K value for sag vertical curves</th> <th>Minimum R value for horizontal curves</th> </tr> </thead> <tbody> <tr> <td>≤20</td> <td>15</td> <td>3</td> <td>20</td> </tr> <tr> <td>21-30</td> <td>17</td> <td>3</td> <td>30</td> </tr> <tr> <td>31-40</td> <td>20</td> <td>3</td> <td>40</td> </tr> <tr> <td>41-50</td> <td>33</td> <td>4</td> <td>50</td> </tr> </tbody> </table>	Operating speed (km/h)	Minimum K value for crest vertical curves	Minimum K value for sag vertical curves	Minimum R value for horizontal curves	≤20	15	3	20	21-30	17	3	30	31-40	20	3	40	41-50	33	4	50																												
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TR-S4 Firefighting access	Support in part	Kāinga Ora generally supports this standard, but notes that the vehicle access widths provided for in TR-S4(a)(ii) do not accord with TR-S4(b). Wording of the standard technically requires both to be met.  Amendments sought.	<p>Any access to a site located in an area where no fully reticulated water supply system is available, or having a length greater than 75m when connected to a road that has a fully reticulated water supply system including hydrants, must:</p> <p><del>a. Be designed to achieve the vehicle access design standards in TR-Table 2 for:</del></p> <p><del>i. The relevant vehicle access classification level in accordance with TR-S2 for activities with vehicle parking or loading spaces provided on-site;</del></p> <p><del>or</del></p> <p><del>ii. Vehicle Access Level 1 for any other activities; and</del></p> <p>b. Have a minimum formed width of 3.5m;</p> <p>c. Have a height clearance of 4m; and</p> <p>d. Be designed to be free of obstacles that could hinder access for emergency service vehicles.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The safe, efficient and effective functioning of the vehicle access including firefighting access; and</li> </ol>																																																



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			2. Site and topographical constraints.
TR-S5 Design of on-site car parking spaces	Support	Kāinga Ora generally supports these standards.	<i>Retain as notified.</i>
TR-Table 4 Parking space dimensions	Support	Kāinga Ora generally supports this table.	<i>Retain as notified.</i>
TR-Figure 1 Parallel parking	Support	Kāinga Ora generally supports this figure standards.	<i>Retain as notified.</i>
TR-Figure 2 Perpendicular parking	Support	Kāinga Ora generally supports this figure standards.	<i>Retain as notified.</i>
TR-Figure 3 Angle parking	Support	Kāinga Ora generally supports this figure standards.	<i>Retain as notified.</i>
TR-S6 On-site vehicle manoeuvring areas for sites with vehicle access	Oppose	<p>Kāinga Ora oppose TR-S6-1 and TR-S6-3.</p> <p>TR-S6-1 Kāinga Ora acknowledges that this standard is aimed at enhancing safety; however there is no documented issue in Porirua city that would necessitate its introduction – particularly with such a low threshold. Porirua has generally steep topography, which would make compliance with this standard burdensome and expensive.</p> <p>Compliance will necessitate excessive amounts of onsite hard surfacing and earthworks/landform modification (and associated retaining). This will result in poor urban design outcomes, visual effects, stormwater run-off, and disproportionate development costs.</p> <p>Deletion of standard TR-S6-1.a TR-S6-1.b, is sought, to be replaced with the suggested amendment.</p> <p>TR-S6 3 This standard is unduly restrictive. A function of road reserve is to provide for vehicle movements, including</p>	<p><del>1. Where a site has vehicle access provided, on-site manoeuvring areas must be provided so that vehicles can enter and exit the site in a forward direction, except where:</del></p> <p><del>a. The site serves a single residential unit; and</del></p> <p><del>b. The road is an Access Road.</del></p> <p>1. <u>Where vehicle access is from a National or Regional Road as identified in SCHED 1 - Roads Classified According to One Network Road Classification, on-site manoeuvring areas must be provided so that vehicles can enter and exit the site in a forward direction; and</u></p> <p>2. <u>For any vehicle access servicing six or more car parking spaces, on-site manoeuvring areas must be provided so that vehicles can enter and exit the site in a forward direction</u></p> <p>3. <u>On-site vehicle manoeuvring areas must provide for a 4.91m x 1.87m vehicle (85<sup>th</sup> percentile vehicle) as shown in TR-Figure 4 Manoeuvring, including additional width of 150mm per affected side to allow for wing mirrors when manoeuvring areas are bordered by walls, fences or obstructions.</u></p> <p><del>3. On-site manoeuvring areas must not be located on:</del></p> <p><del>a. The public road reserve; or</del></p> <p><del>b. Areas provided for parking, servicing, loading or storage purposes.</del></p> <p><b>Matters of discretion are restricted to:</b></p>

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		<p>manoeuvring. Deletion of TR-S6 (3) of the PDP is requested.</p> <p>Amendment to TR-S6(1) and deletion of TR-S6(3) is sought.</p>	<ol style="list-style-type: none"> <li>1. The number of vehicle trips generated by the activity on site;</li> <li>2. Site and topographical constraints;</li> <li>3. The classification and characteristics of the road in the vicinity of the site;</li> <li>4. The safe, resilient, efficient and effective functioning of the transport network; and</li> <li>5. The safety and movement of pedestrians, cyclists, public transport and general traffic.</li> </ol>
TR-Figure 4 Manoeuvring	Oppose	<p>Kāinga Ora opposes this table and seeks its review and amendment so that it appropriately manages the safety and efficiency of the transport network, while recognising and providing for residential intensification.</p> <p>Deletion sought.</p>	 <p>The diagram illustrates a vehicle's path for a reversing manoeuvre. It shows an 'Entry path' and an 'Exit path'. The vehicle's rear is positioned at three different angles: 90°, 45°, and 0°. Dimensions include a total width of 4.91, a wheelbase of 1.10, a distance of 0.75 from the rear axle to the center, and a vehicle height of 1.87. An additional allowance of +0.15 is noted for wing mirrors near obstructions.</p>
TR-S7 On-site loading space for non-residential or mixed-use buildings	Support	Kāinga Ora supports this standard	<i>Retain as notified.</i>
TR-Table 5 On-site loading spaces for non-residential activities or	Support	Kāinga Ora supports this table	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
buildings that accommodate both residential and non-residential activities			
TR-S8 On-site waste storage and loading facilities for rubbish collection from residential apartments of seven or more residential units	Support in part	<p>Kāinga Ora generally supports this standard, but considers that the threshold for this standard is set too low and seeks an increase to eleven or more residential units in an apartment building. The standard as proposed will otherwise compromise yield opportunity in residential developments.</p> <p>Amendment sought.</p>	<p>1. Residential apartment buildings with <u>seven eleven</u> or more residential units must provide an on-site waste storage and loading facility for rubbish collection vehicles.</p> <p>2. The on-site waste storage and loading facility must accommodate a minimum design vehicle of a 6.4m x 2.3m rigid truck with a clearance height of 3.5m and a design turning radius of 7.1m; and</p> <p>3. Sufficient area must be provided on-site to allow the minimum design vehicle to enter and exit the site in a forward direction.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The safe, resilient, efficient and effective functioning of the transport network;</li> <li>2. The safety and movement of pedestrians, cyclists, public transport and general traffic.</li> <li>3. The loading and vehicle space needs of the activity; and</li> <li>4. Alternative methods of waste storage and collection.</li> </ol>
TR-S9 On-site bicycle parking spaces	Support.	Kāinga Ora generally supports this standard.	<i>Retain as notified.</i>
TR-Table 6 Minimum number of on-site bicycle parking spaces	Support	Kāinga Ora supports this table.	<i>Retain as notified.</i>
TR-S10 Trip generation	Support in part	<p>Kāinga Ora supports this standard, but as noted in comments against Table TR-Table 7 “Trip Generation Thresholds”, seeks deletion of residential activities as being considered as a high trip generating activity.</p> <p>Amendment sought.</p>	<p>An activity must not exceed the trip generation thresholds set out in TR-Table 7.</p> <p>There are no matters of discretion for this standard.</p>
TR-Table 7 Trip generation thresholds	Oppose	Kāinga Ora opposes the inclusion of residential activities as a high trip generating activity on the basis that this is inconsistent with the Plan’s strategic objectives to enable and encourage residential intensification.	<i>Deletion of “Residential Activity” and corresponding threshold of “60 residential units enabled by any residential development or subdivision” from TR-Table 7</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendment sought	
<b>Part 2: Hazards and Risks</b>			
<b>Part 2: Hazards and Risks: CL - Contaminated Land</b>			
Entire Chapter	Support	Kāinga Ora supports that chapter as proposed, which appropriately defers to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.	<i>Retain as notified.</i>
<b>Part 2: Hazards and Risks: HAZ – Hazardous Substances</b>			
Entire Chapter	Support	Kāinga Ora supports that chapter as proposed.	<i>Retain as notified.</i>
<b>Part 2: NH – Natural Hazards</b>			
Overview of chapter	Support in part	<p>Kāinga Ora generally supports the risk-based approach to the management of natural hazards.</p> <p>Consistent with its overall submission, Kāinga Ora opposes flooding hazard information being incorporated in a Hazard Overlay within the PDP, as these hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours.</p> <p>Kāinga Ora supports the other hazard maps, i.e. Coastal Hazards, Tsunami Hazards and Fault Rupture Zones being included within the PDP planning maps as the location of these hazards is more certain.</p>	<p><i>Kāinga Ora seeks changes consistent with its overall submission on the PDP. Key areas of relief sought in the Natural Hazards chapter are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>1. Removal of the mapped flooding Natural Hazard Overlays from within the PDP, this should instead be included as a non-statutory, information only mapping layer that sits outside the PDP;</i></li> <li><i>2. Consequential changes to delete references to “Natural Hazard Overlays” and instead refer to “Low, Medium and High Hazard Areas”;</i></li> <li><i>3. Recognise that large areas of the City Centre are in High Hazard Area but that residential and commercial activities are anticipated and as such sensitive activities should be considered as discretionary, rather than non-complying activities;</i></li> <li><i>4. Earthworks provisions to be relocated to the earthworks chapter;</i></li> <li><i>5. Consequential changes to the numbering of provisions following changes sought throughout chapter.</i></li> </ol>
Introduction text	Support in part	<p>Kāinga Ora seeks amendments to the introduction text to remove the opening paragraph which discusses the natural hazards chapter and the coastal hazards chapter. Kāinga Ora is of the view that this paragraph can be summarised through a single statement which directs users to the Coastal Environment Chapter.</p>	<p><del>Natural hazards are addressed in two chapters; the Natural Hazards chapter covers non-coastal hazards and the Coastal Environment chapter covers coastal hazards. Both chapters take the same risk-based approach to natural hazards. To avoid duplication, this chapter provides an overview of all hazards within Porirua City and the risk-based approach to managing those hazards (both coastal and non-coastal). However, the objectives, policies and rules in the Natural Hazards chapter only deal with non-coastal</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Consistent with Kāinga Ora’s overall submission, Kāinga Ora opposes flooding hazard information being incorporated in a Hazard Overlay within the PDP, as these hazards are dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours.</p> <p>Amendments are sought to reflect the above, and also to assist in simplifying the introduction text.</p>	<p><del>hazards. The objectives, policies and rules in the Coastal Environment chapter address coastal hazards.</del></p> <p>Porirua is susceptible to a wide range of natural hazards. When natural hazards occur, they can result in damage to property and infrastructure, and may lead to a loss of human life. It is therefore important to identify areas susceptible to natural hazards and to restrict or manage subdivision, use and development, including infrastructure, relative to the natural hazard risk posed in order to reduce the damage to property and infrastructure and the potential for loss of human life.</p> <p>The District Plan focuses on the following natural hazards as they are the hazards that present the greatest risk to people and property, and whose future effects can be addressed through appropriate land use planning measures:</p> <ol style="list-style-type: none"> <li>1. Flooding;</li> <li>2. Fault rupture;</li> <li>3. Tsunami;</li> <li>4. Coastal erosion; and</li> <li>5. Coastal inundation.</li> </ol> <p>Flooding, coastal erosion and sea level rise are influenced by climate change. It is predicted that rainfall events will become more intense, storm events will become more common and sea levels will rise over the next 100 years. The flooding, sea level inundation and coastal erosion hazard layers in the Plan incorporate current climate change predictions.</p> <p><del>Slope stability is addressed through the Earthworks provisions which require appropriate measures to be incorporated into Earthworks design to maintain the stability of sloping sites.</del></p> <p>The City is also susceptible to natural hazards such as severe winds, wildfires, liquefaction and ground shaking from earthquakes. These hazards are managed by other statutory instruments or processes, e.g. the Building Act 2004, Civil Defence Emergency Management Act 2002, the Local Government Acts 1974 and 2002 and the Fire and Emergency Act 2017.</p> <p><del>The Natural Hazards chapter takes a risk-based approach to managing hazards. the objectives, policies and rules in the Natural Hazards chapter only deal with non-coastal hazards. The</del></p>

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			<p><u>objectives, policies and rules in the Coastal Environment chapter address coastal hazards.</u> For the purposes of clarity, the <del>proposed</del> natural hazard rules apply to buildings, and activities within <u>Natural Hazard Areas identified within</u> the Natural Hazard Overlay <u>and the Council's flooding hazard maps.</u> If the building or the activity is not partially or fully located within a <u>Natural Hazard Area</u> <del>the Natural Hazard Overlay</del> then the natural hazard rules will not be triggered.</p> <p>There are other natural hazard provisions relating to subdivisions, earthworks, renewable energy generation activities and infrastructure within the District Plan. These provisions are located within their respective chapter. <del>For Subdivision, they take a similar approach as outlined in the Natural Hazard or Coastal Environment chapters.</del> In instances where a combination of activities are proposed (for example earthworks, subdivision and a new building) within the Natural Hazard <u>Area Overlay</u>, the relevant rules from each chapter will apply to the development.</p> <p><b>Risk:</b></p> <p>Risk is a product of both the consequences and likelihood from a natural hazard. A risk-based approach to natural hazards balances allowing for people and communities to use their property and undertake activities, while also ensuring that their lives or significant assets are not harmed or lost as a result of a natural hazard event. When addressing the consequences from natural hazards, priority has been given as follows:</p> <ol style="list-style-type: none"> <li>1. Protection of people including loss of life, and injury;</li> <li>2. Maintaining key infrastructure to ensure the health and safety of communities (such as wastewater treatment systems); and</li> <li>3. Maintaining functionality of buildings after a natural hazard event and the ability for communities to recover.</li> </ol> <p>While in most instances development is unable to change the likelihood side of the risk equation, incorporating mitigation measures or avoiding any further development in certain hazard areas can reduce the consequences from natural hazards, thereby over time reducing the associated risks. Potential mitigation measures that can be incorporated into developments to reduce the consequences of natural hazards include:</p> <ol style="list-style-type: none"> <li>1. Building design (for example minimum floor levels or the ability for buildings to be relocated over time);</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>2. The introduction, retention or improvement of existing natural systems;</p> <p>3. Use or size of materials in infrastructure design and building construction;</p> <p>4. The type of activities within buildings and structures; and</p> <p>5. The use of soft engineering options (for example sacrificial fill).</p> <p>Within the High Hazard Areas <del>of the Natural Hazard Overlay</del>, it is <del>unlikely the challenging to appropriately mitigate the</del> consequences from natural hazards <del>can be appropriately mitigated</del>, and therefore <del>the only option available is to avoid</del> new development <u>will be discouraged</u> in these areas <u>where it will increase the risk to people's safety, well-being and property</u>.</p> <p>APP10 - Natural Hazard Risk Assessment sets out the approach the Council has taken to identifying and managing risk, including ranking the likelihood of a natural hazard event, hazard sensitivity and the use of Natural Hazard Overlay. This Appendix also addresses the identification and management of risk in Coastal Hazard Overlay.</p>
Planning Maps	Oppose	<p>Kāinga Ora opposes the inclusion of flood hazard mapping as part of the PDP. Including Flood Hazard overlays in the PDP ignores the dynamic nature of flood hazards and will create unnecessary additional cost and uncertainty for landowners and land developers.</p> <p>Kāinga Ora accepts that it is appropriate to include rules in relation to flood hazards but seeks that the rules are not linked to static maps.</p> <p>The Auckland Unitary Plan (“AUP”) adopts a set of non-statutory flood hazard overlay maps which operate as interactive maps on the Council’s ‘Geo Maps’ website – a separate mapping viewer to the statutory maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect.</p> <p>The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates,</p>	<p><i>Kāinga Ora seeks that the ‘Floor Hazard – Stream Corridor’, Flood Hazard – Overland Flow’ and Flood Hazard – Ponding’ are deleted from the PDP and moved to a Non-PDP map layer on the e-plan viewer, i.e. that flood mapping is for information purposes only and does not form part of the PDP.</i></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>outside of and without a reliance on the Schedule 1 process under the RMA. This separate set of interactive maps are therefore able to be relied upon in a legal sense.</p> <p>Kāinga Ora otherwise supports the mapping of other, non-flooding natural hazards to be incorporated into the PDP maps, such as the Tsunami Hazard and Fault Rupture Zone, as these hazards are less subject to change.</p> <p>Deletion of Flood Hazard overlays sought. Consequential amendments also sought.</p>	
<b>Objectives</b>			
NH-O1 Risk from natural hazards	Support in part	<p>Kāinga Ora generally supports this objective but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.</p> <p>Amendment sought.</p>	<p>Subdivision, use and development in <del>the Low, Medium or High Hazard Areas-Natural Hazard Overlay</del> do not significantly increase the risk to life or property and do not reduce the ability for communities to recover from a natural hazard event.</p>
NH-O2 Planned mitigation works	Support	Kāinga Ora supports this objective as proposed.	<i>Retain as proposed.</i>
<b>Policies</b>			
NH-P1 Identification and mapping of natural hazards	Support in part	<p>Kāinga Ora opposes the use of Flood Hazard Overlays due to the dynamic nature of flooding, but is supportive of the risk-based approach to hazards in the PDP. Flood hazard maps should be included in a non-PDP mapping layer, for information purposes only.</p> <p>Amendments sought.</p>	<p>Identify and map natural hazards <del>in the Natural Hazard Overlay</del> and take a risk-based approach to the management of subdivision, use and development <del>within the Natural Hazard Overlay</del> based on the approach outlined in APP10 - Natural Hazard Risk Assessment, including:</p> <ol style="list-style-type: none"> <li>1. The sensitivity of the activity to loss of life, damage from a natural hazard and the ability for communities to recover after a natural hazard event; and</li> <li>2. The level of risk presented to people and property from a natural hazard.</li> </ol>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
NH-P2 Hazard-sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas	Support in part	<p>Consistent with its overall submission, Kāinga Ora seeks this policy is amended to reflect that flooding should not be included as a PDP Hazard Overlay. Instead, non-statutory flooding maps should be included that can be updated without the need to go through a Schedule 1 process under the RMA.</p> <p>The word 'increased' is inserted because there are a significant number of properties and activities located and established in these hazard areas therefore it is considered appropriate that they do not increase the risk to people's life and wellbeing. The replacement of 'avoid' with 'managed' is proposed for the same reason.</p> <p>A large area of the City Centre of Porirua is located within a High Hazard Area. Policy NH-P2 is an 'avoid' policy that risks compromising the further development of the City Centre for residential and commercial activities (Hazard-Sensitive Activities). Kāinga Ora note that the Building Act 2004 has a primary role in ensuring people can use a building safely. On this basis Kāinga Ora seeks the qualifying statements ('increased' and 'managed') are included to ensure development can continue in existing strategic areas, such as the City Centre.</p> <p>Amendment sought.</p>	<p>Avoid the establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within <del>the High Hazard Areas of the Natural Hazard Overlay</del> unless it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The activity has a critical operational need and functional need to locate within the High Hazard Area and locating outside the High Hazard Area is not a practicable option;</li> <li>2. The activity incorporates mitigation measures that demonstrate that <u>increased</u> risk to people's life and wellbeing; and building damage is <u>managed avoided</u>;</li> <li>3. People can safely evacuate the property during a natural hazard event; and</li> <li>4. The risk to the activity and surrounding properties is either avoided, or is low due to site-specific factors, and/or the scale, location and design of the activity.</li> </ol>
NH-P3 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Medium Hazard Areas	Support in part	<p>Kāinga Ora generally supports this policy but seeks amendment to simplify the policy and also remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.</p> <p>The word 'increased' is inserted because there are a significant number of properties and activities located and established in these hazard areas therefore it is</p>	<p>Only allow Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within <del>the Medium Hazard Areas of the Natural Hazard Overlay</del> where:</p> <ol style="list-style-type: none"> <li>1. The activity incorporates mitigation measures that demonstrate that <u>increased</u> risk to people's lives and wellbeing, and building damage is <u>avoided-mitigated</u>;</li> <li>2. People can safely evacuate the property during a natural hazard event; and</li> <li>3. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>considered appropriate that they do not increase the risk to people’s life and wellbeing. The replacement of ‘avoid’ with ‘mitigated’ is proposed for the same reason.</p> <p>Amendment sought.</p>	
<p>NH-P4 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the Low Hazard Areas</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this policy but seeks amendment to simplify the policy and also remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora’s position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.</p> <p>The word ‘increased’ is inserted because there are a significant number of properties and activities located and established in these hazard areas therefore it is considered appropriate that they do not increase the risk to people’s life and wellbeing. The replacement of ‘avoid’ with ‘mitigated’ is proposed for the same reason.</p> <p>Amendment sought.</p>	<p>Provide for Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within <del>the</del> Low Hazard Areas <del>of the Natural Hazard Overlays</del> where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The activity incorporates mitigation measures that demonstrate that <u>increased</u> risk to people’s lives and wellbeing and building damage is <del>avoided</del> <u>mitigated</u>; and</li> <li>2. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.</li> </ol>
<p>NH-P5 Less-Hazard-Sensitive Activities within the Natural Hazard Overlay</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this policy but seeks amendment to simplify the policy and also remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora’s position on flooding natural hazards and opposition to these being mapped in the PDP as a Natural Hazard Overlay.</p> <p>Amendment sought.</p>	<p>Allow for Less-Hazard-Sensitive Activities within all <del>of the</del> Hazard Areas <del>of the Natural Hazard Overlay</del>, providing:</p> <ol style="list-style-type: none"> <li>1. They do not impede or block stream and flood water pathways;</li> <li>2. Mitigation measures are incorporated, where appropriate, to <del>reduce the</del> <u>demonstrate that</u> risk from the natural hazard to people’s lives and wellbeing <u>is mitigated</u>; and</li> <li>3. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.</li> </ol>
<p>NH-P6 Less-Hazard-Sensitive Activities within a Flood Hazard – Stream Corridor or Flood Hazard –</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this policy but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora’s position on flooding natural hazards and opposition to these being contained within the Natural</p>	<p>NH-P6 Less-Hazard-Sensitive Activities within a Flood Hazard – Stream Corridor or Flood Hazard – Overland Flow <del>Overlay</del></p> <p>Only allow buildings associated with Less-Hazard-Sensitive Activities within a Flood Hazard - Stream Corridor or Flood Hazard - Overland Flow <del>Overlay</del> where:</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Overland Flow Overlay		Hazard Overlay.  Amendment sought.	<ol style="list-style-type: none"> <li>1. Flood waters are not displaced onto neighbouring properties and do not increase the risk to people and property;</li> <li>2. The stream and flood water pathways are not impeded or blocked as a result of the building;</li> <li>3. Mitigation measures have been incorporated to reduce the potential of damage from flooding over the lifespan of the building; and</li> <li>4. There is no increase in risk to life as a result of the building being located in a Flood Hazard - Stream Corridor or Flood Hazard - Overland Flow <del>Overlay</del>.</li> </ol>
NH-P7 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within a Flood Hazard – Ponding Overlay	Support in part	<p>Kāinga Ora generally supports this policy but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora’s position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.</p> <p>The removal of ‘below’ and insertion of ‘above’ appropriately reflects the purpose of a floor level requirement.</p> <p>Amendment sought.</p>	<p>NH-P7 Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within a Flood Hazard – Ponding <del>Overlay</del></p> <p>Only allow the establishment of buildings associated with Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within a Flood Hazard - Ponding <del>Overlay</del> where the floor level is <del>below</del> <u>above</u> the 1:100 flood level and <del>where</del> it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The nature of the activity means the risk to people’s lives and wellbeing is low or the potential for damage from flooding is reduced to a low level; or</li> <li>2. Mitigation measures are incorporated into the design of the development so that the risk to people’s lives is low or the potential for damage from flooding is reduced to a low level; and</li> <li>3. People can safely evacuate from the property during a flood event.</li> </ol>
NH-P8 Additions to Existing Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
NH-P9 Planned mitigation works	Support in part	Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora’s position on flooding natural hazards and opposition to these being contained within the Natural	Enable natural hazard mitigation or stream or river management works undertaken by a statutory agency or their nominated contractors or agents within identified Low, Medium or High Hazard Area <del>Natural Hazard Overlay</del> where these decrease the risk to people and property.

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Hazard Overlay.  Amendment sought.	
NH-P10 Soft engineering measures	Support in part	Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.  Amendment sought.	Encourage soft engineering measures when undertaking planned natural hazard mitigation works within the an identified Low, Medium or High Hazard Area <del>Natural Hazard Overlay</del> that reduce the risk from natural hazards.
<b>Rules</b>			
NH-R1 Less-Hazard-Sensitive Activities within the Low and Medium and High Hazard Areas contained in a Natural Hazard Overlay	Support in part	Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.  Amendment sought.	<p><b>NH-R1 Less-Hazard-Sensitive Activities within the Low and Medium and High Hazard Areas</b> <del>contained in a Natural Hazard Overlay</del></p> <p><b>1. Activity status: Permitted.</b> Where: a. Any <u>new</u> building(s) must not be located in an identified Flood Hazard - Overland Flow or Flood Hazard - Stream Corridor <del>Overlay</del>.</p> <p><b>2. Activity status: Restricted discretionary</b> Where: a. Compliance is not achieved with NH-R1-1</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters contained in NH-P6.</li> </ol>
NH-R2 Flood mitigation or stream or river management works undertaken by a statutory agency or their nominated contractor or agent within the Flood	Support in part	Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora's position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.  Amendment sought.	<p>NH-R2 Flood mitigation or stream or river management works undertaken by a statutory agency or their nominated contractor or agent within the Flood Hazard <u>Area Overlays in</u> <del>a Natural Hazard Overlay</del></p> <p><b>1. Activity status: Permitted</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Hazard Overlays in a Natural Hazard Overlay			
NH-R3 Soft engineering measures undertaken by either a statutory agency or their nominated contractor or agent within a Natural Hazard Overlay	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
NH-R4 Additions to existing buildings in Hazard Areas contained in a Natural Hazard Overlay	Support in part	<p>Kāinga Ora generally supports this rule but seeks amendment to remove reference to full reliance being placed on the Natural Hazard Overlay, noting Kāinga Ora’s position on flooding natural hazards and opposition to these being contained within the Natural Hazard Overlay.</p> <p>Amendment sought.</p>	<p><del>NH-R4 Additions to existing buildings in Hazard Areas contained in a Natural Hazard Overlay</del></p> <p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. If the additions are for a Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity in <del>the a</del> Low Hazard Area <del>of the Natural Hazard Overlay</del>, the additions: <ul style="list-style-type: none"> <li>i. Do not establish a new additional Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity <del>within the Natural Hazard Overlay</del>; or</li> <li>ii. are located within a Flood Hazard - Ponding, the finished floor levels are located above the 1:100 year flood level, where this level is the bottom of the floor joists or the base of the concrete floor slab; or</li> </ul> </li> <li>b. The additions are for a Less-Hazard-Sensitive Activity in all Hazard Areas <del>of the Natural Hazard Overlay</del> and: <ul style="list-style-type: none"> <li>i. Are not located within a Flood Hazard - Overland Flow;</li> <li>ii. Are not located within a Flood Hazard - Stream Corridor;</li> </ul> </li> <li>c. If the additions are for a Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity in the Medium Hazard Area <del>of the Natural Hazard Overlay</del>, the additions: <ul style="list-style-type: none"> <li>i. Do not increase the building footprint by more than 30m<sup>2</sup>; or</li> <li>ii. Do not establish a new additional Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity <del>within the Natural Hazard Overlay</del>; or</li> <li>iii. Are not located within a Flood Hazard - Overland Flow; or</li> </ul> </li> <li>d. If the additions are for a Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity in the High Hazard Area <del>of the Natural Hazard Overlay</del>, the additions:</li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>i. Do not increase the building footprint by more than 20m<sup>2</sup>; or                      ii. Do not establish a new additional Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity <del>within the Natural Hazard Overlay</del>; or                      iii. Are not located within a Flood Hazard - Stream Corridor.</p> <p>Note: For the avoidance of doubt, when an addition or alteration to a building establishes a new Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity within <u>an identified Low, Medium or High Hazard Area Natural Hazard Overlay</u>, then it shall be assessed under the rule framework for Hazard-Sensitive Activities or Potentially-Hazard-Sensitive Activities and not the additions to buildings framework.</p> <p><b>2. Activity status: Restricted discretionary</b>                      Where:                      a. Compliance is not achieved with NH-R4-1.a, NH-R4-1.b, NH-R6-1.c or NH-R4-1.d.</p> <p><b>Matters of discretion are restricted to:</b>                      1. The matters in NH-P8.</p>
NH-R5 Earthworks within a Natural Hazard Overlay associated with hazard mitigation works undertaken by a statutory agency	Oppose	Consistent with its overall submission Kāinga Ora oppose the inclusion of earthworks provisions outside of the earthworks chapter.  Deletion sought, with consequential changes made to the PDP.	<p><del>1. Activity status: Permitted</del>  <del>-Where:</del>                      a. <del>Compliance is achieved with:</del>                      i. <del>EW S3; and</del>                      ii. <del>EW S4.</del></p> <p><del>2. Activity status: Restricted discretionary</del>  <del>-Where:</del>                      a. <del>Compliance is not achieved with EW S3 or EW S4.</del></p> <p><del>-Matters of discretion are restricted to:</del>                      1. <del>The matters of discretion of any infringed standard.</del></p> <p><del>Notification</del>                      An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
NH-R6 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings in Low Hazard Areas in a Natural Hazard Overlay	Support in part	<p>Kāinga Ora generally supports this rule, but consistent with its overall submission in relation to flooding, Kāinga Ora seeks deletion of the reference to Natural Hazard Overlays.</p> <p>Kāinga Ora also seeks Discretionary activity status for proposals that are unable to achieve compliance with NH-R6-1.a or NH-R6-1.b.</p> <p>This rule is concerned with Hazard-Sensitive and Potentially-Hazard-Sensitive Activities within <i>Low Hazard Areas</i>. A Non-Complying Activity status is not reflective of the risk profile. A Discretionary Activity status still affords Council the appropriate considerations.</p> <p>Amendment is also sought to better clarify the intent of NH-R6-1.a</p> <p>Kāinga Ora also seeks that the notification clauses under NH-R6-1.a, NH-R6-1.b, and NH-R6-2.a preclude limited notification in addition to public notification.</p> <p>Amendments sought.</p>	<p><b>NH-R6 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings in Low Hazard Areas</b> <del>in a Natural Hazard Overlay</del></p> <p><b>1. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Any buildings within a Flood Hazard - Ponding <del>Overlay</del> are located above the 1:100 year flood level, where this level is <del>the bottom of below</del> the floor joists or the base of the concrete floor slab; or</li> <li>b. Any buildings and activities are located no closer than 20m from either side of either the Pukerua Fault Rupture Zone or the Ohariu Fault Rupture Zone.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in NH-P4.</li> </ul> <p><b>Notification:</b> An application under this rule is precluded from being publicly <u>or limited</u> notified in accordance with sections <u>95BA and 95B</u> of the RMA.</p> <p><b>2. Activity status: Discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with NH-R6-1.a <u>or NH-R6-1.b</u>.</li> </ul> <p><b>Notification:</b> An application under this rule is precluded from being publicly <u>or limited</u> notified in accordance with sections <u>95BA and 95B</u> of the RMA.</p> <p><del><b>3. Activity status: Non-complying</b></del> <del>Where:</del></p> <ul style="list-style-type: none"> <li><del>a. Compliance is not achieved with NH-R6-1.b.</del></li> </ul>
NH-R7 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings within the Medium Hazard	Support in part	<p>Kāinga Ora generally supports this rule, but consistent with its overall submission in relation to flooding, Kāinga Ora seeks deletion of the reference to Natural Hazard Overlays.</p>	<p><b>NH-R7 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings within the Medium Hazard Area</b> <del>in a Natural Hazard Overlay</del></p> <p><b>1. Activity status: Discretionary</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Area in a Natural Hazard Overlay			
NH-R8 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings within the High Hazard Areas in a Natural Hazard Overlay	Support in part	<p>Kāinga Ora generally supports this rule, but consistent with its overall submission in relation to flooding, Kāinga Ora seeks deletion of the reference to Natural Hazard Overlays.</p> <p>Consistent with its comments in relation to Policy NH-P2, Kāinga Ora notes that a large area of the City Centre of Porirua are located within a High Hazard Area and this rule will considerably constrain both residential and commercial development opportunities within the Central City.</p> <p>Amendment sought.</p>	<p><b>NH-R8 Any Hazard-Sensitive Activity and Potentially-Hazard-Sensitive Activity and associated buildings within the High Hazard Areas <del>in a Natural Hazard Overlay</del></b></p> <p>City Centre Zone</p> <p>1. Activity status: <del>Non-complying-Discretionary</del></p> <p><u>All zones except the City Centre Zone</u></p> <p>1. Activity status: Non-complying</p>
<b>Part 2: Historical and Cultural Values</b>			
<b>Part 2: Historical and Cultural Values: HH – Historic Heritage</b>			
Introduction	Support in part	<p>Kāinga Ora generally supports the introductory text but, consistent with its overall submission, Kāinga Ora requests that explanations about other non-RMA processes are removed.</p> <p>Amendment sought.</p>	<p>Buildings, items and sites with historic heritage values provide a context for community identity. They can also provide valuable information about the past and the cultures of those who came before us, for example, the tools, technology and materials available at specific points in time.</p> <p>Historic heritage values can be directly threatened through modification, damage or destruction associated with the subdivision, use or development of a site. Damage can also occur from natural hazards, including earthquakes, fire and flooding. Inappropriate subdivision, use or development can result in the loss of this knowledge and the links to the past that heritage items, heritage settings and historic heritage sites provides. It is therefore important that Porirua City's historic heritage values are identified and protected.</p> <p><del>Archaeological Authority Process</del></p> <p><del>Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage or modify an archaeological site (regardless of whether the site is identified in the District</del></p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>Plan or not) without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT) before you start work. An archaeological authority is required in addition to any resource consents required by the Council.</del></p> <p><del>An archaeological site is defined in this act as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.</del></p> <p><del>If you discover a previously unknown archaeological site (for example, when you are conducting Earthworks) you must stop any work that could affect it and contact HNZPT for advice on how to proceed.</del></p> <p><del>The Police will also need to be notified if human remains are revealed. If any artefacts are found, they must be handed over to the Ministry for Culture and Heritage.</del></p>
Rest of the chapter	Support	Kāinga Ora supports the rest of this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 2: Historical and Cultural Values: TREE – Notable Trees</b>			
Introduction	Support in part	<p>Kāinga Ora requests that the explanation of how trees were scheduled are is removed from the introduction as this the methodology is a matter for the section 32 report. Guidance about future Notable Trees is provided in Policy TREE-O1. Deletion to reference to STEM assessment from the introduction is sought.</p> <p>Amendment sought.</p>	<p>Porirua City’s notable trees are those that are recognised and protected for one or more of their historic heritage, amenity or ecological values. These trees can be prominent natural features and landmarks, add character and identity to the neighbourhood, be rare species, spectacular specimens or have an association with special sites or events. Trees may be identified as an individual stand-alone tree or a small group of trees where each tree within the group is protected. Notable trees include both exotic and indigenous species and have significance to Porirua's community.</p> <p><del>Notable trees have been assessed using the Standard Tree Evaluation Method (STEM) from the publication Flook, R.R. (1996) STEM A Standard Tree Evaluation Method. Nelson, New Zealand. STEM assesses trees based on condition (health) and amenity (community benefit) as well as notability (distinction). Trees that score 120 or higher on the STEM are scheduled as a notable tree in SCHED5 – Notable Trees.</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Rest of the chapter	Support	Kāinga Ora supports the rest of this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 2: Historical and Cultural Values: SASM – Sites and Areas of Significance to Māori</b>			
Introduction	Support in part	<p>Kāinga Ora generally supports the introductory text but, consistent with its overall submission, Kāinga Ora requests that explanations about other non-RMA processes are removed.</p> <p>Amendment sought.</p>	<p>Porirua City Council acknowledges Ngāti Toa as mana whenua in Porirua. Te Rūnanga o Toa Rangatira is the only elected and mandated body with authority to represent and administer to all Ngāti Toa interests.</p> <p>The Māori approach to protecting their unique heritage involves the concept of kaitiakitanga. In the Porirua City context, this means that Ngāti Toa assumes responsibility for managing information about wāhi tapu or other sites and areas of significance to them within their rohe, including mātauranga Māori. To reflect the respective significance of the Ngāti Toa cultural values within the City, areas have been classified as either wāhi tapu (associated with places of death or birth); or wāhi tūpuna (associated with traditional uses).</p> <p>Activities that disturb the ground pose a significant threat to sites and areas of significance to Ngāti Toa. In some cases, the original features of a site may have been lost or damaged through exposure to weather, earthworks or coverage of a site by buildings or impermeable surfaces but subsurface features may still remain. Even where these sites no longer exist physically, they can still hold cultural significance to Ngāti Toa.</p> <p>Identifying these sites and areas enables developers and landowners to carefully plan development that minimises or avoids disturbance. It is important to note that there may be other sites known only to Ngāti Toa that are not identified in the District Plan. These are recorded on Porirua City Council GIS files that are not accessible by the general public. Any proposal on land identified in these files will require consultation with Te Rūnanga o Toa Rangatira.</p> <p>Additionally, there are statutory acknowledgement areas listed in APP12 - Ngāti Toa Rangatira Statutory Acknowledgement Areas and APP13 - Ngāti Toa Rangatira Coastal Statutory Acknowledgement Areas. Porirua City Council is required to have regard to the statutory acknowledgment when making decisions on whether the Trustee of the Toa Rangatira Trust is an affected person on resource consent applications submitted for activities within, adjacent to, or directly affecting a statutory area.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>Archaeological Authority Process</del></p> <p><del>Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage or modify an archaeological site (regardless of whether the site is identified in the District Plan or not) without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT) before you start work. An archaeological authority is required in addition to any resource consents required by Porirua City Council.</del></p> <p><del>An archaeological site is defined in this act as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre 1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.</del></p> <p><del>If you discover a previously unknown archaeological site (for example, when you are conducting earthworks) you must stop any work that could affect it and contact HNZPT for advice on how to proceed.</del></p> <p><del>The Police will also need to be notified if human remains are revealed. If any artefacts are found, they must be handed over to the Ministry for Culture and Heritage.</del></p>
Rest of Chapter	Support	Kāinga Ora supports the rest of the SASM chapter.	<i>Retain as notified.</i>
<b>Part 2: Natural Environmental Values</b>			
<b>Part 2: Natural Environmental Values: ECO – Ecosystems and Indigenous Biodiversity</b>			
Introduction	Support in part	<p>Kāinga Ora generally supports the introduction, but requests that the explanation of how Significant Natural Areas were identified is deleted as the methodology is a matter for the section 32 report.</p> <p>Amendment sought.</p>	<p>The Ecosystems and Indigenous Biodiversity chapter comprises identified areas of Significant Natural Areas (“SNAs”). These are district-wide Overlays which apply within all zones. <del>SNAs have been identified in accordance with the criteria within Policy 23 of the Regional Policy Statement for the Wellington Region.</del></p> <p>The objectives, policies and rules provide the framework for managing the effects of activities on significant indigenous biodiversity values within the City. The rules recognise some activities can occur with limited impacts on the value of SNAs and as such these are provided for as permitted activities. Other activities could result in a greater level of adverse effect and require assessment against the values of the relevant SNA.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			The SNAs that are covered by this chapter are contained in SCHED7 - Significant Natural Areas. Where the SNA is in an urban environment allotment as defined under s76(4C) of the RMA, further detail of the SNA is set out in SCHED8 - Urban Environment Allotments.
Rest of Chapter	Support	Kāinga Ora generally supports the chapter and spatial mapping as proposed, <i>except</i> for those consequential amendments sought to align the chapter with the overall submission by Kāinga Ora's on the PDP.	<i>Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i> <ol style="list-style-type: none"> <li>1. <i>Inclusion of earthworks rules within the earthworks chapter</i></li> <li>2. <i>Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.</i></li> </ol>
<b>Part 2: Natural Environmental Values: NATC – Natural Character</b>			
Entire Chapter	Support	Kāinga Ora generally supports the chapter and spatial mapping as proposed, <i>except</i> for those consequential amendments sought to align the chapter with the overall submission by Kāinga Ora's on the PDP.	<i>Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i> <ol style="list-style-type: none"> <li>1. <i>Inclusion of earthworks rules within the earthworks chapter</i></li> <li>2. <i>Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.</i></li> </ol>
<b>Part 2: Natural Environmental Values: NFL – Natural Features and Landscapes</b>			
Entire Chapter	Support	Kāinga Ora generally supports the chapter and spatial mapping as proposed, <i>except</i> for those consequential amendments sought to align the chapter with the overall submission by Kāinga Ora's on the PDP.	<i>Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i> <ol style="list-style-type: none"> <li>1. <i>Inclusion of earthworks rules within the earthworks chapter</i></li> <li>2. <i>Amend provisions with direct 'avoid' statements. This needs to be qualified in light of the King Salmon meaning of 'avoid'.</i></li> </ol>
<b>Part 2: Natural Environmental Values: PA – Public Access</b>			
Entire Chapter	Support	Kāinga Ora supports the chapter as proposed.	<i>Retain as notified.</i>
<b>Part 2: SUB - Subdivision</b>			
Introduction text	Support	Kāinga Ora generally supports the introduction of the subdivision chapter as proposed.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<b>Objectives:</b>			
SUB-01 Subdivision design	Support	Kāinga Ora supports this objective, and the specific focus it places on the anticipated purpose, character, and amenity values.	<i>Retain as notified.</i>
SUB-02 Servicing of allotments	Support	Kāinga Ora generally supports this objective	<i>Retain as notified.</i>
SUB-03 Esplanade reserves and esplanade strips	Support	Kāinga Ora generally supports this objective	<i>Retain as notified.</i>
SUB-04 Future Urban Zones	Support	Kāinga Ora generally supports this objective	<i>Retain as notified.</i>
<b>Policies:</b>			
SUB-P1 Creation of allotments	Support	Kāinga Ora supports this policy and its general recognition that land use development proposals (e.g. multi-unit development) often precede subdivision.	<i>Retain as notified.</i>
SUB-P2 Boundary adjustments	Support	Kāinga Ora generally supports this policy	<i>Retain as notified.</i>
SUB-P3 Update of cross-lease titles	Support	Kāinga Ora generally supports this policy	<i>Retain as notified.</i>
SUB-P4 Functioning of the transport network	Support	Kāinga Ora generally supports this policy	<i>Retain as notified.</i>
SUB-P5 Integration with infrastructure	Support in part	<p>Kāinga Ora generally supports the policy as proposed.</p> <p>Amendments are sought to clarify wording (noting that the infrastructure, transport and three waters chapters manage the performance standards for infrastructure).</p> <p>Amendments sought.</p>	<p>Require infrastructure to be provided in an integrated and comprehensive manner by:</p> <ol style="list-style-type: none"> <li>1. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development or anticipated future development in accordance with the purpose of the zone, and is in place at the time of the allotment creation;</li> <li>2. Ensuring that subdivisions in Urban Zones, Settlement Zone and Māori Purpose Zone (Hongoeka) are hydraulically neutral;</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ol style="list-style-type: none"> <li>3. Requiring reticulated wastewater, reticulated water and stormwater management systems in all Urban Zones <del>to meet the performance criteria of the Wellington Water's Regional Water Standard May 2019;</del></li> <li>4. Where reticulated services are not available, ensuring allotments are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater and water supply infrastructure, and that there is sufficient water supply capacity for firefighting purposes; and</li> <li>5. Ensuring telecommunications and power supply is provided to all allotments.</li> </ol>
SUB-P6 Subdivision in the Residential Zone and Māori Purpose Zone (Hongoeke)	Support	While Kāinga Ora agrees with the general intent of SUB-P6, but it also considers that this policy is redundant as the matter is adequately conveyed in Policy SUB-P1.	Provide for vacant lot subdivision within the Medium Density Residential, General Residential Zone and Māori Purpose Zone (Hongoeke) where it can be demonstrated that the proposed lots are able to accommodate a residential unit that is of a size, scale and location that is anticipated for the Zone.
SUB-P7 Subdivision in the Future Urban Zone	Support	Kāinga Ora support the general intent of this policy.	<i>Retain as notified.</i>
SUB-P8 Subdivision in the General Industrial Zone	Support	Kāinga Ora support the general intent of this policy.	<i>Retain as notified.</i>
SUB-P9 Subdivision in the General Rural Zone, Rural Lifestyle Zone and Settlement Zone	Support	Kāinga Ora support the general intent of this policy.	<i>Retain as notified</i>
SUB-P10 Inappropriate subdivision in the General Rural Zone	Support	Kāinga Ora support the general intent of this policy.	<i>Retain as notified</i>
SUB-P11 Subdivision for Infrastructure	Support	Kāinga Ora support the general intent of this policy.	<i>Retain as notified</i>
SUB-P12 Reductions or waivers of Esplanade Reserves and Provision	Support	Kāinga Ora support the general intent of this policy.	<i>Retain as notified</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
of Esplanade Strips			
<b>Rules</b>			
SUB-R1 Boundary adjustments	Support in part	<p>Kāinga Ora generally supports this rule framework, but seeks clear non-notification clauses for RDIS activity status subdivision.</p> <p>Amendments sought</p>	<p><b>All Zones:</b></p> <p><b>1. Activity status: Controlled</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with               <ol style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6; and</li> <li>vii. SUB-S7.</li> </ol> </li> </ol> <p><b>Matters of control are limited to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in SUB-P2; and</li> <li>2. The matters in SUB-P4.</li> </ol> <p><b>All Zones:</b></p> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6 or SUB-S7.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard.</li> <li>2. The matters in SUB-P2;</li> <li>3. The matters in SUB-P4; and</li> <li>4. The matters in SUB-P5.</li> </ol> <p><b><u>Notification:</u></b>  <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><b>Residential Zones, Māori Purpose Zone (Hongoeke):</b></p> <p><b>3. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1;</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in SUB-P2;</li> <li>2. The matters in SUB-P4;</li> <li>3. The matters in SUB-P5; and</li> <li>4. The matters in SUB-P6.</li> </ul> <p><b><u>Notification:</u></b> <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p> <p><b>Rural Lifestyle Zone, Settlement Zone, Commercial and Mixed Use Zones, General Industrial Zone, Open Space and Recreation Zones, Special Purpose (BRANZ) Zone, Hospital Zone:</b></p> <p><b>4. Activity status: Discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1.</li> </ul> <p><b>General Rural Zone:</b></p> <p><b>5. Activity status: Discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1; and</li> <li>b. Any resulting allotment is between 5ha and 40ha in area.</li> </ul> <p><b>General Rural Zone:</b></p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><b>6. Activity status: Non-complying</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1; and</li> <li>b. Any resultant allotment is less than 5ha in area.</li> </ul> <p><b>Future Urban Zone:</b></p> <p><b>7. Activity status: Non-complying</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S1.</li> </ul>
SUB-R2 Updating of an existing crosslease title	Support in part	<p>Kāinga Ora generally supports the intent of this rule, but seeks a simple escalation to RDIS activity if compliance cannot be achieved with the relevant standards. Requiring consideration of a subdivision to update a crosslease plan that does not meet minimum allotment size as a DIS activity is an overly restrictive activity status (noting most cross lease titles are located in urban settings and accommodate existing buildings).</p> <p>Amendments are also sought to introduce non-notification clauses for this low risk subdivision type.</p> <p>Amendments sought.</p>	<p><b>All Zones:</b></p> <p><b>1. Activity status: Controlled</b> Where:</p> <ul style="list-style-type: none"> <li>a. The update complies with, or does not increase any, existing or previously approved non-compliance with: <ul style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6; and</li> <li>vii. SUB-S7.</li> </ul> </li> </ul> <p><b>Matters of control are limited to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in SUB-P3;</li> <li>2. The matters in SUB-P4; and</li> <li>3. The matters in SUB-P5.</li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>a. Compliance is not achieved with <u>SUB-R2(1)(a)</u> SUB-S2; SUB-S3, SUB-S4, SUB-S5, SUB-S6 and SUB-S7.</del></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard;</li> <li>2. The matters in SUB-P3;</li> <li>3. The matters in SUB-P4; and</li> <li>4. The matters in SUB-P5.</li> </ol> <p><b><u>Notification:</u></b>  <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p> <p><del><b>3. Activity status: Discretionary</b></del>  <del><b>Where:</b></del></p> <ol style="list-style-type: none"> <li><del>a. Compliance is not achieved with SUB-S1.</del></li> </ol>
SUB-R3 Subdivisions that create any vacant allotments	Support in part	<p>Kāinga Ora supports the general intent of this rule.</p> <p>Amendments are sought to introduce non-notification clauses for subdivision in residential zones and the Māori Purpose Zone (Hongoeke).</p> <p>Amendments sought.</p>	<p><b>All Zones:</b></p> <p><b>1. Activity status: Controlled</b>  <b>Where:</b></p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with: <ol style="list-style-type: none"> <li>i. SUB-S1;</li> <li>ii. SUB-S2;</li> <li>iii. SUB-S3;</li> <li>iv. SUB-S4;</li> <li>v. SUB-S5;</li> <li>vi. SUB-S6; and</li> <li>vii. SUB-S7;</li> </ol> </li> <li>b. Where the site shares a boundary with, or contains, a river whose bed has an average width of 3m or more or adjoins MHWS, compliance is achieved with SUB-S8.</li> </ol> <p><b>Matters of control are limited to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in SUB-P1;</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>2. The matters in SUB-P4; and 3. The matters in SUB-P5.</p> <p><b>2. Activity status: Restricted discretionary</b> Where: a. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5 SUB-S6 or SUB-S7.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters of discretion of any infringed standard; 2. The matters in SUB-P1; 3. The matters in SUB-P4; and 4. The matters in SUB-P5.</p> <p><b><u>Notification:</u></b> <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p> <p><b>Residential Zones, Māori Purpose Zone (Hongoeka):</b></p> <p><b>3. Activity status: Restricted discretionary</b> Where: a. Compliance is not achieved with SUB-S1;</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters in SUB-P1; 2. The matters in SUB-P4; 3. The matters in SUB-P5; and 4. The matters in SUB-P6.</p> <p><b><u>Notification:</u></b> <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><b>Rural Lifestyle Zone, Settlement Zone, Commercial and Mixed Use Zones, General Industrial Zone, Open Space and Recreation Zones, Special Purpose (BRANZ) Zone, Hospital Zone:</b></p> <p><b>4. Activity status: Discretionary</b> Where: a. Compliance is not achieved with SUB-S1.</p> <p><b>All Zones:</b></p> <p><b>5. Activity status: Discretionary</b> Where: a. Compliance is not achieved with SUB-S8.</p> <p><b>General Rural Zone:</b></p> <p><b>6. Activity status: Discretionary</b> Where: a. Compliance is not achieved with SUB-S1; and b. Any resulting allotment is between 5ha and 40ha in area.</p> <p><b>General Rural Zone:</b></p> <p><b>7. Activity status: Non-complying</b> Where: a. Compliance is not achieved with SUB-S1; and b. Any resultant allotment is less than 5ha in area.</p> <p><b>Future Urban Zone:</b></p> <p><b>8. Activity status: Non-complying</b> Where: a. Compliance is not achieved with SUB-S1.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
SUB-R4 Subdivisions of land around existing lawfully established buildings (excluding accessory buildings) or buildings (excluding accessory buildings) approved as part of a resource consent application and no vacant allotments are created	Support in part	<p>Kāinga Ora supports the general intent of this rule.</p> <p>Amendments are sought to introduce a non-notification clause to reflect the intent and purpose of this rule, which is to recognise subdivision can be provided for at greater intensities, where the effects of the land use have demonstrably been deemed acceptable through the approval of a land use consent.</p> <p>Amendment sought.</p>	<p><b>All Zones:</b></p> <p><b>1. Activity status: Controlled</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved or any existing or previously approved non-compliance is not increased with:               <ol style="list-style-type: none"> <li>i. SUB-S2;</li> <li>ii. SUB-S3;</li> <li>iii. SUB-S4;</li> <li>iv. SUB-S5;</li> <li>v. SUB-S6; and</li> <li>vi. SUB-S7;</li> </ol> </li> <li>b. Where the site shares a boundary with, or contains, a river whose bed has an average width of 3m or more or adjoins MHWS, compliance is achieved with SUB-S8.</li> </ol> <p><b>Matters of control are limited to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in SUB-P1;</li> <li>2. The matters in SUB-P4; and</li> <li>3. The matters in SUB-P5.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5 SUB-S6 or SUB-S7.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard;</li> <li>2. The matters in SUB-P1;</li> <li>3. The matters in SUB-P4; and</li> <li>4. The matters in SUB-P5.</li> </ol> <p><b>Notification:</b> <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><b>3. Activity status: Discretionary</b> Where: a. Compliance is not achieved with SUB-S8.</p> <p><b>General Rural Zone:</b></p> <p><b>4. Activity status: Discretionary</b> Where: a. Compliance is not achieved with SUB-S1; and b. Any resulting allotment is between 5ha and 40ha in area.</p> <p><b>General Rural Zone:</b></p> <p><b>5. Activity status: Non-complying</b> Where: a. Compliance is not achieved with SUB-S1; and b. Any resultant allotment is less than 5ha in area.</p> <p><b>Future Urban Zone</b></p> <p><b>6. Activity status: Non-complying</b> Where: a. Compliance is not achieved with SUB-S1.</p>
SUB-R5 Subdivision of land to create new allotment(s) for Infrastructure	Support	Kāinga Ora supports this rule.	<i>Retain as notified</i>

<p>SUB-R6 Subdivision that creates buildings platforms for Less-Hazard-Sensitive Activities within the Low, Medium or High Hazard Areas of the Natural Hazard Overlay or Coastal Hazard Overlay</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this rule as proposed, but seeks an amendment to include a non-notification clause for RDIS activity status.</p> <p>Consistent with its wider submission, Kāinga Ora also seeks removal of the word “Overlay” in reference to flood hazards, as Kāinga Ora does not support flood hazards being included as an overlay in the PDP maps, and instead seeks that this information is provided outside of the PDP. This recognises the dynamic nature of flood hazards and the propensity for the flooding hazard profile to change as a result of physical improvement works and/or landform modifications. Kāinga Ora seeks consequential changes to this rule.</p> <p>Amendments sought.</p>	<p><b>All Zones:</b></p> <p><b>1. Activity status: Controlled</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. SUB-S2;</li> <li>ii. SUB-S3;</li> <li>iii. SUB-S4;</li> <li>iv. SUB-S5;</li> <li>v. SUB-S6; and</li> <li>vi. SUB-S7;</li> </ol> </li> <li>b. The building platform is not located within an identified Flood Hazard - Overland Flow or Flood Hazard - Stream Corridor <del>Overlay</del>.</li> </ol> <p><b>Matters of control are limited to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in SUB-P1;</li> <li>2. The matters in SUB-P4;</li> <li>3. The matters in SUB-P5;</li> <li>4. For allotments in a Natural Hazard Overlay, the matters in NH-P3; and</li> <li>5. For allotments in a Coastal Hazard Overlay the matters in CE-P10.</li> </ol> <p>Note: this rule applies in addition to SUB-R1 to SUB-R5.</p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6 or SUB-S7.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard;</li> <li>2. The matters in SUB-P1;</li> <li>3. The matters in SUB-P4;</li> <li>4. The matters in SUB-P5;</li> <li>5. For allotments in a Natural Hazard Overlay, the matters in NH-P3;</li> <li>6. For allotments in a Coastal Hazard Overlay the matters in CE-P10.</li> </ol> <p><b>Notification:</b></p>
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			<p><u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p> <p><b>3. Activity status: Restricted discretionary</b> Where: a. The building platform is located in an identified Flood Hazard - Overland Flow <b>Overlay</b>.</p> <p><b>Matters of discretion are restricted to:</b> 1. The matters contained in NH-P6.</p> <p><b>4. Activity status: Non-complying</b> Where: The building platform is located in an identified Flood Hazard - Stream Corridor <b>Overlay</b>.</p>
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Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
SUB-R7 Subdivision within a Special Amenity Landscape	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified</i>
SUB-R8 Subdivision that creates building platforms for Potentially Hazard-Sensitive Activities within the Low, Medium or High Hazard Areas of the Natural Hazard Overlay or Coastal Hazard Overlay	Support in part	<p>Kāinga Ora generally supports the intent of Rule SUB-R8.</p> <p>Notwithstanding this, Kāinga Ora notes that subdivision and land use development in the City Centre will be particularly constrained by this new rule framework.</p> <p>Amendment is sought for RDIS subdivision to be considered on a non-notified basis.</p> <p>In addition, Kāinga Ora seeks the integration of SUB-R8 and SUB-R9 into one rule, so that the rule reference is amended to incorporate both Potentially Hazard-Sensitive Activities <b>and</b> Hazard Sensitive Activities.</p> <p>Amendments sought</p>	<p><del>SUB-R8 Subdivision that creates building platforms for Potentially Hazard-Sensitive Activities and Hazard Sensitive Activities within the Low, Medium or High Hazard Areas of the Natural Hazard Overlay or Coastal Hazard Overlay</del></p> <p><b>All Zones:</b></p> <p><b>1. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. The building platform is entirely located within an identified Low Hazard Area of either the Natural Hazards Overlay or the Coastal Hazard Overlay.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. For allotments in a Natural Hazard Overlay, the matters in NH-P3; and</li> <li>2. For allotments in a Coastal Hazard Overlay the matters in CE-P12.</li> </ol> <p>Note: This rule applies in addition to SUB-R1 to SUB-R5.</p> <p><b>Notification:</b> <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p> <p><b>2. Activity status: Discretionary</b> Where</p> <ol style="list-style-type: none"> <li>a. All subdivisions where the building platform would be located within an identified Medium Hazard Area of either the Natural Hazard Overlay or the Coastal Hazard Overlay.</li> </ol> <p><b>3. Activity status: Non-complying</b> Where</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>a. All subdivisions where the building platform would be located within an identified High Hazard Area of either the Natural Hazard Overlay or the Coastal Hazard Overlay.</p>
<p>SUB-R9 Subdivision that creates building platforms for Hazard-Sensitive Activities within the Low, Medium or High Hazard Areas of the Natural Hazard Overlay or Coastal Hazard Overlay</p>	<p>Oppose</p>	<p>Kāinga Ora oppose this rule as it is a direct duplication of Rule SUB-R8, which adds unnecessary complexity to the PDP. Kāinga Ora seeks amendment to SUB-R8 to incorporate both Potentially Hazard-Sensitive Activities <b>and</b> Hazard Sensitive Activities.</p> <p>Deletion sought</p>	<p><del>All Zones:</del></p> <p><del>1. Activity status: Restricted discretionary</del>  <del>Where:</del></p> <p><del>a. The building platform is entirely located within an identified Low Hazard Area of either the Natural Hazards Overlay or the Coastal Hazard Overlay.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p><del>1. For allotments in a Natural Hazard Overlay, the matters in NH-P3; and</del>  <del>2. For allotments in a Coastal Hazard Overlay, the matters in CE-P12.</del></p> <p><del>Note:</del>  <del>This rule applies in addition to SUB-R1 to SUB-R5.</del></p> <p><del>2. Activity status: Discretionary</del>  <del>Where</del></p> <p><del>a. All subdivisions where the building platform would be located within an identified Medium Hazard Area of either the Natural Hazard Overlay or the Coastal Hazard Overlay.</del></p> <p><del>3. Activity status: Non-complying</del>  <del>Where:</del></p> <p><del>a. All subdivisions where the building platform would be located within an identified High Hazard Area of either the Natural Hazard Overlay or the Coastal Hazard Overlay.</del></p>
<p>SUB-R10 Any subdivision within the heritage setting of a heritage item listed in</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this rule.</p> <p>Amendment is sought for RDIS subdivision to be considered on a non-notified basis.</p>	<p>All Zones:</p> <p>1. Activity status: Restricted discretionary  Matters of discretion are restricted to:</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
SCHED2 – Historic Heritage Items (Group A) or SCHED3 – Historic Heritage Items (Group B), or a historic heritage site listed in SCHED4– Historic Heritage Sites		Amendment sought.	<p>1. The matters in HH-P15.</p> <p>Note: This rule applies in addition to SUB-R1 to SUB-R5.</p> <p><b>Notification:</b> <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>
SUB-R11 Any subdivision within a site listed in SCHED6 – Sites and Areas of Significance to Māori	Support in part	<p>Kāinga Ora generally supports this rule.</p> <p>Amendment is sought for RDIS subdivision to be considered on a non-notified basis.</p> <p>Amendment sought.</p>	<p><b>All Zones:</b></p> <p><b>1. Activity Status: Restricted discretionary</b> <b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in SASM-P6; and</li> <li>2. The matters in SASM-P8.</li> </ol> <p>Note: This rule applies in addition to SUB-R1 to SUB-R5.</p> <p><b>Notification:</b> <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>
SUB-R12 Subdivision of a lot containing a Significant Natural Area	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified</i>
SUB-R13 Subdivision within an Outstanding Natural Feature and Landscape	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified</i>
SUB-R14 Subdivision of a site containing a Coastal High Natural Character Area	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
SUB-R15 Subdivision of land to create new allotment(s) within the National Grid Corridor or National Pāutahanui Substation Yard	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p><del>All Zones:</del></p> <p><del>1. Activity status: Restricted discretionary</del> <del>Where:</del></p> <p style="padding-left: 20px;"><del>a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a building which is located entirely outside of the National Grid Yard and National Grid Pāutahanui Substation Yard.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p style="padding-left: 20px;"><del>1. The matters in INF-P5.</del></p> <p><del>2. Activity status: Non-complying</del> <del>Where:</del></p> <p style="padding-left: 20px;"><del>a. Compliance is not achieved with SUB-R15-1.a.</del></p>
SUB-R16 Subdivision of land to create new allotment(s) within the Gas Transmission Pipeline Corridor and/or within 30m of a site containing any above-ground station site forming part of the Gas Transmission Network.	Support	Kāinga Ora supports this rule as proposed.	<p><b>All Zones:</b></p> <p><b>1. Activity status: Restricted discretionary</b> Where:</p> <p style="padding-left: 20px;">a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a building which is located entirely outside of the Gas Transmission Pipeline Corridor or more than 30m of a site containing any above-ground station forming part of the Gas Transmission Network.</p> <p><b>Matters of discretion are restricted to:</b></p> <p style="padding-left: 20px;">1. The matters in INF-P5.</p> <p><b>2. Activity status: Non-complying</b> Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with SUB-R16-1.a</p>
SUB-R17 Subdivision adjoining existing	Support in part	Kāinga Ora generally supports this, but suggests correction to amend a typo.	<b>General Rural Zone:</b>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
General Residential Zone settlements within the Coastal Environment		Amendment sought.	<p><b>1. Activity status: Discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. The subdivision is of a General Rural Zone site that is adjacent to a site in the General Residential Zone in the Coastal Environment and is parallel to the coastline; or</li> <li>b. Compliance is <del>not</del> achieved with SUB-S1.</li> </ul> <p><b>2. Activity status: Non-complying</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with SUB-R17-1.a or SUB-R17-1.b.</li> </ul>
<b>Standards</b>			
SUB-S1 Minimum allotment size and shape	Support	Kāinga Ora generally support the minimum lot sizes as proposed, noting that these only apply to <i>vacant</i> allotments in the GRZ and MRZ.	<i>Retain as notified</i>
SUB-Table 1 Minimum allotment size and shape	Support	Kāinga Ora generally support the minimum lot sizes in SUB-Table 1, noting that these only apply to <i>vacant</i> allotments in the GRZ and MRZ.	<i>Retain as notified</i>
SUB-S2 Access	Support	Kāinga Ora generally supports this standard, noting this will reinforce what is considered to be appropriate provision of legal and physical access in accordance with s106 of the Act.	<ul style="list-style-type: none"> <li>1. All new allotments created must have legal and physical access to a road in accordance with <u>TR-S1</u> - <u>TR-S4</u>.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The safe, efficient and effective functioning of any private way, including firefighting access and the safety of pedestrians and cyclists;</li> <li>2. The suitability of any alternative design options.</li> <li>3. The safe, efficient and effective functioning of the transport network; and</li> <li>4. Site and topographical constraints.</li> </ul>
SUB-S3 Connections to roads	Oppose	<p>Kāinga Ora does not support the transport rules contained in the INF chapter of the PDP.</p> <p>Deletion of the SUB-S3 as notified in the PDP is sought,</p>	<p><del>1. All new roads and connections to roads must comply with INF-R23-1.a and INF-R23-1.b.</del></p> <p><del>Matters of discretion are restricted to:</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		with amendments being made to give effect to consequential changes resulting from the submission point(s) made by Kāinga Ora on the INF and TR chapters of the PDP.	<del>1. The matters in INF P14.</del>
SUB-S4 Water Supply	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
SUB-S5 Wastewater disposal	Support	Kāinga Ora generally supports this standard.	<i>Retain as notified</i>
SUB-S6 Stormwater Management	Support	Kāinga Ora generally supports this standard; however, any consequential changes required as a result of the submission by Kāinga Ora on the THWT chapter of the PDP are also sought in relation to SUB-S6.  Amendments are sought to give effect to consequential changes resulting from the submission point(s) made by Kāinga Ora on the THWT chapter of the PDP.	<i>Consequential changes resulting from the submission point(s) made by Kāinga Ora on the THWT chapter of the PDP.</i>
SUB-S7 Telecommunications and power supply	Support in part	Kāinga Ora generally supports the intent of this standard, but notes that fibre optic connections may not be available in all locations (particularly rural locations).  Amendments are sought	<del>1. All new allotments must have provision for fibre optic cable connections to the legal boundary of the allotments.</del>  <del>2. All new allotments must have provision for electricity connections to the legal boundary of the allotments</del>  1. <u>For all new allotments within the General Residential, Medium Density Residential, Centres, Mixed Use or General Industrial zones, and in other zones where power lines, and telecommunication lines are available within 200m of any boundary of any lot of a proposed subdivision, services must be provided to the boundary of each new lot.</u> 2. <u>At the time of subdivision, sufficient land for telecommunications, transformers and any associated ancillary services must be set aside.</u>  <b>Matters of discretion are restricted to:</b> 1. Alternative provision of telecommunication and power supply.

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
SUB-S8 Esplanade Reserves	Support	Kāinga Ora support SUB-S9 as it is consistent with section 230 and section 2 of the Resource Management Act 1991.	<i>Retain as notified</i>
<b>Part 2: General District Wide Matters</b>			
<b>Part 2: General District Wide Matters: AR – Amateur Radio</b>			
Entire Chapter	Support	Kāinga Ora supports this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 2: General District Wide Matters: CR – Coastal Environment</b>			
Entire Chapter	Support	Kāinga Ora supports this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 2: General District-wide Matters – EW – Earthworks</b>			
Overview of chapter	Support in part	<p>Kāinga Ora generally supports the direction of this chapter and recognises the need to manage effects on Porirua Harbour, while enabling residential development throughout the city.</p> <p>Consistent with its wider submission, Kāinga Ora seeks all earthworks rules and standards to be located within the Earthworks Chapter (except those within the Infrastructure Chapter).</p> <p>Kāinga Ora seeks consequential amendments to the chapter, consistent with its overall submission on the PDP.</p> <p>Amendments sought.</p>	<p><i>Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>1. Deletion of provisions relating to the National Grid;</i></li> <li><i>2. Incorporate notification exclusion clauses; and</i></li> <li><i>3. Consequential changes to incorporate all earthworks provisions, except those in the Infrastructure Chapter</i></li> </ol>
Introduction text	Support in part	<p>Kāinga Ora generally supports the overview of this chapter but seeks amendments to simplify the introduction.</p> <p>Changes are also sought to clarify what effect earthworks have with regard to changing landform - Kāinga Ora considers the general reference to “amenity values” as proposed is too vague.</p>	<p>Earthworks are often an essential prerequisite for development. Earthworks are the physical works that modify land so that it can be used for living, business, and recreation purposes, farming and forestry and the construction and maintenance of infrastructure. The scope and scale of earthworks range from large greenfield bulk earthworks, which can alter the landform and its topography, to small and discrete areas of works most often associated with minor <del>suburban residential</del> development.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>In addition, amendments are sought in relation to statements around consent requirements under plans administered by Greater Wellington Regional Council (GWRC) and Porirua City Council’s parallel Bylaw processes. The GWRC plan references will be out-of-date shortly and any matters managed through the Council’s Bylaws should be accommodated within the PDP provisions on earthworks, thereby making the Bylaw redundant.</p> <p>Amendments sought.</p>	<p><del>Earthworks can adversely affect amenity values (visual, dust nuisance, noise and traffic) and result in changes to natural landforms.</del> Earthworks can <u>cause changes to adversely affect</u> the appearance and character of the neighbourhoods <u>through changes to the natural landform they are located in and, which</u> can impact on people’s experience of their environment. Earthworks can also result in land instability, increasing risk to people and property. Poorly engineered excavations or areas of earthworks fill can cause landslips on the site, on neighbouring properties or on roads.</p> <p>All earthworks have the potential to increase erosion and generate sediment loss. While the Greater Wellington Regional Council has the primary role in respect of managing discharges to air and into waterbodies, the District Plan can assist by ensuring the effects of earthworks are minimised beyond the site where works are occurring. <del>The Proposed Natural Resources Plan for the Wellington Region and the Regional Soil Plan for the Wellington Region include provisions for earthworks, and consent may be required from Greater Wellington Regional Council. The Porirua City Council Bylaw 1991, Part 24 Silt and Sediment Control, and Part 26 Stormwater also apply to silt, sediment, and stormwater run-off from earthworks and must be complied with.</del></p> <p>The earthworks provisions of this chapter provide for earthworks at a scale that is appropriate for the anticipated development of the underlying zone. It applies standards relating to the area, height, location and slope of earthworks, the amount of earthworks material being transported to or from the site and the reinstatement of the site. <del>Any earthworks activities that do not comply with these standards will require more specific assessment as restricted discretionary activities to ensure that any adverse effects are adequately addressed.</del></p> <p>This Earthworks chapter covers general earthworks provisions in all zones. Additional earthworks provisions may apply within Overlays. These earthworks provisions have been included in the respective Overlay chapters because they address the Overlay related effects of earthworks on the identified values, characteristics, risks or features. The earthworks provisions within Overlays apply in addition to the provisions of this chapter. However, all provisions relating to earthworks associated with infrastructure are contained in the Infrastructure chapter.</p> <p><del>The following chapters contain provisions for earthworks:-</del></p> <ol style="list-style-type: none"> <li><del>1. — Infrastructure;</del></li> <li><del>2. — Natural Hazards;</del></li> </ol>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>3. Historic Heritage;</del>  <del>4. Notable Trees;</del>  <del>5. Sites and Areas of Significance to Māori;</del>  <del>6. Ecosystems and Indigenous Biodiversity;</del>  <del>7. Natural Character;</del>  <del>8. Natural Features and Landscapes;</del>  <del>9. Public Access; and</del>  <del>10. Coastal Environment.</del></p> <p><del>Note: Earthworks have the potential to destroy, damage or modify unidentified archaeological sites or wāhi tapu sites within the City that are not managed by the Historic Heritage and/or Sites and Areas of Significance to Māori chapters. These sites associated with human activity that occurred before 1900 are protected under the Heritage New Zealand Pouhere Taonga Act 2014. Should an archaeological site or wāhi tapu site be discovered as a result of earthworks (either as a permitted activity or via a resource consent) an archaeological authority will be required from the Heritage New Zealand Pouhere Taonga, and in the case of a wāhi tapu site Ngāti Toa will need to be contacted.</del></p>
Objectives			

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
EW-O1 Earthworks	Support in part	<p>Kāinga Ora generally supports this objective but seeks an amendment to be more specific with regard to the effect being managed. Kāinga Ora consider “visual amenity values” is too vague in the context of earthworks assessment.</p> <p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Amendments sought.</p>	<p>Earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> <li>1. Is consistent with the anticipated scale and form of development for the zone;</li> <li>2. Minimises adverse effects on <del>visual amenity values, including changes to the</del> <u>appearance of</u> natural landforms;</li> <li>3. Minimises erosion and sediment effects beyond the site and assists to protect receiving environments, including Te Awarua-o-Porirua Harbour;</li> <li>4. Protects the safety of people and property; and</li> <li>5. Minimises adverse effects on the <del>National Grid and the</del> Gas Transmission Pipeline.</li> </ol>
<b>Policies</b>			
EW-P1 Appropriate earthworks	Support in part	<p>Kāinga Ora generally supports this policy but seeks changes to remove reference to “local amenity values” and “visual amenity”, as these terms are considered to be too vague in the context of an earthworks assessment.</p> <p>Amendments sought.</p>	<p>Enable earthworks associated with subdivision, use and development, where:</p> <ol style="list-style-type: none"> <li>1. They occur in a coordinated and integrated manner;</li> <li>2. The scale of the earthworks is consistent with the scale and form of development anticipated within that zone;</li> <li>3. The stability of land is maintained, including the stability of adjoining land, infrastructure, buildings and structures;</li> <li>4. The area, height or depth, location and slope of the earthworks are of an appropriate scale that will ensure the following potential adverse effects are minimised:               <ol style="list-style-type: none"> <li>a. Visual amenity as a result of cut or fill faces and retaining structures;</li> <li>b. Silt and sediment loss from the site;</li> <li>c. The alteration of natural landforms and features;</li> <li>d. Dust and vibration beyond the site; and</li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>e. The safe and efficient operation of the transport network <del>and on local amenity values</del> as a result of <u>traffic truck</u> movements; and</p> <p>5. The area where earthworks have occurred is reinstated in a timely manner to minimise adverse effects on land stability and <u>erosion</u>. <del>the visual amenity of the surrounding area.</del></p>
EW-P2 Earthworks for recreational and community activities	Oppose	<p>Kāinga Ora opposes the specificity of this policy. The works that would be enabled through this policy can be adequately undertaken with EW-P1.</p> <p>Deletion sought.</p>	<p><del>Recognise the benefits of and enable earthworks required for the development, repair and maintenance of, play equipment and recreational parks, particularly within the Open Space Zone and the Sport and Active Recreation Zone.</del></p>
EW-P3 Earthworks required for the installation of rainwater tanks	Oppose	<p>Kāinga Ora opposes the specificity of this policy. The works that would be enabled through this policy can be adequately undertaken with EW-P1.</p> <p>Deletion sought</p>	<p><del>Enable earthworks for the installation of rainwater tanks, recognising the benefits of rainwater tanks to achieving hydraulic neutrality measures.</del></p>
EW-P4 Appropriate earthworks within the National Grid Yard and the Gas Transmission Pipeline Corridor	Oppose	<p>Kāinga Ora opposes this policy. The works that would be enabled through this policy can be adequately considered through EW-P5.</p> <p>Kāinga Ora also opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p><del>Enable earthworks within the National Grid Yard and the Gas Transmission Pipeline Corridor where they are of a scale and nature that will not compromise the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the National Grid or the Gas Transmission Network.</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
EW-P5 Other earthworks within the National Grid Yard and the Gas Transmission Pipeline Corridor	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Amendments sought.</p>	<p><del>Only allow earthworks</del> <u>Provide for earthworks</u> within the <del>National Grid Yard and the</del> Gas Transmission Pipeline Corridor where it can be demonstrated that the safe and efficient functioning, operation, maintenance and repair, upgrading and development of the <del>National Grid or</del> the Gas Transmission Network will not be compromised, taking into account:</p> <ol style="list-style-type: none"> <li>1. The extent to which the earthworks may compromise the safe access to and operation, maintenance and repair, upgrading and development of <del>the National Grid or</del> the Gas Transmission Pipeline;</li> <li>2. The stability of land within and adjacent to <del>the National Grid or</del> the Gas Transmission Pipeline Corridor;</li> <li>3. Risks relating to health or public safety, including the risk of property damage; and</li> <li>4. Technical advice provided by the owner and operator of <del>the National Grid or</del> the Gas Transmission Network.</li> </ol>
<b>Rules</b>			
EW-R1 General Earthworks	Support in part	<p>Kāinga Ora supports this rule, in part.</p> <p>Amendments are sought to state exclusions to the applicability of the rule/standards, which is consistent with Kāinga Ora submission on the definition of “minor earthworks”.</p> <p>Kāinga Ora also seeks the introduction of a non-notification clause precluding both public and limited notification. Effects of earthworks can be adequately managed through imposition of conditions and appropriate site management standards. Precluding notification of earthworks consents is consistent with the approach taken in Wellington City. It also ensures that the enabling site works will not negate non-notification clauses relevant to other matters of a development proposal requiring resource consent, such as multi-unit development in the MRZ.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <p>Compliance is achieved with:</p> <ol style="list-style-type: none"> <li>a. EW-S1;</li> <li>b. EW-S2;</li> <li>c. EW-S3;</li> <li>d. EW-S4; and</li> <li>e. EW-S5.</li> </ol> <p><del>For the avoidance of doubt this rule applies to all earthworks, except EW R2 and EW R3</del></p> <p><u>Note: In addition to those activities exempted by the Earthworks definition, the rules in this chapter do not apply to:</u></p> <ul style="list-style-type: none"> <li>• <u>tree planting, or the removal of trees where they are not protected by the District Plan;</u></li> <li>• <u>test pits, wells or boreholes permitted under a regional plan or where all necessary regional resource consents have been obtained;</u></li> <li>• <u>utility related earthworks provided for in Infrastructure chapter of the Plan;</u></li> <li>• <u>installation and construction of service connections;</u></li> <li>• <u>earthworks to install and/or remove effluent disposal systems;</u></li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ul style="list-style-type: none"> <li>• <u>earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool;</u></li> <li>• <u>earthworks associated with the laying of a safety surface for children’s play equipment;</u></li> <li>• <u>cemeteries, including pet cemeteries, urupā; and</u></li> <li>• <u>earthworks regulated under a national environment standard, including but not limited to, the National Environmental Standards for Electricity Transmission Activities 2009, National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011, National Environmental Standards for Telecommunication Facilities 2016 and National Environmental Standards on Plantation Forestry 2017, unless otherwise subject to a rule in this Plan.</u></li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where: Compliance is not achieved with EW-S1, EW-S2, EW-S3 or EW-S4.</p> <p><b>Matters of discretion are restricted to:</b> The matters of discretion of any infringed standard.</p> <p><b><u>Notification:</u></b> <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p>
EW-R2 Earthworks required for the installation and construction of rainwater tanks	Oppose	<p>Kāinga Ora opposes the specificity of this rule and seeks its deletion in entirety, noting the standard earthworks rule EW-R1 can adequately manage this matter.</p> <p>Deletion sought.</p>	<p><del>1. Activity status: Permitted</del></p> <p><del>-Where:</del></p> <p><del>a. Compliance is achieved with:</del></p> <p><del>EW-S2; and</del></p> <p><del>EW-S4.</del></p> <p><del>2. Activity status: Restricted discretionary</del></p> <p><del>-Where:</del></p> <p><del>a. Compliance is not achieved with EW-S2 or EW-S4.</del></p> <p><del>-Matters of discretion are restricted to:</del></p> <p><del>1. The matters of discretion of any infringed standard.</del></p> <p><del>-Notification:</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<del>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</del>
EW-R3 Earthworks within the Gas Transmission Pipeline Corridor	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
EW-R4 Earthworks within the National Grid Yard	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p><del>1. Activity status: Permitted</del></p> <p><del>Where:</del></p> <p><del>a. Earthworks must not:</del></p> <p style="margin-left: 20px;"><del>i. Exceed 300mm in depth within 6m of the outer visible edge of a tower support structure;</del></p> <p style="margin-left: 20px;"><del>ii. Exceed 3m in depth between 6m and 12m of the outer visible edge of a tower support structure; and</del></p> <p style="margin-left: 20px;"><del>iii. Result in a reduction of the existing conductor clearance distances.</del></p> <p><del>2. Activity status: Restricted discretionary</del></p> <p><del>Where:</del></p> <p><del>a. Compliance is not achieved with EW-R4 1.a.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p style="margin-left: 20px;"><del>1. The matters in EW-P5.</del></p> <p><del>Notification</del></p> <ul style="list-style-type: none"> <li><del>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></li> <li><del>• When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower New Zealand Limited.</del></li> </ul>
<b>Standards</b>			
EW-S1 Earthworks Area	Support in part	<p>Kāinga Ora supports this standard in part.</p> <p>Amendments are sought to align with the changes sought by Kāinga Ora to the related rule (EW-R1), specifically with regard to the suggested insertion of</p>	<p><b>Residential Zones, Settlement Zone, Neighbourhood Centre Zone:</b></p> <p>1. The area of earthworks must not exceed 250m<sup>2</sup> in any 12 month period per site.</p> <p><del>The following are exempt from the maximum area standard:</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>exclusion activities.</p> <p>Amendments are also sought to the matters of discretion to remove “staging of earthworks”, as this can be considered under the other stated matter of discretion “the total area of exposed soils at any point in time”.</p> <p>Kāinga Ora seeks deletion of the matter of discretion “the visual amenity values and character of the surrounding area”, as this is adequately addressed through the alternative matter of discretion relating to the natural landform.</p> <p>Kāinga Ora also queries the threshold applicable to commercial zones (400m<sup>2</sup>) to that in the Open Space and Sport and Active Recreation Zone (500m<sup>2</sup>) and seeks alignment to simplify the implementation of the plan.</p> <p>Amendments are sought. Consequential changes to numbering are also sought.</p>	<ul style="list-style-type: none"> <li>• <del>Earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool; and</del></li> <li>• <del>Earthworks for interments within existing cemeteries or urupā.</del></li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The stability of land or structures <del>in or on the site or adjacent sites;</del></li> <li>2. <del>The visual amenity values and character of the surrounding area;</del></li> <li>3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform;</li> <li>4. Dust and vibration beyond the site;</li> <li>5. The retention of silt and sediment on the site; <u>and</u></li> <li>6. <del>The staging of earthworks; and</del></li> <li>7. The total area of exposed soils at any point in time.</li> </ol> <p><del>Local Centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, General Industrial Zone, Hospital Zone:</del></p> <p><del>2. The area of earthworks must not exceed 400m<sup>2</sup> in any 12 month period per site.</del></p> <p><del>The following are exempt from the maximum area standard:</del></p> <ul style="list-style-type: none"> <li>• <del>Earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool; and</del></li> <li>• <del>Earthworks for interments within existing cemeteries or urupā.</del></li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <del>The stability of land or structures in or on the site or adjacent sites;</del></li> <li>2. <del>The visual amenity values and character of the surrounding area;</del></li> <li>3. <del>The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform;</del></li> <li>4. <del>Dust and vibration beyond the site;</del></li> <li>5. <del>The retention of silt and sediment on the site;</del></li> <li>6. <del>The staging of earthworks; and</del></li> <li>7. <del>The total area of exposed soils at any point in time.</del></li> </ol> <p><u>Local Centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, General Industrial Zone, Hospital Zone, Open space Zone, Sport and Active Recreation Zone:</u></p> <ol style="list-style-type: none"> <li>3. The area of earthworks must not exceed 500m<sup>2</sup> in any 12 month period per site.</li> </ol> <p><del>The following are exempt from the maximum area standard:</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ul style="list-style-type: none"> <li>• <del>Topdressing of grassed areas with topsoil;</del></li> <li>• <del>Earthworks associated with the laying of a safety surface for children's play equipment;</del></li> <li>• <del>Earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool; and</del></li> <li>• <del>Earthworks for interments within existing cemeteries or urupā.</del></li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The stability of land or structures <del>in or on the site or adjacent sites;</del></li> <li>2. <del>The visual amenity values and character of the surrounding area;</del></li> <li>3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform;</li> <li>4. Dust and vibration beyond the site;</li> <li>5. The retention of silt and sediment on the site; <u>and</u></li> <li>6. <del>The staging of earthworks; and</del></li> <li>7. The total area of exposed soils at any point in time.</li> </ol> <p><b>General Rural Zone, Rural Lifestyle Zone, Special Purpose Zone (BRANZ), Future Urban Zone, Māori Purpose Zone (Hongoeke):</b></p> <p>4. The area of earthworks must not exceed 1000m<sup>2</sup> in any 12 month period per site.</p> <p><del>The following are exempt from the maximum area standard:</del></p> <ul style="list-style-type: none"> <li>• <del>Earthworks for a swimming pool which do not extend further than 2m from the edge of the swimming pool; and</del></li> <li>• <del>Earthworks for interments within existing cemeteries or urupā.</del></li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The stability of land or structures <del>in or on the site or adjacent sites;</del></li> <li>2. The visual amenity values and character of the surrounding area;</li> <li>3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform;</li> <li>4. Dust and vibration beyond the site;</li> <li>5. The retention of silt and sediment on the site; <u>and</u></li> <li>6. <del>The staging of earthworks; and</del></li> <li>7. The total area of exposed soils at any point in time.</li> </ol>
EW-S2 Earthworks – Height, location and	Support in part	Kāinga Ora supports this standard in part.	<ol style="list-style-type: none"> <li>1. Earthworks must not:             <ol style="list-style-type: none"> <li>a. Exceed a cut height or fill depth of <u>2.5m</u> <del>4.5m</del> measured vertically; or</li> </ol> </li> </ol>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
slope		<p>Amendments are sought to recognise the placement of the exclusion activities in the primary rule (EW-R1), as sought by Kāinga Ora.</p> <p>Amendments are sought to enable works up to 2.5m in cut height or fill depth, which is considered to strike a more reasonable balance between being adequately enabling of site development, while also managing adverse effects of stability and visual amenity resulting from retaining structures.</p> <p>Amendments are sought to more appropriately align the matters of discretion with the issue being managed by this standard, in this case stability and visual effects resulting from cut faces/retaining structures.</p> <p>Amendments are sought. Consequential changes to numbering are also sought.</p>	<p>b. Be located within 1.0m of the site boundary, measured on a horizontal plane; or c. Be undertaken on an existing slope with an angle of 34° or greater.</p> <p><del>The following are exempt from the height, location and slope standard:</del></p> <ul style="list-style-type: none"> <li>• <del>Earthworks for interments within existing cemeteries or urupā.</del></li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The stability of land or structures <del>in or on the site or adjacent sites;</del></li> <li>2. <u>Visual amenity as a result of cut or fill faces and retaining structures.</u> <del>The visual amenity values and character of the surrounding area;</del></li> <li>3. The natural landform and the extent to which the finished site will reflect and be sympathetic to the surrounding landform; <u>and</u></li> <li>4. <u>Mitigation landscaping</u></li> <li>5. <del>Dust and vibration beyond the site; and</del></li> <li>6. <del>The retention of silt and sediment on the site;</del></li> <li>7. <del>The staging of earthworks; and</del></li> <li>8. <del>The total area of exposed soils at any point in time.</del></li> </ol>
EW-S3 Transport of cut or fill material	Support	Kāinga Ora supports this standard.	Retain as notified.
EW-S4 Site reinstatement	Oppose	<p>Kāinga Ora opposes this standard. The issue(s) being managed through this standard are matters of discretion under EW-S1 and EW-S2 and appropriate conditions of consent can be placed to manage this aspect of site works.</p> <p>Deletion sought.</p>	<p><del>As soon as practical, but no later than three months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised with vegetation or sealed, paved, metalled or built over.</del></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. <del>The timing and duration of the works;</del></li> <li>2. <del>Land stability; and</del></li> <li>3. <u>The visual amenity of the surrounding area.</u></li> </ol>
EW-S5 Silt and sediment retention	Support in part	<p>Kāinga Ora generally supports this standard.</p> <p>Deletion of EW-S5(1) is sought, as this is too onerous. Kāinga Ora agree that appropriate site management is important to control silt and sediment beyond the site</p>	<ol style="list-style-type: none"> <li>1. All silt and sediment must be retained on the site.</li> <li>2. Silt and sediment devices must be installed in accordance with APP15 - Silt and Sediment Devices prior to the commencement of earthworks and must be retained for the duration of the earthworks.</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>but consider the standard as drafted is unrealistic and does not adequately recognise the realities of site development.</p> <p>Kāinga Ora also seeks the removal of all advice notes within this standard. Any aspects relating to the management of silt and sediment should be adequately addressed through the PDP and not further defer to a Council Bylaw. The Silt and Sediment Devices at APP15 provide adequate guidance and further deferral to Greater Wellington Regional Council’s guidance is unnecessary. The note relating to unidentified archaeological sites or waahi tapu is not relevant to a standard controlling silt and sediment run-off.</p> <p>Amendments sought. Consequential changes to numbering are also sought.</p>	<p>This standard does not apply to the transport of cut and fill material.</p> <p>Matters of discretion are restricted to: The retention of silt and sediment on the site. Advice notes: The Porirua City Council Bylaw 1991, Part 24 Silt and Sediment Control, and Part 26 Stormwater may apply to silt, sediment, and stormwater run-off from earthworks. The Erosion and Sediment Control Guidelines for the Wellington Region (prepared by Wellington Regional Council) provides guidance for the management of silt and sediment from earthwork activities. In the event that an unidentified archaeological site or a waahi tapu site is located during works, the following applies: Work must cease immediately at that place and within 20m around the site; Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required; Appropriate iwi groups or kaitiaki representative must be notified of the discovery. Site access must be granted to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014); If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded; and Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.</p>
<b>Part 2: General District Wide Matters - LIGHT - Light</b>			
Entire Chapter	Oppose	<p>Kāinga Ora opposes the LIGHT Chapter in its entirety for the following reasons:</p> <ul style="list-style-type: none"> <li>• Kāinga Ora supports intensification of existing urban areas, and in doing so, acknowledges that there is a tension in enabling residential activities to occur in commercial zones, while also managing reverse sensitivity effects. However, as drafted, the provisions of the LIGHT chapter are overly complex, and should be simplified to readily ascertain compliance.</li> </ul>	<p><i>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. In this regard, Kāinga Ora seeks the deletion of all provisions and a full review of the chapter. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>1. Provisions that require compliance by measuring lighting spill levels within adjacent land in their entirety; these provisions should be replaced with illumination standards that better manage both the level of illumination permitted within a site and consequently, light spill and glare.</i></li> <li><i>2. Provisions that require new sensitive activities in commercial zones to be designed and located to minimise effects on sleep disturbance – alternative methods (e.g. effective curtains) can be utilised to manage reverse sensitivity effects, as opposed to wholesale building placement/design;</i></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<ul style="list-style-type: none"> <li>Provisions (Objs/Pols/Rules/Standards) managing the design and placement of windows of new buildings to minimise reverse sensitivity effects – Kainga Ora considers this to be onerous and that effects can be adequately managed through internal window coverings such as blinds and curtains.</li> <li>Kāinga Ora opposes standards where compliance is required to be measured off-site, at windows of sensitive activities containing habitable spaces on adjacent sites. Standards should be readily understood to enable compliance and should apply at the site boundaries of light emitting activities.</li> <li>Managing the effects of light spill on the night sky is considered to be inappropriate as Porirua is primarily an urban centre.</li> </ul> <p>Deletion of the current provisions are sought.</p>	<ol style="list-style-type: none"> <li><i>Provisions managing effects on the night sky;</i></li> <li><i>Overly complicated standards and rules to ascertain compliance and use of technical standards to achieve compliance.</i></li> </ol>
<b>Part 2: General District Wide Matters: NOISE- Noise</b>			
Noise Corridor Overlay (Maps)	Oppose	<p>Kāinga Ora opposes the noise corridor overlay and related provisions within the Noise Chapter.</p> <p>Kāinga Ora also notes that the noise corridor overlay maps do not reflect the distances prescribed in the rules/standards in relation to the State Highway and North Island Main Trunkline (railway).</p> <p>Deletion sought</p>	<i>Kāinga Ora request that the Noise Corridor overlay maps are deleted.</i>
Introduction	Support in part	<p>Kāinga Ora generally supports the introductory text.</p> <p>Kāinga Ora requests an amendment to delete the reference to ‘hammering’ as being exempt from the noise controls. This may lead to unintended consequences where after-hours construction work can take place and generate noise that may compromise the</p>	<p>Noise generation can be an intrinsic part of how a diverse range of activities and industries operate and function in the City. While it is important that these activities can generate a level of noise which is appropriate for their day-to-day operation, noise can cause adverse effects on the environment including on people’s health and wellbeing such as sleep disturbance and annoyance. Noise effects can vary considerably depending on the frequency, time and characteristics of the noise, its duration, and the distance between the noise source and receiver. Background levels of noise and the level of acceptability or sensitivity to noise vary throughout</p>

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		<p>amenity of sensitive receivers (such as residential activities).</p> <p>Amendment sought</p>	<p>the City depending on the receiving environment.</p> <p>The noise rules and standards in this chapter and APP1 - Permitted Noise Standards provide the noise limits for each zone and for specific activities. This chapter also sets out where sound insulation and mechanical ventilation is required for noise-sensitive activities, and/or limits the location of noise-sensitive activities relative to other activities which have elevated noise levels. Other than where expressly provided for, noise levels arising from activities must be measured in accordance with NZS 6801:2008 Acoustics - Measurement of environmental sound and assessed in accordance with NZS 6802:2008 Acoustics - Environmental noise</p> <p>The following are all exempt from the rules and standards in this chapter:</p> <ol style="list-style-type: none"> <li>1. Aircraft being operated during flight;</li> <li>2. Vehicles being driven on a road (within the meaning of section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity;</li> <li>3. Trains on rail lines (public or private) and crossing bells within the road reserve, including at railway yards, railway sidings or stations. This exemption does not apply to the testing (when stationary), maintenance, loading or unloading of trains;</li> <li>4. Any warning device or siren used by emergency services for emergency purposes (and routine testing and maintenance);</li> <li>5. The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities, or for the continuation of radiocommunication broadcasts from Radio New Zealand's Titahi Bay facilities;</li> <li>6. Activities at emergency service facilities associated with emergency response and emergency response training;</li> <li>7. Farming activity, agricultural vehicles, machinery or equipment used on a seasonal or intermittent basis for primary production in the Rural Zones;</li> <li>8. Helicopters used in emergencies or as air ambulances;</li> <li>9. Impulsive sounds (<del>hammerings and bangs</del>) and dog barking noise;</li> <li>10. Crowd noise from activities in Open Space and Sport and Active Recreation Zones; and</li> <li>11. Temporary Activities in the City Centre, General Rural, Rural Lifestyle, Mixed Use and Local Centre Zones on New Year's Eve until 1.00am on New Year's Day only, where in accordance with the rules and standards in the Temporary Activities chapter.</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			Noise from temporary military training activities is addressed in the Temporary Activities chapter.  Noise from community-scale and large-scale renewable electricity generation activities is addressed in the Renewable Electricity Generation chapter.
<b>Objectives:</b>			
NOISE-O1 Noise generation	Support in part	Kāinga Ora supports this objective in part, however, amendments are sought to more clearly articulate the balance between providing for noise generating activities, whilst appropriately managing effects on the community.  Amendment sought.	The benefits of activities that generate noise are recognised while <u>ensuring</u> any adverse effects from noise <u>generating activities</u> are compatible with the anticipated purpose, character and amenity values of the relevant zone(s) and do not compromise <u>the</u> public health <del>or safety and wellbeing of people and communities</del> .
NOISE -O2 Reverse Sensitivity	Support in part	Kāinga Ora supports this objective in part but seeks amendment to clearly state that the effect being managed is reverse sensitivity. Kāinga Ora considers that this objective should be in relation to new noise sensitive activities only.  Amendment sought.	The function and operation of existing and permitted noise generating activities are not compromised by <del>adverse effects, including</del> reverse sensitivity effects, from <u>new</u> noise-sensitive activities.
NOISE -O3 Construction Activities	Support	Kāinga Ora supports objective NOISE-O3.	<i>Retain as notified.</i>
<b>Policies:</b>			
NOISE-P1 Appropriate noise activities	Support in part	While Kāinga Ora supports enabling the generation of noise where appropriate, it does not support requiring amenity values to be maintained. The PDP should recognise that amenity values change over time. This point is consistent with the wider Kāinga Ora submission.  Amendments sought.	Enable the generation of noise from activities that: <ul style="list-style-type: none"> <li>1. <del>Maintains</del> <u>Are compatible with</u> the <u>anticipated</u> amenity values of the receiving environment; and</li> <li>2. <del>Does</del> not compromise the health, safety and wellbeing of people and communities.</li> </ul>
NOISE-P2 Potentially inappropriate noise activities	Support in part	Kāinga Ora generally supports this policy but considers the policy should be renamed to 'Appropriate noise activities' so that the policy is positively directed toward	<b>NOISE-P2 <del>Potentially inappropriate</del> <u>Appropriate noise activities</u></b>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>enabling appropriate activities, rather than discouraging inappropriate activities.</p> <p>Consistent with its overarching submission, Kāinga Ora does not support the use of ‘avoid’ in this context. Using the term ‘avoid’ implies that any conflict with existing noise sensitive activities is to be entirely prevented. Kāinga Ora considers it more appropriate to have regard to how activities minimise or mitigate potential conflict in relation to noise – noting that it is not possible to entirely avoid conflict in every case, but effects can be minimised and mitigated.</p> <p>Kāinga Ora also seeks amendment to focus consideration of effects only to noise as this is the purpose of the policy and it would be inappropriate to consider all effects under this chapter.</p> <p>Amendments sought.</p>	<p>Provide for <del>other</del> activities that generate noise, where these avoid, remedy or mitigate any adverse <u>noise</u> effects, having regard to:</p> <ol style="list-style-type: none"> <li>1. The extent to which <u>noise generating activities</u> <del>it avoids</del> <u>minimise or mitigate</u> conflict with existing noise-sensitive activities;</li> <li>2. <u>Noise</u> <del>E</del>ffects on other established uses and their operation;</li> <li>3. Potential <u>noise</u> effects on activities permitted within the receiving zone;</li> <li>4. The compatibility of the noise with other noises generated from permitted zone activities, and other activities not controlled by the Plan, within the receiving zone;</li> <li>5. The degree to which the noise breaches the permitted noise standards for the receiving zone(s);</li> <li>6. Whether adverse <u>noise</u> effects can be internalised to the site where the noise is generated and the extent to which they can be minimised at site boundaries;</li> <li>7. The frequency, intensity, duration and offensiveness of the noise generated;</li> <li>8. Any management plans for managing noise;</li> <li>9. Whether the activity adopts the best practicable option to avoid, remedy or mitigate adverse <u>noise</u> effects and the appropriateness of potential mitigation measures to control and monitor the noise levels in addition or as alternatives to the best practicable option; and</li> <li>10. Any adverse <u>noise</u> effects that <u>impact</u> on the health, safety and wellbeing of people and communities within the surrounding area, including sleep disturbance and annoyance.</li> </ol>
NOISE-P3 Noise from construction activities	Support	Kāinga Ora supports objective NOISE-P3.	<i>Retain as notified.</i>
NOISE-P4 Reverse sensitivity from State Highways and Rail Network	Oppose	<p>Kāinga Ora opposes the inclusion of additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network.</p> <p>Kāinga Ora considers that additional requirements in relation to indoor noise design levels results in an unnecessary and overly restrictive burden on landowners, without a corresponding burden on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. There are more balanced and less onerous ways in which potential interface issues can be managed.</p>	<p><del>Enable noise sensitive activities and places of worship locating adjacent to existing State Highways and the Rail Network that are designed, constructed and maintained to achieve indoor design noise levels and provide for other habitable rooms when they minimise the potential for reverse sensitivity effects from noise, having regard to:</del></p> <ol style="list-style-type: none"> <li><del>1. The outdoor amenity for occupants of the noise sensitive activity;</del></li> <li><del>2. The location of the noise sensitive activity in relation to the State Highway or Rail Network;</del></li> <li><del>3. The ability to appropriately locate the activity within the site;</del></li> <li><del>4. The ability to meet the appropriate levels of acoustic insulation through screening, alternative technologies or materials;</del></li> <li><del>5. Any adverse effects on the State Highway or Rail Network as a result of the noise sensitive activities; and</del></li> </ol>

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		Deletion sought.	<del>6. The outcome of any consultation with the New Zealand Transport Agency or KiwiRail.</del>
NOISE-P5 Reverse sensitivity in the Commercial and Mixed Use Zones and Industrial Zones	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
<b>Rules:</b>			
NOISE-R1 Activities generating noise, excluding construction activities and emergency and back-up generators	Support	Kāinga Ora supports the proposed rule.	<i>Retain as notified.</i>
NOISE-R2 Noise from construction activities	Support	Kāinga Ora supports the proposed rule.	<i>Retain as notified.</i>
NOISE-R3 Noise from emergency and back-up generators	Support in part	Kāinga Ora generally supports the proposed rule, but seeks amendment to correct referencing typo.  Amendment sought.	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. The emergency or back-up generator is an emergency electricity generator that is not used to generate power for the National Grid; or</li> <li>b. The emergency or back-up generator is used to support maintenance activities and: <ul style="list-style-type: none"> <li>i. Only operates between the hours of 8.00am and 5.00pm on weekdays;</li> <li>ii. Does not operate on Saturdays or Sundays; and</li> <li>iii. Will comply with the relevant daytime noise limit.</li> </ul> </li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with <del>NOISE-R3-1.a or NOISE-R3-1.b</del> <u>NOISE-R4-1.a or NOISE-R4-1.b</u>.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in NOISE-P2.</li> </ul> <p><b>Notification:</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
NOISE-R4 New buildings, change of use of existing buildings, and additions to existing buildings over 50m <sup>2</sup> , for use as residential units or visitor accommodation in Commercial and Mixed Use and Industrial Zones	Support in part	<p>Kāinga Ora generally supports the proposed rule but seeks an amendment to correct a typo.</p> <p>Amendment sought.</p>	<p><b>Neighbourhood Centre Zone, Local Centre Zone, Mixed Use Zone, City Centre Zone, General Industrial Zone</b></p> <p><b>1. Activity status: Permitted</b> Where: a. Compliance is <u>achieved</u> <del>acheived</del> with: i. NOISE-S5; and ii. NOISE-S6.</p> <p><b>2. Activity status: Restricted discretionary</b> Where: a. Compliance is not achieved with NOISE-S5 or NOISE-S6.</p> <p><b>Matters of discretion are restricted to:</b> The matters of discretion of any infringed standard</p>
NOISE-R5 New buildings, change of use of existing buildings, and additions to existing buildings over 50m <sup>2</sup> , for use by a noise-sensitive activity or place of worship in proximity to State Highways and the North Island Main Trunk railway line	Oppose	<p>Kāinga Ora opposes the inclusion of additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network.</p> <p>Kāinga Ora considers that additional requirements in relation to indoor noise design levels and vibration results in an unnecessary and overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed.</p> <p>Kāinga Ora opposes all aspects of the rule managing vibration effects. Introducing a rule on vibration effects adds considerable cost for compliance and relies on a Standard that is not publicly available. It also requires specialist vibration assessment, which is not commonly available (including within Council in-house expertise).</p>	<p>1. Activity status: Permitted Where: The building or part of the building for use by a noise-sensitive activity or place of worship is within: 80m of the outer painted lane marking of a State Highway with a speed limit of greater than 60km/h; 50m of the outer painted lane marking of a State Highway with a speed limit of 60km/h or less; or 100m of the centre of a track that is part of the North Island Main Trunk railway line; and The building or part of the building for use by a noise-sensitive activity (in the case of residential activity, a habitable room) or place of worship is not within: 40m of the outer painted lane marking of a State Highway with a speed limit greater than 60km/h; 20m of the outer painted lane marking of a State Highway with a speed limit of 60km/h or less; or 30m of the centre of a track that is part of the North Island Main Trunk railway line; and Compliance is achieved with: NOISE-S1; NOISE-S2; and NOISE-S3.</p> <p>2. Activity status: Restricted discretionary</p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Setback distances from State Highway and Rail for the management of reverse sensitivity noise effects will also mitigate vibration effects.</p> <p>Deletion sought.</p>	<p>Where: Compliance is not achieved with NOISE-S1, NOISE-S2 or NOISE-S3.</p> <p>Matters of discretion are restricted to: The matters of discretion of any infringed standard.</p> <p>Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. When deciding whether any person is affected in relation to this rule for the purpose of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Waka Kotahi New Zealand Transport Agency and KiwiRail.</p> <p>3. Activity status: Restricted discretionary Where: Compliance is not achieved with NOISE-R5-1.b; and Compliance is achieved with: NOISE-S1; NOISE-S2; NOISE-S3; and NOISE-S4.</p> <p>Matters of discretion are restricted to: The matters in NOISE-P4. Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. When deciding whether any person is affected in relation to this rule for the purpose of section 95E of the RMA, the Council will give specific consideration to any adverse reverse sensitivity effects on Waka Kotahi New Zealand Transport Agency and KiwiRail.</p> <p>4. Activity status: Discretionary Where: Compliance is not achieved with NOISE-R5-1.b; and Compliance is not achieved with NOISE-S1, NOISE-S2, NOISE-S3 or NOISE-S4.</p> <p>Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			When deciding whether any person is affected in relation to this rule for the purpose of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Waka Kotahi New Zealand Transport Agency and KiwiRail.
<b>Standards:</b>			
NOISE-S1 New noise-sensitive activities and places of worship near State Highways – Indoor design noise level	Oppose	<p>Consistent with its overarching submission, Kāinga Ora opposes the PDP imposing additional controls in relation to noise-sensitive activities within close proximity to State Highways.</p> <p>Kāinga Ora considers that additional requirements in relation to indoor noise design levels and vibration controls result in an unnecessary and overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed.</p> <p>Deletion sought.</p>	<p><del>1. Any habitable room in:</del></p> <p><del>a. New buildings used for a noise sensitive activity or place of worship;</del></p> <p><del>b. Additions exceeding 50m<sup>2</sup> to existing buildings used for a noise sensitive activity or place of worship; or</del></p> <p><del>c. An existing building where its use is changed to be for a noise sensitive activity or place of worship;</del></p> <p><del>Must be designed, constructed and maintained:</del></p> <p><del>a. To achieve indoor design noise levels of:</del></p> <p><del>i. For habitable room(s): 40dB LAeq(24h);</del></p> <p><del>ii. For places of worship and marae: 35dB LAeq(24h); or</del></p> <p><del>b. In accordance with the construction schedule set out in SCHED12 Building Standards for Indoor Noise Reduction where the new habitable room is located in a residential unit of single-storey framed construction.</del></p> <p><del>2. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of any noise sensitive activity or place of worship demonstrating that the standards in NOISE-S1-1 will be achieved.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p><del>1. The distance of the noise sensitive activity from the State Highway or Rail Network;</del></p> <p><del>2. The effects of any non-compliance;</del></p> <p><del>3. The ability to meet the appropriate levels of insulation through screening, alternative technologies or materials;</del></p> <p><del>4. The reverse sensitivity effects on the State Highway or Rail Network; and</del></p> <p><del>5. The outcome of any consultation with Waka Kotahi NZ Transport Agency (in relation to activities near a State Highway) or KiwiRail (in relation to activities near the Rail Network).</del></p>
NOISE-S2 New noise-sensitive activities and places of worship near the North Island Main	Oppose	Consistent with its overarching submission, Kāinga Ora opposes the PDP imposing additional controls in relation to noise-sensitive activities within close proximity to the Rail Network.	<p><del>1. Any habitable room in:</del></p> <p><del>a. New buildings used for a noise sensitive activity or place of worship; or</del></p> <p><del>b. Additions exceeding 50m<sup>2</sup> to existing buildings used for a noise sensitive activity or place of worship; or</del></p>

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Trunk railway line – Indoor design noise level		<p>Kāinga Ora considers that additional requirements in relation to indoor noise design levels and vibration controls result in an unnecessary and overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed.</p> <p>Deletion sought.</p>	<p><del>c. An existing building where its use is changed to be for a noise sensitive activity or place of worship;</del></p> <p><del>Must be designed, constructed and maintained:</del></p> <p><del>a. To achieve indoor design noise levels of:</del></p> <p><del>i. For bedrooms: 35dB LAeq(1h);</del></p> <p><del>ii. For other habitable room(s): 40dB LAeq(1h);</del></p> <p><del>iii. For places of worship and marae: 35dB LAeq(1h); or</del></p> <p><del>b. In accordance with the construction SCHED12 – Building Standards for Indoor Noise Reduction where the new habitable room is located in a residential unit of single storey framed construction.</del></p> <p><del>1. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of any noise sensitive activity or place of worship demonstrating that the standards in NOISE S2 1 will be achieved.</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p><del>1. The distance of the noise sensitive activity from the State Highway or Rail Network;</del></p> <p><del>2. The effects of any non-compliance;</del></p> <p><del>3. The ability to meet the appropriate levels of insulation through screening, alternative technologies or materials;</del></p> <p><del>4. The reverse sensitivity effects on the State Highway or Rail Network; and</del></p> <p><del>5. The outcome of any consultation with Waka Kotahi NZ Transport Agency (in relation to activities near a State Highway) or KiwiRail (in relation to activities near the Rail Network).</del></p>
NOISE-S3 New noise-sensitive activities and place of worship near a State Highway or North Island Main Trunk railway line – Mechanical ventilation	Oppose	<p>Consistent with its overarching submission Kāinga Ora opposes the PDP imposing additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network.</p> <p>Kāinga Ora considers that additional requirements in relation to indoor noise design levels and related requirements in relation to mechanical ventilation unnecessary and are an overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure.</p>	<p><del>1. Where windows of a habitable room must be closed to meet the requirements for NOISE S1.1 or NOISE S2.1, the building must be designed, constructed and maintained with a mechanical ventilation system that achieves the following for habitable rooms:</del></p> <p><del>a. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code (Schedule 1 of the Building Regulations 1992);</del></p> <p><del>b. Achieves a minimum of 7.5 litres per second per person; and</del></p> <p><del>c. Does not generate more than 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.</del></p> <p><del>2. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of any noise sensitive activity or place of worship demonstrating that the standards in NOISE S3 1 will be achieved.</del></p>

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		<p>Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed.</p> <p>Deletion sought.</p>	<p><del>Matters of discretion are restricted to:</del></p> <ol style="list-style-type: none"> <li><del>1. The distance of the noise sensitive activity from the State Highway or Rail Network;</del></li> <li><del>2. The effects of any non-compliance;</del></li> <li><del>3. The ability to meet the appropriate levels of insulation through screening, alternative technologies or materials;</del></li> <li><del>4. The reverse sensitivity effects on the State Highway or Rail Network; and</del></li> <li><del>5. The outcome of any consultation with Waka Kotahi NZ Transport Agency (in relation to activities near a State Highway) or KiwiRail (in relation to activities near the Rail Network).</del></li> </ol>
<p>NOISE-S4 – New noise-sensitive activities and place of worship near a State Highway or North Island Main Trunk railway line – Vibration</p>	<p>Oppose</p>	<p>Consistent with its overarching submission, Kāinga Ora opposes the PDP imposing additional controls in relation to noise-sensitive activities within close proximity to State Highways and the Rail Network.</p> <p>Kāinga Ora considers that additional requirements in relation to vibration are unnecessary and are an overly restrictive burden for landowners, without a corresponding obligation on infrastructure providers to manage effects to adjacent land uses generated by the operation of infrastructure. Kāinga Ora considers that there are more balanced and less onerous ways in which potential interface issues can be managed.</p> <p>Kāinga Ora also opposes the design certification requirements as this also adds additional and unnecessary costs to developments.</p> <p>Kāinga Ora also opposes the use of external technical documents being incorporated into the PDP.</p> <p>Deletion sought.</p>	<p><del><b>NOISE S4 – New noise sensitive activities and place of worship near a State Highway or North Island Main Trunk railway line – Vibration</b></del></p> <ol style="list-style-type: none"> <li><del>1. Habitable rooms within any:               <ol style="list-style-type: none"> <li><del>a. New buildings used for a noise sensitive activity or place of worship; or</del></li> <li><del>b. Additions exceeding 50m<sup>3</sup> to existing buildings used for a noise sensitive activity or place of worship; or</del></li> <li><del>c. An existing building where its use is changed to be for a noise sensitive activity or place of worship;</del></li> </ol> </del> <p><del>Must comply with class C of Norwegian Standard 8176 E:2005 (Vibration and Shock – Measurement of Vibration in Buildings from Land based Transport and Guidance to Evaluation of Its Effect on Human Beings).</del></p> <p><del>-</del></p> <li><del>2. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of any noise sensitive activity or place of worship demonstrating that the standards in NOISE-S4-1 will be achieved.</del></li> </li></ol> <p><del>Matters of discretion are restricted to:</del></p> <ol style="list-style-type: none"> <li><del>1. The distance of the noise sensitive activity from the State Highway or Rail Network;</del></li> <li><del>2. The effects of any non-compliance;</del></li> <li><del>3. The ability to meet the appropriate levels of insulation through screening, alternative technologies or materials;</del></li> <li><del>4. The reverse sensitivity effects on the State Highway or Rail Network;</del></li> <li><del>5. The outcome of any consultation with Waka Kotahi NZ Transport Agency (in relation to activities near a State Highway) or KiwiRail (in relation to activities near the Rail Network); and</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<del>6. — Special topographical, building features or ground conditions which will mitigate vibration impacts.</del>
NOISE-S5 – Residential units and visitor accommodation – Indoor noise design levels	Support in part	<p>Kāinga Ora supports the proposed standard generally, but opposes the requirement to provide a design certificate to achieve compliance with this standard. This level of information can often only be provided once the detailed design of a development is undertaken (i.e. at building consent stage). This detail is often not likely to be available at the time of seeking resource consent. Kāinga Ora considers it appropriate that this matter remains a matter of discretion, so conditions of consent can be placed to ensure adequate onsite amenity is provided for, while also mitigating and managing any reverse sensitivity effects in this regard.</p> <p>Amendment sought.</p>	<p><b>City Centre Zone, Large Format Retail Zone, Mixed Use Zone</b></p> <p>1. Habitable rooms within any:</p> <ol style="list-style-type: none"> <li>a. New buildings used for a residential unit or visitor accommodation;</li> <li>b. Additions exceeding 50m<sup>2</sup> to existing buildings used for a residential unit or visitor accommodation; or</li> <li>c. An existing building where its use is changed to be for a residential unit or visitor accommodation;</li> </ol> <p>Must be designed, constructed and maintained to meet an internal noise level of:</p> <ul style="list-style-type: none"> <li>• For bedrooms: <math>D_{2m,nT,w} + C_{tr} &gt; 35</math> dB; and</li> <li>• For other habitable rooms: <math>D_{2m,nT,w} + C_{tr} &gt; 30</math> dB.</li> </ul> <p><del>2. A design certificate from a suitably qualified and experienced professional shall be provided to Council prior to the construction of any residential unit or visitor accommodation demonstrating that the standards in NOISE-S5-1 will be achieved.</del></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Whether there is screening by other structures or distance from noise sources;</li> <li>2. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials;</li> <li>3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site; and</li> <li>4. The impact of any residential activity that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.</li> </ol> <p><b>Neighbourhood Centre Zone, Local centre Zone, <u>High Density Residential Zone</u></b></p> <p>3. Habitable rooms within any:</p> <ol style="list-style-type: none"> <li>a. New buildings used for a residential unit or visitor accommodation;</li> <li>b. Additions exceeding 50m<sup>2</sup> to existing buildings used for a residential unit or visitor accommodation; or</li> <li>c. An existing building where its use is changed to be for a residential unit or visitor accommodation;</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>Must be designed, constructed and maintained to meet an internal noise level of:</p> <ul style="list-style-type: none"> <li>• For bedrooms: <math>D_{2m,nT,w} + C_{tr} &gt; 30</math> dB; and</li> <li>• For other habitable rooms: <math>D_{2m,nT,w} + C_{tr} &gt; 25</math> dB.</li> </ul> <p><del>4- A design certificate from a suitably qualified and experienced professional shall be provided to Council prior to the construction of any residential unit or visitor accommodation demonstrating that the standards in NOISE-S5-3 will be achieved.</del></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Whether there is screening by other structures or distance from noise sources;</li> <li>2. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials;</li> <li>3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site; and</li> <li>4. The impact of any residential activity that does not provide the required noise insulation on the ability of existing or future permitted business activities to operate or establish without undue constraint.</li> </ol> <p><b>General Industrial Zone</b></p> <ol style="list-style-type: none"> <li>5. Habitable rooms within any:             <ol style="list-style-type: none"> <li>a. New buildings used for a residential unit ancillary to an industrial activity;</li> <li>b. Additions exceeding 50m<sup>2</sup> to existing buildings used for a residential unit ancillary to an industrial activity; or</li> <li>c. An existing building where its use is changed to be for a residential unit ancillary to an industrial activity;</li> </ol> </li> </ol> <p>Must be designed, constructed and maintained to meet an internal noise level of &gt; 35 dB.</p> <p><del>6- A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of any residential unit ancillary to an industrial activity demonstrating that the standards in NOISE-S5-5 will be achieved.</del></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Whether there is screening by other structures or distance from noise sources;</li> <li>2. The ability to meet the appropriate levels of acoustic insulation through alternative technologies or materials; and</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the worker accommodation.
NOISE – S6 Residential units and visitor accommodation – Mechanical ventilation	Support in part	<p>Kāinga Ora supports the requirement for mechanical ventilation if NOISE-S5 can only be achieved when the windows are closed, but does not support duplicating regulatory requirements of the Building Code.</p> <p>Kāinga Ora opposes the requirement to provide a design certificate to achieve compliance with this standard. This level of information can often only be provided once the detailed design of a development is undertaken (i.e. at building consent stage). This detail is often not likely to be available at the time of seeking resource consent. Kāinga Ora considers it appropriate that this matter remains a matter of discretion, so conditions of consent can be placed to ensure adequate onsite amenity is provided for, while also mitigating and managing any reverse sensitivity effects in this regard.</p> <p>Kāinga Ora seeks consequential changes to reflect the proposed new HRZ chapter.</p> <p>Amendments sought.</p>	<p><b>Neighbourhood Centre Zone, Local centre Zone, Large Format Retail Zone, Mixed Use Zone, City Centre Zone, <u>High Density Residential Zone</u> General Industrial Zone</b></p> <p>1. Where the internal noise insulation levels for habitable rooms in residential units or visitor accommodation required under NOISE-S5 can only be achieved with windows closed, they must be constructed and maintained with a mechanical ventilation system that achieves the following:</p> <p style="margin-left: 20px;"><del>a. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code;</del></p> <p style="margin-left: 20px;">b. Achieves a minimum of 7.5 litres per second per person; and</p> <p style="margin-left: 20px;">c. Does not generate more than 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.</p> <p><del>2. A design certificate from a suitably qualified and experienced professional must be provided to Council prior to the construction of any residential unit or visitor accommodation demonstrating that the standards in NOISE-S6-1 will be achieved.</del></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Whether there is screening by other structures or distance from noise sources;</li> <li>2. The ability to meet the appropriate levels of mechanical ventilation through alternative technologies or materials; and</li> <li>3. The impact of any residential unit that does not provide the required mechanical ventilation on the ability of existing or future permitted business activities to operate or establish without undue constraint.</li> </ol>
<b>Part 2: General District Wide Matters: PK – Papakāinga</b>			
Entire Chapter	Support	Kāinga Ora supports this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 2: General District Wide Matters: SIGN – Signs</b>			
Entire Chapter	Support	Kāinga Ora generally supports this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 2: General District Wide Matters: TEMP – Temporary Activities</b>			
Entire Chapter	Support	Kāinga Ora generally supports this chapter as proposed.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought (Text to add shown as <u>underlined</u> , text to delete shown as <del>strikethrough</del> )
<b>Part 3: Area Specific Matters</b>			
<b>Part 3: Area Specific Matters: Residential Zones</b>			
<b>Part 3: Residential Zones – GRZ – General Residential Zone</b>			
<i>Overview of chapter</i>	Support in part	<p>Consistent with its overall submission on the PDP, Kāinga Ora seeks an increased spatial extent of the MRZ throughout Porirua City, which corresponds to a reduced GRZ.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be “consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.</p> <p>Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.</p>	<p><i>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>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.</i></li> <li><i>2. Deletion of reference to Design Guides and requirement that development be “consistent” with these to achieve compliance;</i></li> <li><i>3. Review and re-drafting of notification exclusion clauses;</i></li> <li><i>4. Removal of provisions specific to “multi-unit housing” and integration within policies, rules and standards more generally;</i></li> <li><i>5. Amendment to spatial extent of the GRZ;</i></li> <li><i>6. Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values;</i></li> <li><i>7. Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’; and</i></li> <li><i>8. Consequential changes to the numbering of provisions following changes sought throughout chapter.</i></li> </ol>
<i>Introduction text</i>	Support in part	<p>Kāinga Ora generally supports the intention and direction of the GRZ to provide for residential development, and other land uses that support the primary purpose of the zone.</p> <p>Amendments are sought to recognise the evolving</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 <del>villages</del> <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</p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>character of the zone.</p> <p>Amendments sought.</p>	<p>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 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.</u> They also provide for a <del>wide</del> range of housing <del>types</del> <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 residential character and amenity values.</u> Non-residential activities that are incompatible with <u>the planned urban built form residential character</u> and amenity values, <del>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</del> 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> <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>
<b>Objectives</b>			
GRZ-O1 Purpose of the General Residential Zone	Support in part	Kāinga Ora generally supports this objective.	The General Residential Zone:

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Amendment sought to align language with strategic objectives.</p> <p>Amendment sought.</p>	<ol style="list-style-type: none"> <li>1. Primarily consists of residential activities in a range of residential unit <del>types</del> <u>typologies</u> and sizes; and</li> <li>2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the <del>character</del> <u>planned urban built form</u> and <u>anticipated</u> amenity values of the Zone.</li> </ol>
GRZ-O2 Character and amenity values of the General Residential Zone	Support in part	<p>Kāinga Ora generally supports this objective, but seeks a change to the objective's title to reflect language within the NPS-UD.</p> <p>Amendments are sought to align language with the NPS-UD, which refers to the "planned urban built form" when referring to the intended future state of the urban environment. Amendment is also sought to recognise reduced levels of open space that will be present in development sites accommodating medium density proposals.</p> <p>Removal of reference to trees and landscaping is sought, as there are no standards or rules controlling this matter (aside from SNA and Notable Tree provisions)</p> <p>Amendments sought.</p>	<p><i>Rename Objective title as follows:</i>  <u>GRZ-O2 Planned urban built environment of the General Residential Zone</u></p> <p>The <del>character and amenity values, including the scale, form and density of use and development,</del> <u>planned urban form</u> in the General Residential Zone includes:</p> <ol style="list-style-type: none"> <li>1. A built form of single and two-storey buildings with openness around and between buildings;</li> <li><del>2. Landscaping and trees, especially on street frontages;</del></li> <li>3. A spacious living environment with high quality on-site residential amenity; and</li> <li>4. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.</li> </ol>
		<p>Kāinga Ora seeks the inclusion of an additional objective in the residential zones to reflect that amenity should be considered in the context of the planned urban built form.</p> <p>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 GRZ-O2 and enabled by the corresponding rule framework.</p> <p>Kāinga Ora also seeks an additional policy (GRZ-P2 Changes to amenity values) to reinforce that amenity values are expected to change over time.</p>	<p><i>Insert new Objective, with consequential changes to numbering and referencing throughout.</i></p> <p><u>GRZ-03 Residential amenity</u></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>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
GRZ-PREC03-01 <i>Recognition of development constraints of natural environmental overlays in the Takapuwhaia Precinct</i>	Support	Kāinga Ora supports this objective.	<i>Retain as notified.</i>
<b>Policies</b>			
GRZ-P1 Residential activity	Support in part	Kāinga Ora generally supports this policy as proposed.  Amendments are sought to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.  Amendments sought.	Enable residential activities and a diverse range of residential unit <del>types typologies</del> 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.
		Kāinga Ora seeks an additional policy GRZ-P2 (Changes to amenity values) to reinforce that while the provisions aim for a high degree of residential amenity in the zone, the planned urban built form is expected to result in more intensive and compact urban settlement patterns that may change the existing amenity values in the zone.  It is important that there is a policy that recognises amenity values can change in the context of the planned urban built form. This is reinforced by Objective 4 and Policy 6 of the NPS-UD.	<i>Insert new policy, with consequential changes to numbering and referencing to policies throughout.</i>  <u>GRZ-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>
GRZ-P2 Minor residential unit	Support in part	Kāinga Ora generally supports this policy as proposed.  Amendment is sought to provide wording consistent with the strategic outcome sought by this policy and direction of the PDP.  Amendment sought.	<del>Only allow</del> <u>Enable</u> minor residential units where they are of an ancillary scale and form to the principal residential unit on the same site.
GRZ-P3 Appropriate non-residential activities in	Support in part	Kāinga Ora generally supports this policy as proposed.	Recognise the benefits of, and provide for, non-residential activities that contribute to the health and wellbeing of people and communities where:

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>General Residential Zone</i>		<p>Amendments are sought to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.</p> <p>Amendment sought.</p>	<ol style="list-style-type: none"> <li>1. These are compatible with the <u>planned urban built form character and amenity values</u> of the surrounding area;</li> <li>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;</li> <li>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;</li> <li>4. The hours of operation are compatible with residential amenity values; and</li> <li>5. For emergency service facilities, the activity has an operational need or functional need to locate in the Zone.</li> </ol>
<i>GRZ-P4 Commercial activity</i>	Support in part	<p>Kāinga Ora generally supports this policy. An amendment is sought to more explicitly provide for commercial activities where the effects are adequately mitigated, or avoided.</p> <p>Amendment sought.</p>	<p><del>Only allow</del> <u>Provide for</u> 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>
<i>GRZ-P5 Multi-unit housing</i>	Oppose	<p>Kāinga Ora opposes this policy – the outcomes sought can be adequately achieved through GRZ-P1 (including suggested changes by Kāinga Ora).</p> <p>Kāinga Ora opposes the placement of design guides within the District Plan as statutory guidelines. Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Deletion sought.</p>	<p><del>Provide for multi-unit housing where it can be demonstrated that it:</del></p> <ol style="list-style-type: none"> <li><del>1. Responds positively to, and integrates with, the surrounding built environment through high quality urban design; and</del></li> <li><del>2. Is consistent with the Multi-Unit Housing Design Guide contained in APP3-Multi-Unit Housing Design Guide.</del></li> </ol>
<i>GRZ-P6 Retirement village</i>	Support in part	<p>Kāinga Ora generally supports this policy as proposed, but seeks amendment to include a policy point to be consistent with the companion policy framework in the MRZ chapter of the PDP.</p> <p>Amendment sought.</p>	<p>Recognise the benefits of, and provide for, retirement villages where:</p> <ol style="list-style-type: none"> <li>1. Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided;</li> <li>2. Other adverse effects on residential amenity values are minimised, including those from: <ol style="list-style-type: none"> <li>a. The movement of vehicles and people; and</li> <li>b. The layout of buildings, fencing, location and scale of utility areas and external storage areas;</li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ol style="list-style-type: none"> <li>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; and</li> <li>4. The site is able to accommodate the scale and intensity of the activity, in terms of its size, topography and location.</li> <li>5. <u>The overall scale, form, composition and design of buildings does not compromise the planned urban built form of the area.</u></li> </ol>
GRZ-P7 Other activities	Support in part	<p>Kāinga Ora generally supports this policy with amendments.</p> <p>Amendments sought.</p>	<p>Avoid non-residential activities <del>which that</del> 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></p>
GRZ-P8 Buildings and structures	Oppose in part	<p>Kāinga Ora opposes policies that seek to retain existing vegetation and trees, as removal of these features is generally a permitted activity. Where these features are of value, they must be identified through specific tree scheduling or overlays.</p> <p>Kāinga Ora supports the general intent of this policy, but considers the policy, as drafted, does not clearly state the outcomes sought. Therefore, deletion of the policy wording is sought, with replacement made using the alternative wording sought.</p> <p>Deletion sought and replacement with alternatively worded policy.</p>	<p><del>Ensure that buildings and structures are of a form, scale and design that is compatible with the purpose, character and amenity values of the General Residential Zone, by requiring:</del></p> <ol style="list-style-type: none"> <li><del>1. A generally low rise built form consisting of single and two storey buildings;</del></li> <li><del>2. Separation from site boundaries and heights in respect to site boundaries, that provide:               <ol style="list-style-type: none"> <li><del>a. Safeguard on-site privacy, and ensure adequate access to sunlight and daylight;</del></li> <li><del>b. For adjoining properties, allow appropriate levels of openness between buildings and minimise visual dominance; and</del></li> <li><del>c. Maintain openness and spaciousness in the streetscape;</del></li> </ol> </del></li> <li><del>3. Landscaping, and where practicable, the retention of established trees;</del></li> <li><del>4. Appropriate levels of openness around buildings, which provides for residents' on-site amenity; and</del></li> <li><del>5. Appropriate levels of useable and accessible outdoor living space for residential units that have access to sunlight which provides for residents' on-site amenity.</del></li> </ol> <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"> <li><u>1. 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></li> <li><u>2. exhibiting the planned visual amenity through enabling one-to-two storey buildings and by controlling the placement of garages in front yards;</u></li> <li><u>3. 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></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<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>
GRZ-P9 Functional and operational requirements	Support	Kāinga Ora supports this policy.	Retain as notified.
GRZ-P10 Safety and public space	Oppose	<p>Kāinga Ora supports the intent of this policy, but considers it to be redundant with this matter adequately addressed through the suggested changes to GRZ-P8.</p> <p>Deletion sought.</p>	<del>Require use and development to contribute to safe public spaces by providing for passive surveillance.</del>
<b>Rules</b>			
GRZ-R1 Buildings and structures, including additions and alterations, excluding fences and standalone walls	Support in part	<p>Kāinga Ora generally supports this rule as proposed, however amendments are sought to the non-notification statements.</p> <p>Kāinga Ora supports the preclusion of public and limited notification for non-compliance with the outdoor living space standard. It is noted that Kāinga Ora has opposed GRZ-S7 and therefore consequential changes are sought to GRZ-R1 in this regard.</p> <p>Kāinga Ora also seeks preclusion of public and limited notification for breaches to GRZ-S4 (front yard setback). The effects being managed by this standard relates to onsite amenity and/or streetscape design – these are not matters requiring input from, or identification of, affected parties.</p> <p>Amendments are sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> <li>i. GRZ-S1;</li> <li>ii. GRZ-S2;</li> <li>iii. GRZ-S3;</li> <li>iv. GRZ-S4;</li> <li>v. GRZ-S5; <u>and</u></li> <li><del>vi. GRZ-S6; and</del></li> <li><del>vii. GRZ-S7.</del></li> </ul> <p>Except that:</p> <p>1. GRZ-S6 <del>and GRZ-S7</del> does not apply to non-residential buildings or structures.</p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <p>a. Compliance is not achieved with GRZ-S1, GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, <u>or</u> GRZ-S6, <del>or GRZ-S7.</del></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters of discretion of any infringed standard.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with <del>GRZ-S4, or</del> GRZ-S6, <del>or GRZ-S7</del> is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> <li>An application under this rule where compliance is not achieved with GRZ-S1, GRZ-S2, GRZ-S3, <del>GRZ-S4</del>, or GRZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>
GRZ-R2 Construction activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
GRZ-R3 Rainwater tank	Support	<p>Kāinga Ora supports this rule.</p> <p>Kāinga Ora notes that consequential changes to the numbering of standards will be required, in response to the deletion sought to GRZ-S7.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>Compliance is achieved with GRZ-S8.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with GRZ-R3-1.a.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
GRZ-R4 Fences and standalone walls	Support	<p>Kāinga Ora supports this rule.</p> <p>Kāinga Ora notes that consequential changes to the numbering of standards will be required, in response to the deletion sought to GRZ-S7.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>Compliance is achieved with GRZ-S9.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with GRZ-R4-1.a.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>1. The matters of discretion of any infringed standard.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
GRZ-R5 Buildings and structures within the National Grid Yard	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p><del>1. Activity status: Permitted</del></p> <p><del>Where:</del></p> <p style="padding-left: 20px;"><del>a. Where the building or structure is a fence that is no greater than 2m in height and is located no closer than:</del></p> <p style="padding-left: 40px;"><del>i. 6m from the outer visible edge of a foundation of a National Grid transmission line tower; or</del></p> <p style="padding-left: 40px;"><del>ii. 5m from the outer visible edge of a foundation of a National Grid transmission line pole; or</del></p> <p style="padding-left: 20px;"><del>b. The building or structure is an accessory building that is associated with an existing residential activity and is less than 10m<sup>2</sup> in area and 2.5m in height; and</del></p> <p style="padding-left: 20px;"><del>c. Any alterations to an existing building or structure that is used for a sensitive activity do not increase the building or structure height or footprint.</del></p> <p><del>Note:</del> <del>To avoid doubt, GRZ-R1 also applies.</del></p> <p><del>Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.</del></p> <p><del>2. Activity status: Non-complying</del></p> <p><del>Where:</del></p> <p style="padding-left: 20px;"><del>a. Compliance is not achieved with GRZ-R5-1.a, GRZ-R5-1.b, or GRZ-R5-1.c.</del></p> <p><del>Notification:</del> <del>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. When deciding whether any person is affected in relation to this rule for the</del></p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<del>purposes of section 95E of the RMA, Porirua City Council will give specific consideration to any adverse effects on Transpower.</del>
<i>GRZ-R6 Residential activity and residential unit, excluding Papakainga, minor residential unit and multi-unit housing</i>	Support in part	<p>Kāinga Ora does not support the current rule framework, whereby multi-unit housing is considered under a separate rule (GRZ-R18 of the PDP).</p> <p>Kāinga Ora seeks integration of rule GRZ-R18 with GRZ-R6.</p> <p>Consistent with its overarching submission, Kāinga Ora oppose the definition of “multi-unit housing” and corresponding rule frameworks. Consequential changes are sought throughout the PDP to reflect this.</p> <p>Kāinga Ora also seeks more specific matters of discretion, as opposed to simply deferring back to a policy.</p> <p>Amendments sought.</p>	<p><i>Rename rule title as follows:</i></p> <p><u>GRZ-R6 Residential activity, excluding papakāinga</u></p> <p><del>GRZ-R6 Residential activity and residential unit, excluding Papakainga, minor residential unit and multi-unit housing</del></p> <p><b>1. Activity status: Permitted</b> Where: a) No more than two residential units occupy the site.</p> <p><b>2. Activity status: Restricted discretionary</b> <u>Where:</u> b) <u>Compliance is not achieved with GRZ-R6(1)(a).</u></p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. <u>The extent to which building design, siting and external appearance achieves an Urban Design outcome that:</u></p> <ul style="list-style-type: none"> <li>a. <u>Achieves the planned urban built form of the zone;</u></li> <li>b. <u>Achieves attractive and safe streets and public open spaces;</u></li> <li>c. <u>Achieves high quality onsite living environments; having taken into account the surrounding context, site limitations and planned outcomes for the zone.</u></li> </ul> <p>2. <u>The extent to which topography, site orientation and planting have been integrated into the site layout and design.</u></p> <p><b>Note:</b></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><b>Notification:</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><u>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</u></p> <p><del>Note: Where more than two residential units will occupy a site, see multi-unit housing under GRZ R18.</del></p>
GRZ-R7 Minor residential unit	Oppose	<p>Kāinga Ora opposes this rule as a standalone rule and requests that it is merged with GRZ-R6 above.</p> <p>Deletion and merging with GRZ-R6 sought.</p>	<p><del>1. Activity status: Permitted</del>  <del>Where:</del></p> <p style="padding-left: 20px;"><del>a. — No more than one minor residential unit occupies the site; and</del>  <del>b. — The minor residential unit does not exceed a gross floor area of 50m<sup>2</sup>.</del></p> <p><del>2. Activity status: Discretionary</del>  <del>Where:</del></p> <p style="padding-left: 20px;"><del>a. — Compliance is not achieved with GRZ-R7-1.a or GRZ-R7-1.b.</del></p> <p><del>Notification:</del>  <del>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></p>
GRZ-R8 Home business	Support in part	<p>Kāinga Ora generally supports the activity, but opposes the floor area threshold. Effects of home businesses can be adequately managed through the other arms of this rule. Change is also sought to increase the limit on staff engaged in the home businesses where they do not reside at the site to reflect the typical operating scale of many home business activities in residential communities.</p> <p>Amendment sought</p>	<p><b>1. Activity status: Permitted</b>  Where:</p> <p style="padding-left: 20px;"><del>a. — No more than 40m<sup>2</sup> of total gross floor area of all buildings on site is used for the home business;</del></p> <p style="padding-left: 20px;">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 style="padding-left: 20px;">c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and</p> <p style="padding-left: 20px;">d. No more than <u>one two</u> full-time employee or equivalent engaged in the home business resides off-site.</p> <p><b>2. Activity status: Discretionary</b>  Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with GRZ-R8-1.a, GRZ-R8-1.b, GRZ-R8-1.c or GRZ-R8-1.d.</p>

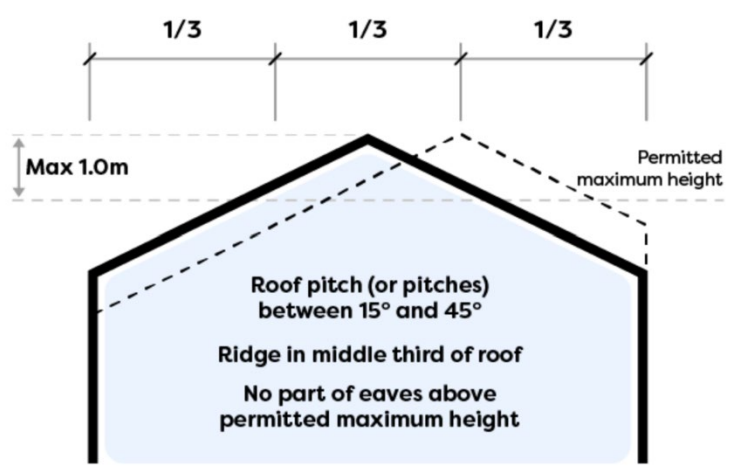
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
GRZ-R9 Education facilities, including home-based childcare services	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
GRZ-R10 Papakainga	Support in part	<p>Kāinga Ora supports enabling papakāinga through a permitted activity rule and then providing a clear consent pathway where compliance with standards cannot be achieved.</p> <p>Kāinga Ora does not support limiting papakāinga only to land held under Te Ture Whenua Māri Act 1993 – noting the definition of papakāinga anticipates this form of housing on land that is also outside of this classification.</p> <p>Amendment sought</p>	<p><b>1. Activity status: Permitted</b> Where:  <del>a. The site is held under Te Ture Whenua Māori Act 1993;</del>            b. The gross floor area of all commercial activities does not exceed 100m<sup>2</sup> per site; and            c. The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site.</p> <p><b>2. Activity status: Restricted discretionary</b> Where:            a. Compliance is not achieved with GRZ-R10-1.a.</p> <p><b>Matters of discretion are restricted to:</b> The matters in PK-P2.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p><b>3. Activity status: Restricted discretionary</b> Where:            a. Compliance is not achieved with GRZ-R10-1.c.</p> <p><b>Matters of discretion are restricted to:</b>            1. The matters in GRZ-P3; and            2. The matters in GRZ-P9.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p><b>4. Activity status: Discretionary</b> Where:            a. Compliance is not achieved with GRZ-R10-1.b.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
GRZ-R11 Sports facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
GRZ-R12 Supported residential care activity	Support in part	<p>Kāinga Ora supports the supported residential care activity being enabled as a permitted activity, with a restricted discretionary activity pathway in the GRZ.</p> <p>This will provide a necessary alternative housing option for the wider community.</p> <p>Kāinga Ora seeks a change to the number of people that can occupy a unit, and clarification that this relates to total occupancy of the dwelling (e.g. inclusive of staff). This clarification provides certainty to both housing providers, and the general public.</p> <p>Kāinga Ora suggests clarification is provided in the rule as to whether the limit on residents applies to the “site” or to anyone accommodated in a “residential unit”. Amendments are sought to have this clarified within the Permitted Activity rule.</p> <p>Kāinga Ora supports the preclusion of public notification – and also seeks preclusion also from limited notification. Any perceived nuisance related effects, such as noise are adequately dealt with in those chapters.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b> Where: a. The maximum occupancy <u>per residential unit</u> does not exceed <del>six</del> <u>ten</u> residents <u>including staff</u>.</p> <p><b>2. Activity status: Restricted discretionary</b> Where: a. Compliance is not achieved with GRZ-R12-1.a.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in GRZ-P3; and</li> <li>The matters in GRZ-P9.</li> </ol> <p><b>Notification:</b> 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>
GRZ-R13 Visitor accommodation	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
GRZ-R14 Activities within the National Grid Yard	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give</p>	<p><del>1. Activity status: Permitted</del> <del>Where:</del> <del>a. The activity is not a sensitive activity.</del></p> <p><del>2. Activity status: Non-complying</del> <del>Where:</del> <del>a. Compliance is not achieved with GRZ-R14-1.a.</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.  Deletion sought.	<del>Notification: An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. 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 Transpower.</del>
<i>GRZ-R15 Activities within the Gas Transmission Pipeline Corridor</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>GRZ-R16 Show home</i>	Support in part	Kāinga Ora generally supports this rule, but seeks a change of the duration from 24 months to 36 months.  Amendment sought.	<b>1. Activity status: Permitted</b> Where: <ul style="list-style-type: none"> <li>a. The use of the residential building and land as a show home ceases within <u>24 36</u> months from the time of first use as a show home;</li> <li>b. The hours of operation are between: <ul style="list-style-type: none"> <li>i. 7.00am and 9.00pm Monday to Friday; and</li> <li>ii. 8.00am and 7.00pm Saturday, Sunday and public holidays.</li> </ul> </li> </ul> <b>2. Activity status: Discretionary</b> Where: <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GRZ-R16-1.a or GRZ-R16-1.b.</li> </ul>
<i>GRZ-R17 Community garden</i>	Support	Kāinga Ora supports this rule	<i>Retain as notified.</i>
<i>GRZ-R18 Multi-unit housing</i>	Oppose	As noted at GRZ-R6 – Kāinga Ora opposes “multi-unit housing” being its own rule and instead seeks its integration with GRZ-R6.  Deletion of this rule is sought, with the matters noted in Kāinga Ora comments on Rule GRZ-R6 being incorporated.  Deletion sought.	<del>1. Activity status: Restricted discretionary</del> - <del>Matters of discretion are restricted to:</del> <del>1. The matters in GRZ-P5.</del> - Notification:

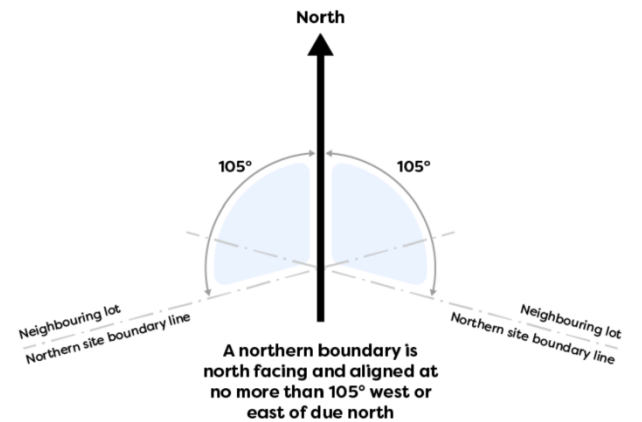
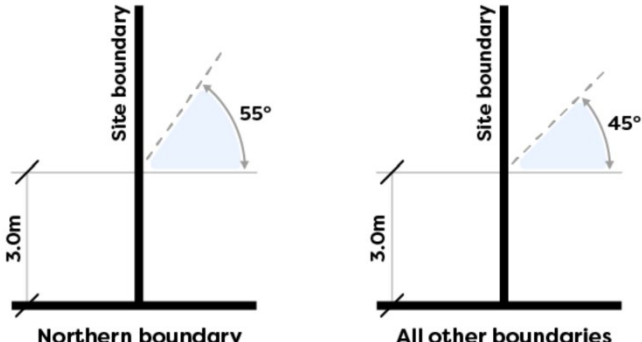
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<del>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del>
GRZ-R19 Emergency services facility	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
GRZ-R20 Community facility, excluding healthcare activities and hospitals	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
GRZ-R21 Retirement village	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
GRZ-R22 Healthcare activity	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
GRZ-R23 Habitable buildings and structures near the Gas Transmission Pipeline Corridor	Support	Kāinga Ora generally supports the rule as proposed.	
GRZ-R24 Commercial activity	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
GRZ-R25 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
GRZ-R26 Industrial activity	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
GRZ-R27 Rural industry	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
GRZ-R28 Hospital	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
GRZ-R29 Primary production	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
<b>Standards</b>			
GRZ-S1 Height	Support in part	<p>Kāinga Ora supports the proposed maximum height.</p> <p>Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form.</p> <p>Amendments sought</p>	<p>1.All buildings and structures must not exceed a maximum height above ground level of 8m, except:</p> <p style="margin-left: 20px;">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 centered or within the middle third of the building footprint, as illustrated in GRZ-Figure 1 below.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• Solar water heating components provided these do not exceed the height by more than 500mm;</li> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;</li> <li>• Antennas, aerials, and flues provided these do not exceed the height by more than 1m;</li> <li>• 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</li> <li>• Fences and standalone walls — see GRZ-R4.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The location, design and appearance of the building or structure;</li> <li>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></li> <li>3. Visual dominance, shading and loss of privacy for adjacent residential sites;</li> <li><del>4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area;</del></li> <li><del>5. Retention of established landscaping;</del></li> <li>6. Whether an increase in building or structure height results from a response to natural hazard mitigation; and</li> <li>7. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
GRZ-Figure 1 Diagram showing additional height allowance	Support	Kāinga Ora supports this diagram/figure.	
GRZ-S2 Height in relation to boundary	Support in part	<p>Kāinga Ora generally supports this standard, but notes that the HRB standard should only apply from the external boundary of any site (noting this aligns with the definition of “Site” in the PDP and National Planning Standards). Providing an exclusion in the standard that this is applicable only in the case of “multi-unit housing residential units and retirement villages” confuses the issue. Unless it is intended that the HRB applies from the notional boundary for a second dwelling and/or minor unit – which Kāinga Ora does not support. Kāinga Ora supports the HRB only applying from external site boundaries (excl front boundary with road).</p> <p>Similarly, Kāinga Ora does not consider that the second exception relating to units that are horizontally or vertically connected by a common wall is necessary in the exception statement, with an amendment suggested in the list of scenarios in which the standard does not apply.</p> <p>Amendments sought.</p>	<p>1. All buildings and structures must be contained beneath a line of:</p> <ol style="list-style-type: none"> <li>55° measured into the site from any point 3m vertically above ground level along northern site boundaries; or</li> <li>45° measured into the site from any point 3m vertically above ground level along site boundaries.</li> </ol> <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> <ul style="list-style-type: none"> <li>Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.</li> <li><del>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.</del></li> <li><del>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:</del> <ol style="list-style-type: none"> <li><del>on any horizontal or vertical boundary between connected residential units; and</del></li> </ol> </li> </ul>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p style="color: red; text-align: center;"><del>b. — Any offset between the residential units that project not more than 2m beyond the common wall or common floor.</del></p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• A boundary with a road;</li> <li>• <u>Buildings that share a common wall along the boundary;</u></li> <li>• Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm;</li> <li>• 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;</li> <li>• 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;</li> <li>• 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</li> <li>• A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Visual dominance, shading and loss of privacy for adjacent residential sites;</li> <li>2. Whether topographical or other site constraints make compliance with the standard impractical; and</li> <li>3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
GRZ-Figure 2 Diagram showing northern boundary	Support	Kāinga Ora supports this diagram/figure.	
GRZ-Figure 3 Diagram showing height in relation to boundary	Support	Kāinga Ora supports this diagram/figure.	
GRZ-S3 Building coverage	Support in part	Amendment is sought to increase building coverage. Kāinga Ora seeks this amendment recognising that the building coverage is applicable only to the “net site area” and therefore the calculable site area excludes driveway areas etc (based on the current definition of “net site area” in the PDP). In this regard, it is noted that Kāinga Ora also opposes the definition of “Net Site Area” in the PDP, noting it will constrain development potential if building coverage is limited to the levels proposed.	<p>1. The maximum building coverage must not exceed:</p> <p>a. <del>40%</del> <u>45%</u> of net site area; <del>or</del></p> <p>b. <del>45% of net site area for retirement villages and papakāinga.</del></p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• Pergola structures that are not covered by a roof;</li> <li>• Uncovered decks no more than 300mm in height above ground level;</li> <li>• Uncovered outdoor swimming pools;</li> </ul>

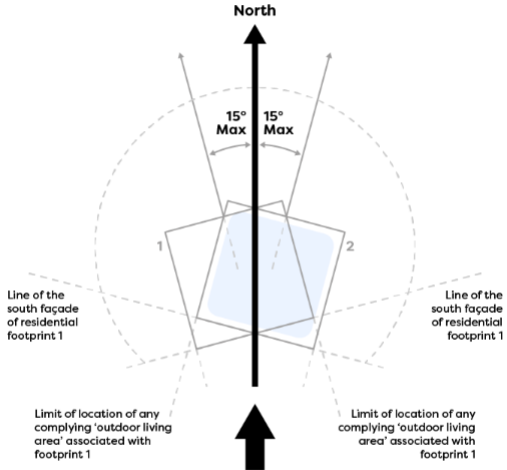
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Consistent with changes sought in the MRZ chapter, Kāinga Ora also seeks amendments to the matters of discretion of this standard, which speak more specifically to consideration of a proposal in the context of the planned urban built form.</p> <p>Amendments sought.</p>	<ul style="list-style-type: none"> <li>Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level; or</li> <li>Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li><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 visual dominance of the building on the street from the scale of the new building;</u></li> <li><u>Effect on amenity values of nearby residential properties, especially privacy and outlook of adjoining sites; The visual dominance impact on adjacent residential sites;</u></li> <li>Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and</li> <li>Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
GRZ-S4 Setback from boundary with a road	Support in part	<p>Kāinga Ora generally supports the proposed minimum setback as proposed, but does not support the setback relating to garages/carports.</p> <p>Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban form.</p> <p>Deletion of MOD(4) is requested, as this duplicates assessment that is managed through the visibility splay standards and associated assessment within the Transport provisions.</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> <li>Buildings and structures must not be located within a 4m setback from a boundary with a road except: <ul style="list-style-type: none"> <li><del>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</del></li> <li><del>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.</del></li> </ul> </li> </ol> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>Fences and standalone walls — see GRZ-R4;</li> <li>Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level; or</li> <li>Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li><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; The streetscape and amenity of the area;</u></li> <li>The design and siting of the building or structure;</li> <li>Screening, planting and landscaping of the building or structure;</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>4. Pedestrian and cyclist safety (see TR-P3); and</del></p> <p>5. Whether topographical or other site constraints that make compliance with the standard impractical.</p>
GRZ-S5 Setback from other boundaries	Support in part	<p>Kāinga Ora generally supports the proposed minimum setbacks of buildings from boundaries (commonly referred to as ‘yards’).</p> <p>Kāinga Ora note that the setback standard should only apply from the external boundary of any site (noting this aligns with the definition of “Site” in the PDP and National Planning Standards). Providing an exclusion in the standard that this is applicable only in the case of “multi-unit housing residential units and retirement villages” confuses the issue. Unless it is intended that the setback applies from the notional boundary for a second dwelling and/or minor unit – which Kāinga Ora does not support. Kāinga Ora supports the setback only applying from external site boundaries (excl front boundary with road).</p> <p>Similarly, the second exception relating to units that are horizontally or vertically connected by a common wall is not necessary in the exception statement, with an amendment suggested in the list of scenarios in which the standard does not apply.</p> <p>Amendments sought.</p>	<p>1. Buildings and structures must not be located within a 1m setback from any site boundary.</p> <p><del>Except that:</del></p> <ul style="list-style-type: none"> <li><del>• For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site.</del></li> <li><del>• 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:</del></li> <li><del>• On any horizontal or vertical boundary between connected residential units; and</del></li> <li><del>• Any offset between the residential units that project not more than 2m beyond the common wall or common floor.</del></li> </ul> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site;</li> <li>• Fences and standalone walls — see GRZ-R4;</li> <li>• Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level;</li> <li>• <u>Buildings that share a common wall along the boundary;</u></li> <li>• Uncovered decks no more than 300mm in height above ground level; or</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>• Dominance on, and privacy of, adjacent residential sites;</li> <li>• Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and</li> <li>• Whether topographical or other site constraints make compliance with the standard impractical.</li> </ul>
GRZ-S6 outdoor living space – Residential unit	Support in part	Kāinga Ora seeks simplification of the open space standard – seeking a single standard to specify open	<u>Rename rule title as follows:</u>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<p><i>and minor residential unit, excluding multi-unit housing</i></p>		<p>space requirements for all residential development typologies. This also reflected in the changes sought to the heading of standard GRZ-S6 to make it clear that the requirements apply to all forms of residential development (noting Kāinga Ora has suggested inclusion of Retirement Village as an activity to which this standard will not apply in the exclusion statement within the standard).</p> <p>Kāinga Ora seeks a reduction in the minimum area requirements of balconies, and ability for open space to be accessed from the kitchen, which also align with the approach taken in the Council’s Plan Change for Plimmerton Farms.</p> <p>Amendments sought.</p>	<p><u>GRZ-S6 Outdoor living space</u></p> <p><del>GRZ-S6 outdoor living space—Residential unit and minor residential unit, excluding multi-unit housing</del></p> <p>1. A minimum area of outdoor living space must be provided as follows:</p> <ol style="list-style-type: none"> <li>a. Per residential unit at ground level: 40m<sup>2</sup> at ground level;</li> <li>b. Per minor residential unit at ground level: 20m<sup>2</sup> at ground level;</li> <li>c. Per minor residential unit located above ground floor: balcony at least <u>6m<sup>2</sup></u> <del>8m<sup>2</sup></del> and minimum dimension of 1.8m; or</li> <li>d. Per residential unit located above ground floor: balcony at least <u>6m<sup>2</sup></u> <del>8m<sup>2</sup></del> and minimum dimension of 1.8m.</li> </ol> <p>Except that:</p> <ul style="list-style-type: none"> <li>• A minor residential unit that has direct access to a minimum 40m<sup>2</sup> of outdoor living space provided for the principal residential unit, does not need to provide additional outdoor living space; <u>and</u></li> <li>• For <del>multi-unit housing sites with three or more residential units</del> the outdoor living space can be provided as private space and shared space provided that:             <ul style="list-style-type: none"> <li>- Each residential unit is provided with a minimum private space of 20m<sup>2</sup>; and</li> <li>- The shared space has minimum area of 40m<sup>2</sup>.</li> </ul> </li> </ul> <p>2. The outdoor living space must:</p> <ol style="list-style-type: none"> <li>a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;</li> <li>b. Be directly accessible from a habitable room <u>or kitchen</u>;</li> <li>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</li> <li>d. 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"> <li>i. Up to 30% of the outdoor living space may be orientated to the south of the residential unit.</li> </ol> </li> </ol> <p>See GRZ-Figure 4 below which shows the required orientation for outdoor living space.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>This standard does not apply to non-residential buildings, <u>retirement villages</u>, or papakāinga.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. <del>The residential amenity for the occupiers of the residential units</del><u>Whether adequate useable space is provided to accommodate outdoor activities;</u></li> <li>2. Proximity of the residential unit to accessible public open space;</li> <li>3. The accessibility and convenience of the outdoor living space for occupiers;</li> <li>4. Whether adequate sunlight is provided to the outdoor living space throughout the year;</li> <li>5. Whether the balance of open space and buildings will <del>maintain</del> <u>provide reasonable the</u> amenity anticipated for the General Residential Zone <u>considering the context, topography of the site and its surrounds and planned urban built form</u>; and</li> <li>6. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
GRZ-S7 Outdoor living space – multi-unit housing	Oppose	<p>Kāinga Ora oppose this standard as it is superfluous to requirements and can be adequately addressed in a single outdoor living space standard. Having a separate standard for residential units and minor residential units, and a separate one for multi-units as proposed unnecessarily complicates the MRZ provisions.</p> <p>Deletion sought.</p>	<p><del>1. A minimum area of outdoor living space must be provided as follows:</del></p> <ol style="list-style-type: none"> <li><del>a. Per residential unit at ground level: 40m<sup>2</sup> at ground level; or</del></li> <li><del>b. Per minor residential unit at ground level: 20m<sup>2</sup> at ground level; or</del></li> <li><del>c. Per minor residential unit located above ground floor: balcony at least 8m<sup>2</sup> and minimum dimension of 1.8m; or</del></li> <li><del>d. Per residential unit located above ground floor: balcony at least 8m<sup>2</sup> and minimum dimension of 1.8m.</del></li> </ol> <p><del>Except that:</del></p> <ul style="list-style-type: none"> <li><del>• A minor residential unit that has direct access to a minimum 40m<sup>2</sup> of outdoor living space provided for the principal residential unit, does not need to provide additional outdoor living space; and</del></li> <li><del>• 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"> <li><del>— Each residential unit is provided with a minimum private space of 20m<sup>2</sup>; and</del></li> <li><del>— The shared space has minimum area of 40m<sup>2</sup>.</del></li> </ul> </del></li> </ul> <p><del>2. The outdoor living space must:</del></p> <ol style="list-style-type: none"> <li><del>a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;</del></li> <li><del>b. Be directly accessible from a habitable room, where provided as private outdoor living space;</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>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</del></p> <p><del>d. Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:</del></p> <p style="padding-left: 40px;"><del>i. Up to 30% of the outdoor living space may be orientated to the south of the residential unit.</del></p> <p><del>See GRZ Figure 4 below which shows the required orientation for outdoor living space.</del></p> <p><del>This standard does not apply to non-residential buildings, or papakāinga.</del></p> <p><del><b>Matters of discretion are restricted to:</b></del></p> <ol style="list-style-type: none"> <li><del>1. The residential amenity for the occupiers of the residential units;</del></li> <li><del>2. Proximity of the residential unit to accessible public open space;</del></li> <li><del>3. The accessibility and convenience of the outdoor living space for occupiers;</del></li> <li><del>4. Whether adequate sunlight is provided to the outdoor living space throughout the year;</del></li> <li><del>5. Whether the balance of open space and buildings will maintain the amenity anticipated for the General Residential Zone; and</del></li> <li><del>6. Whether topographical or other site constraints make compliance with the standard impractical.</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
GRZ-Figure 4 Diagram showing complying outdoor living space	Support in part	<p>Kāinga Ora generally supports this diagram/figure, but seeks amendment so that reference is made to “outdoor living space”, instead of “outdoor living area”. This will bring consistency to the defined term of the standard.</p> <p>Amendment sought.</p>	<p>General location of a complying ‘outdoor living area’ oriented to the north, west or east side of a dwelling</p>  <p>A complying ‘outdoor living area’ is not possible behind any part of a south façade</p> <p>Up to 30% of the outdoor living area may be located beyond the line of the south façade of the residential unit</p>
GRZ-S8 Rainwater tanks	Support in part	<p>Kāinga Ora generally supports the standard as proposed, but seeks amendment to increase the permitted raintank size to 7,5000l.</p> <p>Amendment sought.</p>	<p>1. The volume of any individual rainwater tank must not exceed <del>5000</del> <u>7,500</u> litres.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. Visual dominance of adjacent residential sites.</p>
GRZ-S9 Fences and standalone walls	Support in part	<p>Kāinga Ora generally supports the standard.</p> <p>Amendments are requested to acknowledge the planned urban form of the zone, rather than fixing the assessment to the current ‘existing’ state. Also simplification of amenity assessment for adjoining residential sites.</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"> <li><del>1.5m-1.2m</del> where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; and</li> <li>2m for all other site boundaries.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendments sought.	<ol style="list-style-type: none"> <li>1. The streetscape <del>and amenity</del> of the area, <u>including visual dominance, taking into account the context, topography of the site and its surrounds and planned urban form</u>;</li> <li>2. The amenity of <del>adjacent adjoining</del> residential properties, <del>where the over height fence/wall is located on their boundary</del>;</li> <li>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</li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<b>Part 3: Residential Zones: MRZ – Medium Density Residential Zone</b>			
Overview	Support in part	<p>Consistent with its overall submission on the PDP, Kāinga Ora seeks an increased spatial extent of the MRZ throughout Porirua City.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be “consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.</p> <p>Consistent with its wider submission, Kāinga Ora seeks further enabling height limits, both within the Eastern Porirua Residential Intensification Precinct generally, and in locations where the MRZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD.</p> <p>Consistent with its wider submission, Kāinga Ora opposes the definition of “multi-unit housing” and associated rule framework. Consequential amendments are sought throughout to reflect necessary changes.</p>	<p><i>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li>1. <i>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;</i></li> <li>2. <i>Deletion of reference to Design Guides and requirement that development be “consistent” with these to achieve compliance;</i></li> <li>3. <i>Review and re-drafting of notification exclusion clauses;</i></li> <li>4. <i>Removal of provisions specific to “multi-unit housing” and integration within policies, rules and standards more generally;</i></li> <li>5. <i>Amendment to the spatial extent of the MRZ in accordance with NPS-UD direction and zoning principles of Kāinga Ora;</i></li> <li>6. <i>Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values;</i></li> <li>7. <i>Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’;</i></li> <li>8. <i>Incorporate height variation controls to areas of the MRZ where additional height is appropriate, to reflect NPS-UD;</i></li> <li>9. <i>Consequential amendments to reflect changes sought specific to eastern Porirua (including zoning changes); and</i></li> <li>10. <i>Consequential changes to the numbering of provisions following changes sought throughout chapter.</i></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.	
Introduction text	Support in part	<p>Kāinga Ora generally supports this introduction statement – with noted amendments</p> <p>Consistent with its overall submission on the Plan, Kāinga Ora oppose the inclusion of Residential Design Guidelines as de facto rules to be complied with. Kāinga Ora would support an approach whereby the Council’s Urban Design Guidelines are identified as providing best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment (but not where a rule specifically requires designs to be “consistent” with the design guidelines). Kāinga Ora does not support the Design Guides being included in the District Plan as statutory guidelines.</p> <p>Amendments are sought to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.</p> <p>Consistent with its submission on the Plan, Kāinga Ora opposes the definition of multi-unit housing and the applicable framework. Amendment is sought to reflect a broader reference to residential development.</p> <p>Amendments sought</p>	<p>The Medium Density Residential Zone <del>is a reasonably high intensity zone enabling enables</del> 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 <del>provide</del> a greater diversity of housing <del>options choice for in</del> the City. The Zone supports a higher <del>density intensity</del> 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. <del>It is also well served by public transport. The Zone provides for development within a walkable catchment of existing centres, strategic transport corridors and community facilities.</del></p> <p>The provisions provide the framework for managing the effects of use and development and ensuring <del>that residential amenity values and the quality of the built environment are consistent with the planned urban built form. the maintenance of residential amenity values and a high quality of built environment in a way that recognises the anticipated character of the Zone. Multi-unit housing A variety of housing typologies,</del> including townhouses and apartments, are promoted when there is a high standard of urban design that <del>integrates the development into the surrounding area while contributing contributes</del> 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 <del>preferences demands and needs.</del></p> <p>Home business and other activities that support the social and economic health and wellbeing of the community may also occur in <del>the this</del> Zone where they are of a compatible scale and nature. Non-residential activities that are incompatible with residential amenity values <del>anticipated in the planned urban environment,</del> or which are more appropriately located within the City Centre Zone, Mixed Use Zone, General Industrial Zone, the Local Centre Zone or the Neighbourhood</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>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 <u>planned urban</u> 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>
<b>Objectives</b>			
<i>MRZ-O1 Purpose of the Medium Density Residential Zone</i>	Support in part	<p>Kāinga Ora generally supports this objective.</p> <p>Amendment sought to align language with strategic objectives.</p> <p>Amendment sought.</p>	<p>The Medium Density Residential Zone:</p> <ol style="list-style-type: none"> <li>1. Primarily consists of residential activities in a range of residential unit <del>types</del> <u>typologies</u> and sizes including apartments, at a higher <del>density</del> <u>intensity</u> than is anticipated in the General Residential Zone; and</li> <li>2. Accommodates other activities that support the health and wellbeing of people and communities, where they are compatible with the <del>character</del> <u>planned urban built form</u> and <u>anticipated</u> amenity values of the Zone.</li> </ol>
<i>MRZ-O2 Character and amenity values of the Medium Density Residential Zone</i>	Support in part	<p>Kāinga Ora generally supports this objective, but seeks a change to the objective’s title to reflect language within the NPS-UD.</p> <p>Amendments are sought to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendment is also sought to recognise reduced levels of open space that will be present in development sites accommodating medium</p>	<p><i>Rename Objective title as follows:</i></p> <p><u>MRZ-O2 Planned urban built environment of the Medium Density Residential Zone</u></p> <p>The <del>scale, form and density of use and development</del> <u>planned urban built form</u> in the Medium Density Residential Zone is characterised by:</p> <ol style="list-style-type: none"> <li>1. A built form of predominantly two and three-storey buildings, <del>surrounded by open space;</del></li> <li>2. A greater intensity of buildings than anticipated in the General Residential Zone;</li> <li>3. <u>A mixture of housing typologies;</u></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>density proposals.</p> <p>Amendments sought.</p>	<p>4. Good quality on-site residential amenity;</p> <p>5. Good quality amenity for adjoining sites; and</p> <p>6. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.</p>
		<p>Kāinga Ora seeks the inclusion of an additional objective in the residential zones to reflect that amenity should be considered in the context of the planned urban built form.</p> <p>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.</p> <p>Related to this new proposed objective, Kāinga Ora also seeks an additional policy (MRZ-P2 Changes to amenity values) to reinforce that amenity values are expected to change over time.</p>	<p><i>Insert new Objective, with consequential changes to numbering and referencing throughout.</i></p> <p><u>MRZ-03 Residential amenity</u></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>
<p>MRZ-PREC02-01 Purpose of the Eastern Porirua Residential Intensification Precinct</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this objective as proposed.</p> <p>Amendment is sought to provide for occasional instances where non-residential activities are sought on ground floor.</p> <p>Amendment sought.</p>	<p>The Eastern Porirua Residential Intensification Precinct <u>primarily</u> consists of residential activities predominantly in the form of terrace housing and apartment buildings.</p>
<p>MRZ-PREC02-02 Character and Amenity Values of the Eastern Porirua Residential Intensification Precinct</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this objective as proposed.</p> <p>Amendments are sought to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendment are sought to provide necessary flexibility for increased height in appropriate locations.</p>	<p><i>Rename Objective title as follows:</i></p> <p><u>MRZ—PREC02-02 Planned urban built environment of the Eastern Porirua Residential Intensification Precinct</u></p> <p>The <del>scale, form and density of use and development</del> <u>planned urban built form</u> in the Eastern Porirua Residential Intensification Precinct is characterised by:  <del>A built form of predominantly three and four storey buildings comprising</del> <u>terrace</u> housing and apartment buildings;</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendment sought.	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 A quality-built environment that provides on-site and off-site residential amenity appropriate to a more intensive living environment and <del>responds</del> <u>contributes</u> positively to the <u>planned urban built form and</u> anticipated <del>character and</del> amenity values of the surrounding area.
MRZ-PREC02-03 Managing scale of development at Eastern Porirua Residential Intensification Precinct Interface	Oppose	Kāinga Ora does not support this objective as MRZ-PREC02-02(3) adequately speaks to this.  Deletion sought.	<del>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.</del>
<b>Policies</b>			
MRZ-P1 Residential activity	Support in part	Kāinga Ora generally supports this policy as proposed.  Amendments are sought to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.  Amendments sought.	Enable residential activities and a diverse range of residential <del>unit types and sizes typologies</del> , that <u>reflect high-quality design and</u> are compatible with the <del>built planned urban built form, character</del> and amenity values anticipated in the Medium Density Residential Zone.
		Kāinga Ora seeks the inclusion of new policy MRZ-P2 (Changes to amenity values) to reinforce that while the provisions aim for a high degree of residential amenity in the zone, the planned urban built form is expected to result in more intensive and compact urban settlement patterns that may change the existing amenity values in the Zone.  This proposed policy is particularly important where the planned urban built form is different to the existing urban built form, as is the case in the MRZ Zone.	<i>Insert new Policy, with consequential changes to numbering and referencing throughout.</i>  <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>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>New policy MRZ-P2 recognises that a change to amenity values is acceptable where this change reflects the planned urban built environment.</p> <p>New policy MRZ-P2 reinforces Objective 4 and Policy 6 of the NPS-UD.</p>	
<i>MRZ-P2 Minor residential unit</i>	Support in part	<p>Kāinga Ora generally supports this policy as proposed.</p> <p>Amendment is sought to provide wording consistent with the strategic outcome sought by this policy and direction of the PDP.</p> <p>Amendment sought.</p>	<del>Only allow</del> <u>Enable</u> minor residential units where they are of an ancillary scale and form to the principal residential unit on the same site.
<i>MRZ-P3 Appropriate non-residential activities in Medium Density Residential Zone</i>	Support in part	<p>Kāinga Ora generally supports this policy as proposed.</p> <p>Amendments are sought to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.</p> <p>Amendment sought.</p>	<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"> <li>1. These are compatible with the <del>anticipated character</del> <u>planned urban built form</u> and amenity of the area;</li> <li>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;</li> <li>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;</li> <li>4. The hours of operation are compatible with residential amenity values; and</li> <li>5. For Emergency Service Facilities, the activity has an operational need or functional need to locate in the Zone.</li> </ol>
<i>MRZ-P4 Commercial activity</i>	Support in part	<p>Kāinga Ora generally supports this policy as proposed.</p> <p>Amendment is sought to wording to “Provide for”, as “Only allow” is too restrictive.</p> <p>Amendment sought.</p>	<del>Only allow</del> <u>Provide for</u> 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.

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
MRZ-P5 Multi-unit housing	Oppose	<p>Kāinga Ora opposes this policy – the outcomes sought can be adequately achieved through MRZ-P1 (including suggested changes by Kāinga Ora). Similarly, a standalone rule is considered unnecessary. Consistent with its wider submission, it is noted that Kāinga Ora opposes the definition of “Multi-unit housing”.</p> <p>Kāinga Ora opposes the placement of design guides within the District Plan as statutory guidelines. Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Deletion sought.</p>	<p><del>Provide for multi-unit housing where it can be demonstrated that it:</del></p> <ol style="list-style-type: none"> <li><del>1.— Contributes positively to the anticipated built environment through high-quality urban design; and</del></li> <li><del>2.— Is consistent with the Multi-Unit Housing Design Guide contained in APP3-Multi-Unit Housing Design Guide.</del></li> </ol>
MRZ-P6 Retirement village	Support in part	<p>Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.</p> <p>Amendment sought.</p>	<p>Recognise the benefits of, and provide for, retirement villages where:</p> <ol style="list-style-type: none"> <li>1) Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided;</li> <li>2) Other adverse effects on residential amenity values are minimised, including those from: <ol style="list-style-type: none"> <li>a. The movement of vehicles and people; and</li> <li>b. The layout of buildings, fencing, location and scale of utility areas and external storage areas;</li> </ol> </li> <li>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;</li> <li>4) The site is able to accommodate the scale and intensity of the activity, in terms of its size, topography and location; and</li> <li>5) The overall scale, form, composition and design of buildings does not compromise the <del>anticipated character and amenity</del> <u>planned urban built form</u> of the <u>Zone area</u>.</li> </ol>
MRZ-P7 Other activities	Support in part	<p>Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.</p>	<p>Avoid non-residential activities <del>which that</del> are incompatible with the <u>planned urban built form, role, and function</u> <del>anticipated purpose, character and amenity values</del> of the Zone <del>where effects cannot be mitigated or managed</del>.</p>
MRZ-P8 Building and	Support in part	<p>Kāinga Ora generally supports this policy as proposed, but</p>	<p><del>Encourage</del> <u>Enable</u> buildings and structures that are of a form, scale and design that achieve the</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>structures</i>		seeks amendment to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.  Amendment sought.	<del>built environment anticipated</del> <u>planned urban built form</u> for the Zone, by ensuring <u>a generally medium rise built form, consisting of buildings up to three storeys that reflect a moderate scale and intensity.</u>  <del>1.—A generally medium rise built form, consisting of buildings up to three storeys; and</del>  <del>2.—Levels of openness around and between buildings that reflect a moderate scale and intensity of built form.</del>
<i>MRZ-P9 On-site and off-site residential amenity</i>	Oppose	Kāinga Ora opposes the use of the term “safeguard” in MRZ-P9(1) as it signals <i>status quo</i> protection of privacy levels. This does not accord with strategic direction of zone, which appropriately focuses the assessment on the anticipated amenity and urban form outcomes. It is also not consistent with the direction of the NPS-UD.  Amendments sought.	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 <del>safeguard on-site and off-site privacy,</del> <u>minimise adverse privacy and</u> visual dominance <u>effects upon</u> <del>to</del> 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.
<i>MRZ-P10 Safety and street scene quality</i>	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.  Amendment sought.	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 <del>built environment anticipated for</del> <u>planned urban built form of</u> the Zone; and 3. Minimising visual dominance of garage doors.
<i>MRZ-P11 Functional and operational requirements</i>	Support in part	Small amendment suggested to correct typo.	<del>Recognise</del> <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.
<i>MPZ-PRECO2-P1 Buildings and structures in the Eastern Porirua Residential Intensification Precinct</i>	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.	Enable buildings and structures that are of an intensity, form, scale and design that achieve the <del>built environment anticipated</del> <u>planned urban built form of</u> for the Eastern Porirua Residential Intensification Precinct.



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendment sought.	
<i>MPZ-PREC02-P2 On-site and off-site residential amenity within the Eastern Porirua Residential Intensification Precinct</i>	Support in part	Kāinga Ora generally supports this policy as proposed, but seeks amendment to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.  Amendment sought.	Ensure buildings and structures within the Eastern Porirua Residential Intensification Precinct achieve quality on-site and off-site residential amenity <del>appropriate to the anticipated living environment</del> , by requiring: <ol style="list-style-type: none"> <li>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</li> <li>2. Accessible outdoor amenity space, which may include shared amenity space, that is of <u>a</u> sufficient size and amenity for residents.</li> </ol>
<i>MPZ-PREC02-P3 Eastern Porirua Residential Intensification Precinct Interface</i>	Oppose	Kāinga Ora seeks deletion of this entire policy – MRZ-PREC02-P2 adequately speaks to this.  Deletion sought.	<del>Ensure buildings are located and designed to minimise dominance, shading and privacy effects on sites located outside of the Eastern Porirua Residential Intensification Precinct.</del>
<b>Rules</b>			
<i>MRZ-R1 Buildings and structures, including additions and alterations, excluding fences and stand-alone walls</i>	Support in part	Kāinga Ora generally supports this rule as proposed, however amendments are sought to the non-notification statements.  Kāinga Ora supports the preclusion of public and limited notification for non-compliance with the outdoor living space standard. It is noted that Kāinga Ora has opposed MRZ-S8 and therefore consequential changes are sought to MRZ-R1 in this regard.  Kāinga Ora also seeks preclusion of public and limited notification for breaches to MRZ-S4 (front yard setback) and MRZ-S6 (landscaped areas).	<p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:           <ol style="list-style-type: none"> <li>i. MRZ-S1;</li> <li>ii. MRZ-S2;</li> <li>iii. MRZ-S3;</li> <li>iv. MRZ-S4;</li> <li>v. MRZ-S5;</li> <li>vi. MRZ-S6; <u>and</u></li> <li>vii. MRZ-S7; <u>and</u></li> <li><del>viii. MRZ-S8.</del></li> </ol> </li> </ol> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, <u>or</u> MRZ-S7, <del>or MRZ-S8.</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>The effects being managed by these standards relate to onsite amenity and/or streetscape design – these are not matters requiring input from, or identification of, affected parties.</p> <p>Amendments sought.</p>	<p><b>Matters of discretion are restricted to:</b></p> <p>1) The matters of discretion of any infringed standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with <u>MRZ-S4, MRZ-S6, or MRZ-S7</u>, <del>or MRZ-S8</del> is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> <li>An application under this rule where compliance is not achieved with MRZ-S1, MRZ-S2, MRZ-S3, <u>MRZ-S4, or MRZ-S5</u>, <del>or MRZ-S6</del> is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>
<i>MRZ-R2 Construction activity</i>	Support	Kāinga Ora generally supports this rule as proposed	<b>1. Activity status: Permitted</b>
<i>MRZ-R3 Rainwater tank</i>	Support	Kāinga Ora generally supports this rule as proposed	<p><b>1. Activity status: Permitted</b> Where:</p> <p>a. Compliance is achieved with MRZ-S9.</p> <p><b>2. Activity status: Restricted Discretionary</b> Where:</p> <p>a. Compliance is not achieved with MRZ-S9.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters of discretion of any infringed standard.</p> <p><b>Notification:</b> An application under this rule where compliance is not achieved with MRZ-S9 is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
<i>MRZ-R4 Fences and stand-alone walls</i>	Support	Kāinga Ora generally supports this rule as proposed	<p><b>1. Activity status: Permitted</b> Where:</p> <p>a. Compliance is achieved with MRZ-S10.</p> <p><b>2. Activity status: Restricted Discretionary</b> Where:</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>a. Compliance is not achieved with MRZ-S10.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters of discretion of any infringed standard.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
<p>MRZ-R5 Residential activity and residential unit, excluding papakāinga, minor residential unit and multi-unit housing</p>	<p>Support in part</p>	<p>Kāinga Ora does not support the current rule framework, whereby multi-unit housing is considered under a separate rule (MRZ-R15 of notified PDP).</p> <p>Consistent with its overarching submission, Kāinga Ora oppose the definition of “multi-unit housing” and corresponding rule frameworks. Consequential changes are sought throughout the PDP to reflect this. Kāinga Ora considers it appropriate to have a threshold of three permitted units before resource consent is required, to reflect the more enabling framework of the MRZ.</p> <p>Kāinga Ora also seeks more specific matters of discretion, as opposed to simply deferring back to a policy.</p> <p>These changes also assist in reducing unnecessary complexity from the PDP.</p> <p>Kāinga Ora supports a notification exclusion clause applying to residential activities/development, precluding both limited and public notification.</p> <p>Amendments sought.</p>	<p><i>Rename rule title as follows:</i></p> <p><u>MRZ-R5 Residential activity, excluding papakāinga</u></p> <p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <p>a. No more than <del>two</del><u>three</u> residential units occupy the site.</p> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <p>b. <u>Compliance is not achieved with MRZ-R5-1.a.</u></p> <p><b>Matters of discretion are restricted to:</b></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><b>Note:</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<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> <u>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</u></p> <p><del>Note: Where more than two residential units will occupy a site, see MRZ-R15.</del></p>
MRZ-R6 Minor residential unit	Oppose	<p>Kāinga Ora opposes this rule as a standalone rule and requests that it is merged with MRZ-R5 above.</p> <p>Deletion and merging with MRZ-R5 sought.</p>	<p><del>1. Activity status: Permitted</del> <del>Where:</del></p> <p><del>a. — No more than one minor residential unit occupies the site; and</del> <del>b. — The minor residential unit does not exceed a gross floor area of 50m2.</del></p> <p><del>2. Activity status: Discretionary</del> <del>Where:</del></p> <p><del>a. — Compliance is not achieved with MRZ-R6-1.a or MRZ-R6-1.b.</del></p> <p><del>Notification:</del> <del>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></p>
MRZ-R7 Sport and recreation facility	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>
MRZ-R8 Supported residential care activity	Support in part	<p>Kāinga Ora generally supports supported accommodation as a permitted activity with a restricted discretionary pathway in the MRZ.</p> <p>This will adequately provide a necessary alternative housing option for the wider community.</p> <p>Kāinga Ora seeks a change to the number of people that can occupy a unit, and clarification that this relates to total occupancy of the dwelling (e.g. inclusive of staff). This clarification provides certainty to both housing providers, and the general public.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <p>a. The maximum occupancy <u>per residential unit</u> does not exceed <del>six</del> <u>ten</u> residents <u>including staff</u>.</p> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <p>a. Compliance is not achieved with MRZ-R8-1.a.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters in MRZ-P3 and</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Kāinga Ora suggests clarification is provided in the rule as to whether the limit on residents applies to the “site” or to anyone accommodated in a “residential unit”. Amendments are sought to have this clarified within the Permitted Activity rule.</p> <p>Kāinga Ora supports the preclusion of public notification – and also seeks preclusion also from limited notification. Any perceived nuisance related effects, such as noise are adequately dealt with in those chapters.</p> <p>Amendments sought.</p>	<p>2. The matters in MRZ-P11.</p> <p><b>Notification:</b> An application under this rule is precluded from being publicly <u>or limited</u> notified in accordance with sections <u>95A and 95B</u> of the RMA.</p>
MRZ-R9 Home business	Support in part	<p>Kāinga Ora generally supports the activity as proposed, but opposes the floor area threshold. Effects of home businesses can be adequately managed through the other arms of this rule. An increase in the number of staff is also sought.</p> <p>Amendment sought</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. <del>No more than 40m<sup>2</sup> of total gross floor area of all buildings on site is used for the home business;</del></li> <li>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;</li> <li>c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and</li> <li>d. No more than <del>one</del> <u>two</u> full-time employee or equivalent engaged in the home business resides off-site.</li> </ul> <p><b>2. Activity status: Discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R9-1.a, MRZ-R9-1.b, MRZ-R9-1.c, or MRZ-R9-1.d.</li> </ul>
MRZ-R10 Educational facility, including home-based childcare services	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>
MRZ-R11 Visitor accommodation	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>

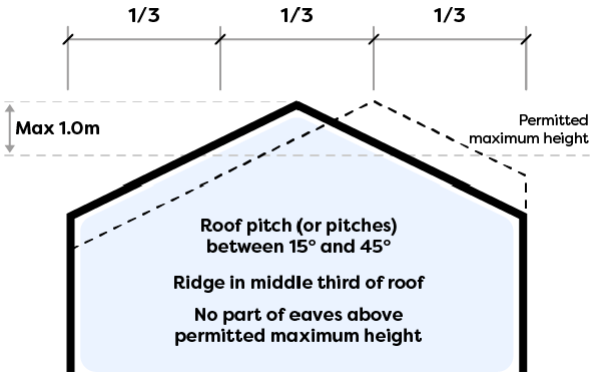
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
MRZ-R12 Papakāinga	Support in part	<p>Kāinga Ora supports enabling papakāinga through a permitted activity rule and then providing a clear consent pathway where compliance with standards cannot be achieved.</p> <p>Kāinga Ora does not support limiting papakāinga only to land held under Te Ture Whenua Māori Act 1993 – noting the definition of papakāinga anticipates this form of housing on land that is also outside of this classification.</p> <p>Amendment sought</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. <del>The site is held under Te Ture Whenua Māori Act 1993;</del></li> <li>b. The gross floor area of all commercial activities does not exceed 100m<sup>2</sup> per site; and</li> <li>c. The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site.</li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R12-1.a.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in PK-P2.</li> </ul> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p><b>3. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R12-1.c.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in MRZ-P3.</li> <li>2. The matters in MRZ-P11.</li> </ul> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p> <p><b>4. Activity status: Discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R12-1.b.</li> </ul>
MRZ-R13 Show home	Support in part	Kāinga Ora generally supports this rule, but seeks a change of the duration from 24 months to 36 months.	<p><b>1. Activity status: Permitted</b> Where:</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendment sought.	<p>a. The use of the residential building and land as a show home ceases within <u>24-36</u> months from the time of first use as a show home;</p> <p>b. The hours of operation are between:</p> <ol style="list-style-type: none"> <li>i. 7.00am and 9.00pm Monday to Friday; and</li> <li>ii. 8.00am and 7.00pm Saturday, Sunday and public holidays.</li> </ol> <p><b>2. Activity status: Discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>1. Compliance is not achieved with MRZ-R13-1.a, or MRZ-R13-1.b.</li> </ol>
MRZ-R14 Community garden	Support	Kāinga Ora supports the inclusion of a permitted activity rule for community gardens, which was an activity that was highlighted as being important to the community through the Eastern Porirua Regeneration Programme engagement.	<b>1. Activity status: Permitted</b>
MRZ-R15 Multi-unit housing	Oppose	<p>Consistent with its overall submission Kāinga Ora opposes the definition of “multi-unit housing” and as noted at MRZ-R5 Kāinga Ora oppose residential development being classified under this rule and instead seeks its integration with MRZ-R5.</p> <p>Deletion of this rule is sought, with the matters noted in Kāinga Ora comments on Rule MRZ-R5 being incorporated.</p> <p>Deletion sought.</p>	<p><del>1. Activity status: Restricted discretionary</del></p> <p><del>Matters of discretion are restricted to:</del></p> <p><del>1. The matters in MRZ-P5</del></p> <p><del>Notification:</del></p> <p><del>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</del></p>
MRZ-R16 Emergency service facility	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>
MRZ-R17 Community facility, excluding healthcare activities and hospitals	Support in part	<p>Kāinga Ora supports the provision of Community Facilities in residential context as a Restricted Discretionary Activity status.</p> <p>Kāinga Ora does also note that the PDP commercial zones have a max permitted floor area available to Healthcare activities as a permitted activity. Without a commensurate threshold in the residential zone under</p>	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in MRZ-P3; and</li> <li>2. The matters in MRZ-P11.</li> </ol> <p><b>Notification:</b></p>

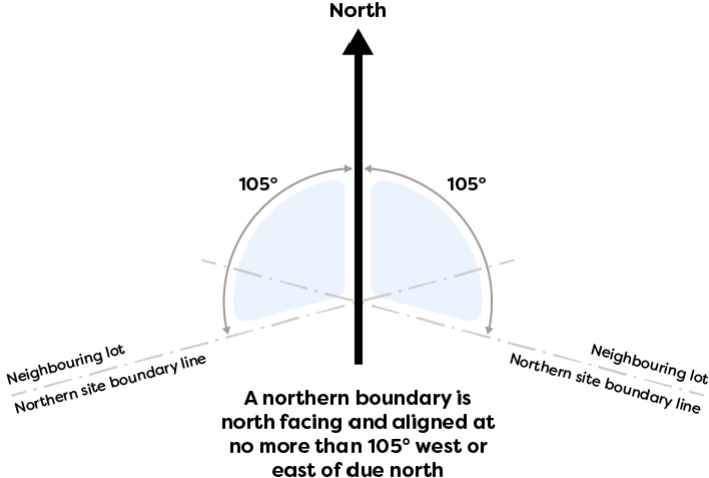
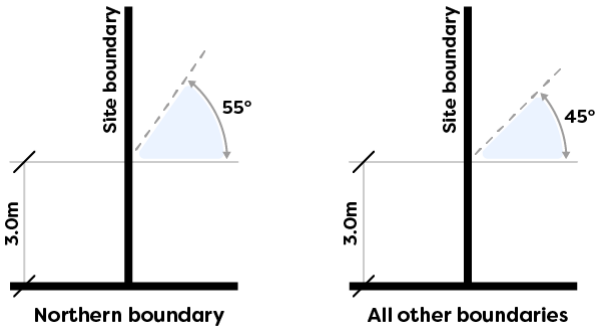
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		the RDIS rule, Kāinga Ora questions appropriateness to preclude these activities from public notification. A recommended approach would be to provide for these activities as an RDIS up to a particular threshold (with preclusion of public notification) after which the activity would escalate to DIS.	An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
<i>MRZ-R18 Healthcare activity</i>	Support in part	<p>Kāinga Ora supports the provision of Healthcare Activities in residential context as a Restricted Discretionary Activity status.</p> <p>Kāinga Ora does also note that the PDP commercial zones have a max permitted floor area available to Healthcare activities as a permitted activity. Without a commensurate threshold in the residential zone under the RDIS rule, Kāinga Ora questions appropriateness to preclude these activities from public notification. A recommended approach would be to provide for these activities as an RDIS up to a particular threshold (with preclusion of public notification) after which the activity would escalate to DIS.</p>	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in MRZ-P3; and</li> <li>2. The matters in MRZ-P11.</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
<i>MRZ-R19 Retirement village</i>	Support	<p>Kāinga Ora generally supports the activity as proposed.</p> <p>Support the preclusion from public notification. Retirement villages provide alternative housing choice.</p>	<i>Retain as proposed.</i>
<i>MRZ-R20 Commercial activity</i>	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>
<i>MRZ-R21 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity</i>	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>
<i>MRZ-R22 Industrial activity</i>	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>

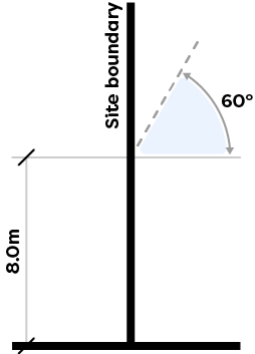


Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
MRZ-R23 Rural industry	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>
MRZ-R24 Hospital	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>
MRZ-R25 Primary production	Support	Kāinga Ora generally supports the activity as proposed.	<i>Retain as proposed.</i>
<b>Standards</b>			
MRZ-S1 Height	Support in part	<p>Kāinga Ora generally supports a maximum height.</p> <p>Kāinga Ora propose an 16m height limit in the eastern Porirua Residential Intensification Precinct consistent with its overall submission on the MRZ. A greater height limit will enable the variation in housing typologies and sizes while remaining of a Medium Density Residential scale (noting BRANZ define medium-density housing as being a multi unit up to 6 storeys in height). Kāinga Ora supports the inclusion of an allowance for roof form exceedance and lift shaft overrun, will also provide sufficient design flexibility to enable a mixture of housing typologies, sizes and heights with differing roof forms within the MRZ.</p> <p>Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban form.</p> <p>Amendments sought.</p>	<p>1. All buildings and structures must not exceed a maximum height above ground level of:</p> <ol style="list-style-type: none"> <li>11m; or</li> <li><del>15m</del><u>16m</u> in the Eastern Porirua Residential Intensification Precinct.</li> </ol> <p>Except that:</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>Solar water heating components provided these do not exceed the height by more than 500mm;</li> <li>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;</li> <li>Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or</li> <li>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.</li> <li>Lift overruns provided these do not exceed the height by more than 1m.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The location, design and appearance of the building or structure;</li> <li>Any adverse effects on the streetscape <u>taking into account the context, topography of the site and its surrounds and planned urban form;</u></li> <li>Visual dominance, shading and loss of privacy for adjacent residential sites;</li> <li><del>Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area;</del></li> <li><del>Retention of established landscaping;</del></li> <li>Whether an increase in building or structure height results from a response to natural hazard mitigation; and</li> </ol>

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			<p>7. Whether topographical or other site constraints make compliance with the standard impractical.</p>
<p>MRZ-Figure 1 Diagram showing additional height allowance</p>	<p>Support</p>	<p>Kāinga Ora supports this diagram/figure.</p>	
<p>MRZ-S2 Height in relation to boundary</p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this standard, but notes that the HRB standard should only apply from the external boundary of any site (noting this aligns with the definition of “Site” in the PDP and National Planning Standards). Providing an exclusion in the standard that this is applicable only in the case of “multi-unit housing residential units and retirement villages” confuses the issue. Unless it is intended that the HRB applies from the notional boundary for a second dwelling and/or minor unit – which Kāinga Ora does not support. Kāinga Ora supports the HRB only applying from external site boundaries (excl front boundary with road).</p> <p>Similarly, Kāinga Ora does not consider that the second exception relating to units that are horizontally or vertically connected by a common wall is necessary in the exception statement, with an amendment suggested in the list of scenarios in which the standard does not apply.</p> <p>Kāinga Ora also seeks amendments to clarify that the 55° angle inclination is also applicable in the eastern Porirua</p>	<p>1. All buildings and structures must be contained beneath a line of:</p> <ol style="list-style-type: none"> <li>a. 55° measured into the site from any point 3m vertically above ground level along northern boundaries; and</li> <li>b. 45° measured into the site from any point 3m vertically above ground level along any other site boundaries; or</li> <li>c. Within the Eastern Porirua Residential Precinct only: <ol style="list-style-type: none"> <li>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</li> <li>ii. <u>55° measured into the site from any point 3m vertically above ground level along northern boundaries and</u> 45° measured from a point 3m vertically above ground level <u>along any other site boundary</u> at: <ol style="list-style-type: none"> <li>a. Any rear boundary except as identified in c.i. above;</li> <li>b. The side boundary further than 20m from the road frontage; and</li> <li>c. Any common boundary where the lot adjoins the Medium Density Residential Zone.</li> </ol> </li> </ol> </li> </ol> <p>See MRZ-Figure 2 below for defining the northern boundary.</p>

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		<p>Residential Intensification Precinct where the alternative height in relation to boundary is not applicable (consistent with the wider MRZ)</p> <p>Amendments sought.</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"> <li>• Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.</li> <li>• <del>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.</del></li> <li>• <del>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"> <li>◦ <del>On any horizontal or vertical boundary between connected residential units;</del></li> <li style="padding-left: 20px;"><del>and</del></li> <li>◦ <del>Any offset between the residential units that project not more than 2m beyond the common wall or common floor.</del></li> </ul> </del></li> </ul> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• A boundary with a road;</li> <li>• <u>Buildings that share a common wall along the boundary;</u></li> <li>• Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm;</li> <li>• 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;</li> <li>• 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;</li> <li>• 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</li> <li>• A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>• Visual dominance, shading and loss of privacy for adjacent residential sites;</li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ul style="list-style-type: none"> <li>• Whether topographical or other site constraints make compliance with the standard impractical; and</li> <li>• Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.</li> </ul>
<p>MRZ-Figure 2 Diagram showing northern boundary</p>	<p>Support</p>	<p>Kāinga Ora supports this diagram/figure.</p>	 <p style="text-align: center;"><b>A northern boundary is north facing and aligned at no more than 105° west or east of due north</b></p>
<p>MRZ-Figure 3 Diagram showing height in relation to boundary</p>	<p>Support</p>	<p>Kāinga Ora supports this diagram/figure.</p>	 <p style="text-align: center;"><b>Northern boundary</b>                      <b>All other boundaries</b></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
MRZ-Figure 4 Alternative height in relation to boundary in the Eastern Porirua Residential Intensification Precinct	Support	Kāinga Ora supports this diagram/figure.	 <p>The diagram shows a vertical line representing a 'Site boundary'. To the left of this line, a horizontal line extends to the left, and a vertical line extends downwards, forming an L-shape. A dashed line starts from the top of the vertical boundary line and extends upwards and to the right at a 60-degree angle from the horizontal. A blue shaded area is formed between the vertical boundary line, the horizontal line, and the dashed line. A dimension line on the left indicates a height of 8.0m from the bottom horizontal line to the top of the vertical boundary line.</p>
MRZ-S3 Building coverage	Support in part	<p>In the context of the MRZ, Kāinga Ora consider it appropriate that all development sites have sufficient flexibility to enable the planned medium density built urban form of the zone.</p> <p>Amendment is sought to increase building coverage. Kāinga Ora seeks this amendment recognising that the building coverage is applicable only to the “net site area” and therefore the calculable site area excludes driveway areas etc (based on the definition of “net site area” in the PDP). In this regard, it is noted that Kāinga Ora also opposes the definition of “Net Site Area” in the PDP, noting it will constrain development potential if building coverage is limited to 45% as proposed.</p> <p>Kāinga Ora also seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form.</p> <p>Amendments sought.</p>	<p>1. The maximum building coverage must not exceed <del>45</del><u>55</u>% of net site area.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• Pergola structures that are not covered by a roof;</li> <li>• Uncovered decks no more than 300mm in height above ground level;</li> <li>• Uncovered outdoor swimming pools;</li> <li>• Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level; or</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>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> <del>The visual dominance of the building on the street from the scale of the new building;</del></li> <li>2. <u>Effect on amenity values of nearby residential properties, especially privacy and outlook of adjoining sites;</u> <del>The visual dominance impact on adjacent residential sites;</del> and</li> <li>3. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
MRZ-S4 Setback from boundary with a road	Support in part	Kāinga Ora generally supports the proposed minimum setback, but does not support the setback relating to garages/carports.	<p>1. Buildings and structures must not be located within a 2m setback from a boundary with a road.</p> <p>2. <del>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.</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban form.</p> <p>Deletion of MOD(4) is requested, as this duplicates assessment that is managed through the visibility splay standards and associated assessment within the Transport provisions.</p> <p>Amendments sought.</p>	<p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>Fences and standalone walls — see MRZ-R4;</li> <li>Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level; or</li> <li>Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li><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> <del>The streetscape and amenity of the area;</del></li> <li>The design and siting of buildings or structures;</li> <li>Screening, planting and landscaping of the building or structure;</li> <li><del>Pedestrian and cyclist safety (see policy TR-P3); and</del></li> <li>Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
MRZ-S5 Setback from other boundaries	Support in part	<p>Kāinga Ora generally supports the proposed minimum setbacks of buildings from boundaries (commonly referred to as ‘yards’).</p> <p>Kāinga Ora note that the setback standard should only apply from the external boundary of any site (noting this aligns with the definition of “Site” in the PDP and NPS). Providing an exclusion in the standard that this is applicable only in the case of “multi-unit housing residential units and retirement villages” confuses the issue. Unless it is intended that the setback applies from the notional boundary for a second dwelling and/or minor unit – which Kāinga Ora does not support. Kāinga Ora supports the setback only applying from external site boundaries (excl front boundary with road).</p> <p>Similarly, the second exception relating to units that are horizontally or vertically connected by a common wall is not necessary in the exception statement, with an amendment suggested in the list of scenarios in which the</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><del>Except that:</del></p> <ul style="list-style-type: none"> <li><del>For multi-unit housing residential units and retirement villages, the setback standard only applies at the external boundary of the site.</del></li> <li><del>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"> <li><del>On any horizontal or vertical boundary between connected residential units, and</del></li> <li><del>Any offset between the residential units that project not more than 2m beyond the common wall or common floor.</del></li> </ul> </del></li> </ul> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level;</li> <li>Fences and standalone walls — see MRZ-R4;</li> <li><u>Buildings that share a common wall along the boundary;</u></li> </ul>

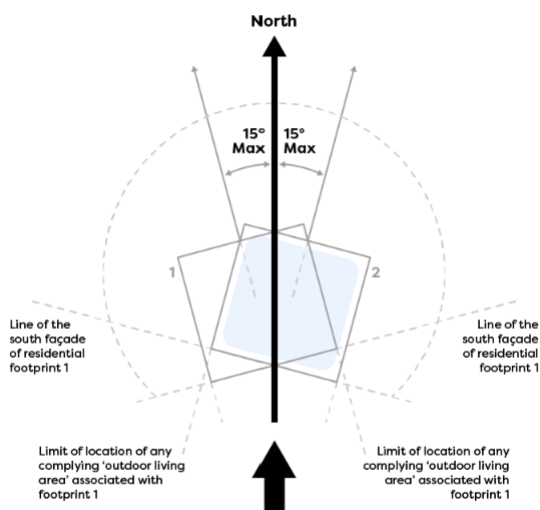
Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>standard does not apply.</p> <p>Amendments sought.</p>	<ul style="list-style-type: none"> <li>• Any part of a building or structure that is 7m or less in length, where this exemption only occurs once per site;</li> <li>• Uncovered decks no more than 300mm in height above ground level; or</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Dominance on, and privacy of, adjacent residential sites; and</li> <li>2. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
MRZ-S6 Landscape area	Support in part	<p>Kāinga Ora generally supports the proposed standard.</p> <p>Amendment requested to acknowledge the planned character of development in the zone, rather than fixing the assessment to the current 'existing' state.</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> <li>1. The front setback required under MRZ-S4 must consist of a minimum of: <ul style="list-style-type: none"> <li>• 40% landscaped area excluding a driveway or other means of access to the building; or</li> <li>• 20% landscaped area excluding a driveway or other means of access to the building within the Eastern Porirua Residential Intensification Precinct.</li> </ul> </li> </ol> <p>Except that: 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><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>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</li> <li>2. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
MRZ-S7 Outdoor living space – Residential unit and minor residential unit, excluding multi-unit housing	Support in part	<p>Kāinga Ora seeks simplification of the open space standard – seeking a single standard to specify open space requirements for all residential development typologies. This also reflected in the changes sought to the heading of standard MRZ-S7 to make it clear that the requirements apply to all forms of residential development (noting Kāinga Ora has suggested inclusion of Retirement Village as an activity to which this standard will not apply in the exclusion statement within</p>	<p><i>Rename standard title as follows:</i></p> <p><u>MRZ-S7 Outdoor living space</u></p> <ol style="list-style-type: none"> <li>1. A minimum area of outdoor living space must be provided as follows: <ol style="list-style-type: none"> <li>a. Per residential unit located at ground floor: <ol style="list-style-type: none"> <li>i. 30m<sup>2</sup> at ground level; or</li> <li>ii. 20m<sup>2</sup> at ground level in the Eastern Porirua Residential Intensification Precinct; and</li> </ol> </li> </ol> </li> </ol>

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		<p>the standard).</p> <p>Kāinga Ora seeks a reduction in the minimum area requirements of balconies, and ability for open space to be accessed from the kitchen, which also align with the approach taken in the Council’s Plan Change for Plimmerton Farms.</p> <p>Reference to the Residential design guide, which Kāinga Ora submits should sit outside of the District Plan, to help determine best practice is also suggested as a way in which to determine the proposal.</p> <p>Amendments sought.</p>	<p>b. Per minor residential unit located at ground floor: 15m<sup>2</sup> at ground level; and</p> <p>c. Per minor residential unit located above ground floor: Balcony at least <u>6m<sup>2</sup> 8m<sup>2</sup></u> and a minimum dimension of 1.8m.</p> <p>d. Per residential unit located above ground floor: Balcony at least <u>6m<sup>2</sup> 8m<sup>2</sup></u> and a minimum dimension of 1.8m.</p> <p><u>Except that:</u></p> <ul style="list-style-type: none"> <li>• <u>The outdoor living space can be provided as private space and shared space provided that:</u> <ul style="list-style-type: none"> <li>- <u>Each residential unit at ground level is provided with a minimum private space of 16m<sup>2</sup>; and</u></li> <li>- <u>The shared space has minimum area of 30m<sup>2</sup>.</u></li> </ul> </li> <li>• <u>A minor residential unit that has direct access to a minimum 30m<sup>2</sup> of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.</u></li> </ul> <p>2. The outdoor living space must:</p> <ol style="list-style-type: none"> <li>a. Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;</li> <li>b. Be directly accessible to a habitable room <u>or kitchen, where provided as private outdoor living space;</u></li> <li>c. Be free of buildings, parking spaces and manoeuvring areas;</li> <li>d. 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"> <li>i. Up to 30% of the outdoor living area may be orientated to the south of the residential unit.</li> </ol> </li> </ol> <p><u>Except that:</u></p> <ul style="list-style-type: none"> <li>• <del>A minor residential unit that has direct access to a minimum 30m<sup>2</sup> of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.</del></li> </ul> <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, <u>retirement villages</u>, or papakāinga.</p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Whether adequate useable space is provided to accommodate outdoor activities;</li> <li>2. Proximity of the residential unit to accessible public open space;</li> <li>3. The accessibility and convenience of the outdoor living space for occupiers;</li> <li>4. Whether adequate sunlight is provided to the outdoor living space throughout the year;</li> <li>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</li> <li>6. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol> <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>
MRZ-S8 Outdoor living space – multi-unit housing	Oppose	<p>Kāinga Ora oppose this standard as it is superfluous to requirements and can be adequately addressed in a single outdoor living space standard. Having a separate standard for residential units and minor residential units, and a separate one for multi-units as proposed unnecessarily complicates the MRZ provisions.</p> <p>Deletion sought.</p>	<p><del>1. A minimum area of outdoor living space must be provided as follows:</del></p> <ol style="list-style-type: none"> <li>a. <del>Per residential unit at ground floor level:</del> <ol style="list-style-type: none"> <li>i. <del>30m<sup>2</sup> at ground level; or</del></li> <li>ii. <del>20m<sup>2</sup> at ground level within the Eastern Porirua Residential Intensification Precinct; and</del></li> </ol> </li> <li>b. <del>Per minor residential unit located at ground floor: 15m<sup>2</sup> at ground level; and</del></li> <li>c. <del>Per minor residential unit located above ground floor: Balcony at least 8m<sup>2</sup> and a minimum dimension of 1.8m.</del></li> <li>d. <del>Per residential unit located above ground floor: Balcony at least 8m<sup>2</sup> and a minimum dimension of 1.8m.</del></li> </ol> <p><del>Except that:</del></p> <ul style="list-style-type: none"> <li>• <del>For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that:</del> <ul style="list-style-type: none"> <li>— <del>Each residential unit at ground level is provided with a minimum private space of 16m<sup>2</sup>; and</del></li> <li>— <del>The shared space has minimum area of 30m<sup>2</sup>.</del></li> </ul> </li> <li>• <del>A minor residential unit that has direct access to a minimum 30m<sup>2</sup> of outdoor living space provided for the primary residential unit, is not required to provide a separate outdoor living space.</del></li> </ul> <p><del>2. The outdoor living space must:</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>a. — Have a minimum 4m diameter circle with a maximum gradient of less than 1:20, where located on ground level;</del></p> <p><del>b. — Be directly accessible from a habitable room where provided as private outdoor living space;</del></p> <p><del>c. — Be free of buildings, parking spaces and manoeuvring areas; and</del></p> <p><del>d. — Be orientated to the north, west and/east side of the residential unit, as shown in the diagram below; except that:</del></p> <p style="padding-left: 40px;"><del>i. — Up to 30% of the outdoor living space may be orientated to the south of the residential unit.</del></p> <p><u>See MRZ Figure 5 below which shows the required orientation for outdoor living space.</u></p> <p><u>This standard does not apply to non-residential buildings or papakāinga.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><del>1. — Whether adequate useable space is provided to accommodate outdoor activities;</del></li> <li><del>2. — Proximity of the residential unit to accessible public open space;</del></li> <li><del>3. — The accessibility and convenience of the outdoor living space for occupiers;</del></li> <li><del>4. — Whether adequate sunlight is provided to the outdoor living space throughout the year;</del></li> <li><del>5. — Whether the balance of open space and buildings maintains the openness on the site;</del> <del>and</del></li> <li><del>6. — Whether topographical or other site constraints make compliance with the standard impractical.</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
MRZ -Figure 5 Diagram showing complying outdoor living space	Support in part	<p>Kāinga Ora generally supports this diagram/figure, but seeks amendment so that reference is made to “outdoor living space”, instead of “outdoor living area”. This will bring consistency to the defined term of the standard.</p> <p>Amendments sought.</p>	<p>General location of a complying 'outdoor living area' oriented to the north, west or east side of a dwelling</p>  <p>A complying 'outdoor living area' is not possible behind any part of a south façade</p> <p>Up to 30% of the outdoor living area may be located beyond the line of the south façade of the residential unit</p>
MRZ-S9 Rainwater tanks	Support in part	<p>Kāinga Ora generally supports the standard as proposed, but seeks amendment to increase the permitted raintank size to 7,5000l.</p> <p>Amendment sought.</p>	<p>1. The volume of any individual rainwater tank must not exceed <del>5000</del> <u>7,500</u> litres per site.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Visual dominance of adjacent residential sites.</li> </ol>
MRZ-S10 Fences and standalone walls	Support in part	<p>Kāinga Ora generally supports the standard, but seeks an increase in fence height to 1.5m.</p> <p>Amendment requested to acknowledge the planned urban form of the zone, rather than fixing the assessment to the current 'existing' state. Also simplification of amenity assessment for adjoining residential sites.</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"> <li>a. <del>1.5m-1.2m</del> 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;</li> <li>b. <del>1.5m-1.2m</del> where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; and</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendments sought.	<p>c. 2m for all other site boundaries.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The streetscape <del>and amenity</del> 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></li> <li>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;</li> <li>3. The amenity of <u>adjacent adjoining</u> residential properties, <del>where the over height fence/wall is located on their boundary;</del> and</li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<b>Part 3: Area Specific Matters - Rural Zones</b>			
<b>Part 3: Area Specific Matters: Rural Zones – GRUZ – General Rural Zone</b>			
Entire Chapter	Support in part	<p>Kāinga Ora generally supports the chapter as proposed.</p> <p>Kāinga Ora seeks consequential amendments, consistent with its overall submission on the PDP.</p> <p>Amendments sought.</p>	<p><i>Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li>1. <i>Deletion of provisions relating to the National Grid</i></li> <li>2. <i>Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’.</i></li> </ol>
<b>Part 3: Area Specific Matters: Rural Zones – RLZ – Rural Lifestyle Zone</b>			
Entire Chapter	Support in part	<p>Kāinga Ora generally supports the chapter as proposed.</p> <p>Kāinga Ora seeks consequential amendments, consistent with its overall submission on the PDP.</p> <p>Amendments sought.</p>	<p><i>Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li>1. <i>Deletion of provisions relating to the National Grid</i></li> <li>2. <i>Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’.</i></li> </ol>
<b>Part 3: Area Specific Matters: Rural Zones – SETZ – Settlement Zone</b>			

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
Entire Chapter	Support in part	<p>Kāinga Ora generally supports the chapter as proposed.</p> <p>Kāinga Ora seeks consequential amendments, consistent with its overall submission on the PDP.</p> <p>Amendments sought.</p>	<p><i>Kāinga Ora seeks amendments consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li>1. <i>Deletion of provisions relating to the National Grid</i></li> <li>2. <i>Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’.</i></li> </ol>
<b>Part 3: Area Specific Matters Commercial and Mixed Use Zones</b>			
<b>Part 3: Area Specific Matters Commercial and Mixed Use Zones – NCZ – Neighbourhood Centre Zone</b>			
Overview	Support in part	<p>Kāinga Ora generally supports the Neighbourhood Centre zone and spatial extent as proposed.</p> <p>Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.</p>	<p><i>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li>1. <i>Review and re-drafting of notification exclusion clauses;</i></li> <li>2. <i>Removal of provisions specific to “multi-unit housing” and integration within policies, rules and standards more generally;</i></li> <li>3. <i>Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values; and</i></li> <li>4. <i>Consequential changes to the numbering of provisions following changes sought throughout chapter.</i></li> </ol>
Introduction text	Support in part	<p>Kāinga Ora generally supports the overview of the zone as proposed.</p> <p>Amendments are sought to align the introduction description in terms of the planned urban built form (as opposed to referencing existing state), in recognition of the evolving nature of the urban environment.</p> <p>Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.</p> <p>Amendments sought.</p>	<p><i>The Neighbourhood Centre Zone provides for a range of small-scale commercial, retail and community activities that service the day-to-day needs of the surrounding residential neighbourhood. Neighbourhood Centres provide a limited range of services, employment, and living opportunities at a scale appropriate to the residential neighbourhoods they are located in. In general, Neighbourhood Centres are of a low to medium <u>scale density</u> that aligns well with the <u>planned urban built form of the</u> surrounding residential neighbourhood.</i></p> <p><del>Most of</del> Porirua’s Neighbourhood Centre Zones <u>usually typically</u> comprise of <del>three to five</del> small-scale shops and services, <del>and are characterised by buildings that are of a very similar scale to the surrounding residential neighbourhood.</del> Neighbourhood Centres are generally located near the street edge sometimes with verandas and retail display windows along the frontage. <del>Typically buildings are</del> <u>The planned urban built form of the zone anticipates buildings</u> up to three storeys high, <u>which typically reflects the planed urban built form of the surrounding residential neighbourhood.</u> Parking is usually available on the street and while some Neighbourhood Centres have designated parking areas, these are mostly located in front of the shops. <del>Some Neighbourhood Centres include residential units. Residential units are anticipated in</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><u>Neighbourhood Centres.</u></p> <p>Due to the small <del>size</del> <u>spatial footprint</u> and the location within residential neighbourhoods (often abutting residential sites) any non-residential activities and developments have the potential to generate adverse effects on surrounding residential areas <u>and accordingly effects at the zone interface are managed through District Plan controls.</u></p>
<b>Objectives</b>			
NCZ-O1 Purpose of the Neighbourhood Centre Zone	Support	Kāinga Ora supports this objective.	<p>Neighbourhood Centres are small-scale commercial centres that:</p> <ol style="list-style-type: none"> <li>1. Service the day-to-day needs of surrounding residential neighbourhoods; and</li> <li>2. Accommodate a range of small-scale commercial and community activities as well as residential activities.</li> </ol>
NCZ-O2 Character and amenity values of the Neighbourhood Centre Zone	Support in part	<p>Kāinga Ora generally supports this objective, with amendments requested to recognise the evolving nature of the urban environment.</p> <p>Amendments sought.</p>	<p><i>Rename Objective title as follows:</i></p> <p><u>NCZ-O2 Planned urban built environment of the Neighbourhood Centre Zone</u></p> <p>Built development in the Neighbourhood Centre Zone:</p> <ol style="list-style-type: none"> <li>1. Is of low to medium density and reflects the <del>character</del> <u>planned urban built form</u> of the surrounding residential neighbourhood; and</li> <li>2. Is well-designed and contributes positively to the residential <u>environment context</u>.</li> </ol>
NCZ-O3 Managing the scale of use and development at Zone interface	Support in part	<p>Kāinga Ora generally supports the intent of this objective, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the statements within the objective.</p> <p>Amendments sought.</p>	<p>Use and development within the Neighbourhood Centre Zone:</p> <ol style="list-style-type: none"> <li>1. Are of an appropriate scale and proportion for the <u>purpose and planned urban built form of the zone</u> <del>and the surrounding residential environment</del>; and</li> <li>2. <del>Have minimal adverse</del> <u>Minimise</u> adverse effects on <del>the amenity values of</del> adjacent sites in Residential Zones and Open Space and Recreation Zones.</li> </ol>
<b>Policies</b>			
NCZ-P1 Appropriate activities	Support in part	Kāinga Ora generally supports this policy, with amendments requested to recognise the evolving nature of the urban environment and simplify the policy.	<p>Enable activities that are compatible with the <u>planned</u> purpose, <del>character and amenity values and urban built form</del> of the Neighbourhood Centre Zone- <del>and:</del></p> <p><del>1. Service the day to day needs of the immediate residential neighbourhood; and</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendments sought	2. <del>Minimise any adverse effects on the use and amenity of adjoining sites in Residential Zones and Open Space and Recreation Zones.</del>
<i>NCZ-P2 Residential activity</i>	Support in part	<p>Kāinga Ora supports the enabling policy direction that explicitly provides for residential activities in the Neighbourhood Centre Zone.</p> <p>Amendments are sought to simplify the policy.</p> <p>Amendments sought.</p>	<p>Provide for residential activity where:</p> <ol style="list-style-type: none"> <li>1. It is located above ground floor or to the rear of the commercial frontage;</li> <li>2. It does not <del>interrupt or preclude</del> <u>compromise</u> an active <del>building</del> frontage that addresses the street; and</li> <li>3. Any residential unit is designed to: <u>incorporate adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities.</u> <ol style="list-style-type: none"> <li><del>a. — Ensure that indoor noise and ventilation levels are appropriate for occupants, thereby minimising reverse sensitivity on existing commercial activities; and</del></li> <li><del>b. — Provide amenity for occupants in respect to outlook, privacy and daylight.</del></li> </ol> </li> </ol>
<i>NCZ-P3 Other activities</i>	Support in part	<p>Kāinga Ora generally supports this policy, with amendments requested to align with consistent language with regard to the evolving nature of the urban environment.</p> <p>Amendments sought.</p>	<p><del>Only allow</del> <u>Provide</u> for other activities, including larger-scale commercial activities and retail activities, where:</p> <ol style="list-style-type: none"> <li>1. Any significant adverse effects, including reverse sensitivity effects, can be avoided, remedied or mitigated;</li> <li>2. The intensity and scale of the activity is consistent with the <del>anticipated character and amenity values</del> <u>planned urban built form</u> of the Neighbourhood Centre Zone and the surrounding area;</li> <li>3. The design and location of any <u>onsite</u> parking areas, vehicle access and servicing arrangements maintain streetscape amenity and do not compromise pedestrian and cyclist safety; and</li> <li>4. They are of a size and scale that: <ol style="list-style-type: none"> <li>a. Does not compromise activities that are enabled within the Zone; and</li> <li>b. Does not undermine the role and function of the City Centre Zone.</li> </ol> </li> </ol>
<i>NCZ-P4 Inappropriate activities</i>	Support in part	<p>Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.</p> <p>Amendments sought.</p>	<p>Avoid activities that are incompatible with the <u>planned urban built form, role, and function size and anticipated purpose, character and amenity values</u> of the Neighbourhood Centre Zone and the surrounding environment.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>NCZ-P5 Built development</i>	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.  Amendments sought.	Provide for built development that: <ol style="list-style-type: none"> <li>1. Is compatible with the purpose <u>and planned urban built form</u>, of the Neighbourhood Centre Zone;</li> <li><del>2. Reflects the low to medium density scale and built character of the Neighbourhood Centre Zone;</del></li> <li>3. Is well designed and contributes to an attractive urban environment; and</li> <li>4. Is of a scale that is consistent with the <del>anticipated character</del> <u>planned urban built form</u> and amenity values of the surrounding residential area.</li> </ol>
<i>NCZ-P6 Public space interface</i>	Support	Kāinga Ora supports this policy.	Require new development and buildings to: <ol style="list-style-type: none"> <li>1. Provide a positive interface with the public space;</li> <li>2. Provide adequate transparent glazing that allows visibility into and out of commercial frontages;</li> <li>3. Have an obvious public entrance; and</li> <li>4. Ensure any parking, storage and servicing areas are visually unobtrusive and do not adversely affect adjacent sites and the surrounding residential area.</li> </ol>
<i>NCZ-P7 Interface with Residential Zone and Open Space and Recreation Zones</i>	Support	Kāinga Ora supports this policy.	Minimise the adverse effects from use and development within the Neighbourhood Centre Zone on directly adjoining sites that are zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone by ensuring that: <ol style="list-style-type: none"> <li>1. Buildings and activities are located and designed to achieve a transition at the zone interface;</li> <li>2. Buildings are located and designed to minimise shading and privacy effects on adjoining sites zoned Residential or Open Space and Recreation;</li> <li>3. Buildings are of a bulk, height and form that minimises dominance and enclosure effects on adjoining sites zoned Residential or Open Space and Recreation; and</li> <li>4. Screening and landscaping are used to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation.</li> </ol>
<b>Rules</b>			
<i>NCZ-R1 Buildings and structures, including additions and alterations</i>	Support in part	Kāinga Ora supports this rule in part – with amendments to the non-notification statements. Kāinga Ora seeks limited notification for non-compliance with NCZ-S4 (Active Street Frontages), and NCZ-S5 (Location of Residential units). Kāinga Ora considers that these	<b>1. Activity status: Permitted</b> Where <ol style="list-style-type: none"> <li>a. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. NCZ-S1;</li> <li>ii. NCZ-S2;</li> </ol> </li> </ol>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		standards manage streetscape/public interface issues and amenity of onsite occupants and does not consider that the consent process would benefit from identification of identified parties.  Amendments sought.	<p>iii. NCZ-S3; iv. NCZ-S4; v. NCZ-S5; vi. NCZ-S6; and vii. NCZ-S7.</p> <p><b>2. Activity status: Restricted discretionary</b> Where: a. Compliance is not achieved with NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6 or NCZ-S7.</p> <p><b>Matters of discretion are restricted to:</b> 1. The matters of discretion of any infringed standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with NCZ-S2, NCZ-S3, <del>NCZ-S4, NCZ-S5</del> or NCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> <li>An application under this rule where compliance is not achieved with <u>NCZ-S4, NCZ-S5, or</u> NCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> </ul>
NCZ-R2 Construction activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
NCZ-R3 Retail activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
NCZ-R4 Commercial service activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
NCZ-R5 Food and beverage activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
NCZ-R6 Healthcare activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
NCZ-R7 Educational facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
NCZ-R8 Community facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
NCZ-R9 Visitor accommodation	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
NCZ-R10 Residential activity and residential unit	Oppose	<p>Kāinga Ora opposes this rule, with the exception that it supports residential activity being a permitted activity. Kāinga Ora also seeks explicit permitted activity status for supported residential care activity in the NCZ. A change to the rule title is requested to reflect this.</p> <p>Kāinga Ora opposes a limit being placed on the number of residential units that may be constructed in the Neighbourhood Centre Zone as a Permitted Activity. Porirua is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory constraint. The PDP appropriately manages effects associated with residential development in commercial zones, such as minimising reverse sensitivity through minimum noise insulation/mechanical ventilation standards, provision of onsite amenity, and maintenance of active street frontages etc. Resource consent is required where compliance is not achieved with these standards (NCZ-R1), which is sufficient and appropriate. This is also consistent with other Councils in the regional context.</p> <p>Kāinga Ora does not consider it necessary to specify that compliance must be achieved with NCZ-S5 and NCZ-S6 for a residential development, as these are already controlled through NCZ-R1.</p> <p>Amendment sought.</p>	<p><i>Change title of Rule NCZ-R10 as follows:</i></p> <p><u>NCZ-R10 Residential activity, residential unit, and supported residential care activity</u></p> <p><b>1. Activity status: Permitted</b>  <del>Where:</del>  <del>a. No more than two residential units occupy the site; and</del>  <del>b. Compliance is achieved with:</del>  <del>i. NCZ-S5; and</del>  <del>ii. NCZ-S6.</del></p> <p><b>2. Activity status: Restricted discretionary</b>  <del>Where:</del>  <del>a. Compliance is not achieved with NCZ-R10-1.a.</del></p> <p><del>Matters of discretion are restricted to:</del>  <del>1. The matters in NCZ-P2 and NCZ-P6.</del></p> <p><del>Notification:</del>  <del>An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</del></p> <p><b>3. Activity status: Restricted discretionary</b>  <del>Where:</del>  <del>a. Compliance is not achieved with NCZ-S5 and NCZ-S6.</del></p> <p><del>Matters of discretion are restricted to</del>  <del>1. The matters of discretion of any infringed standard.</del></p> <p><del>Notification:</del>  <del>• An application under this rule where compliance is not achieved with NCZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ul style="list-style-type: none"> <li>— An application under this rule where compliance is not achieved with <u>NCZ-S5 and NCZ-S6</u> is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> </ul>
<i>NCZ-R11 Emergency service facility</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R12 Entertainment facility</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R13 Office</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R14 Large format retail activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R15 Drive-through activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R16 Retirement village</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R17 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R18 Trade supplier</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R19 Industrial activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R20 Primary production</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>NCZ-R21 Rural activities other than primary production</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<b>Standards</b>			
NCZ-S1 Height	Support in part	<p>Kāinga Ora generally supports this standard, but seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form.</p> <p>Amendments sought.</p>	<p>1. All buildings and structures must not exceed a maximum height above ground level of 11m, except that:</p> <ol style="list-style-type: none"> <li>a. An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater; and</li> <li>b. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height.</li> </ol> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• Solar water heating components provided these do not exceed the height by more than 1m.</li> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m.</li> <li>• Antennas, aerials, and flues provided these do not exceed the height by more than 1m.</li> <li>• 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.</li> <li>• Lift overruns provided these do not exceed the height by more than 1m.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The location, design and appearance of the building or structure;</li> <li>2. Any adverse effects on the streetscape <u>taking into account the context, topography of the site and its surrounds and planned urban built form</u>;</li> <li>3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;</li> <li>4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; and</li> <li>5. Whether an increase in building height results from a response to natural hazard mitigation.</li> </ol>
NCZ-S2 Height in relation to boundary	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
NCZ-S3 Setback	Support in part	<p>Kāinga Ora generally supports this standard, but seeks a reduced setback of 1.5m, noting that the height in relation to boundary control will also manage boundary interface effects.</p> <p>Kāinga Ora also seeks deletion of point 1 within the matters of discretion as the other matters of discretion adequately address this.</p> <p>Amendments sought.</p>	<p>1. Buildings and structures must not be located within a <u>1.5m</u> <del>3m</del> setback from a side or rear boundary where that boundary adjoins a General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• One accessory building or structure less than 2m in height and less than 7m long per site.</li> <li>• Fences and standalone walls.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li><del>1. The visual amenity of adjoining Residential and Open Space and Recreation sites;</del></li> <li>2. The location, design and appearance of the building or structure;</li> <li>3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites; and</li> <li>4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.</li> </ol>
NCZ-S4 Active frontages	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
NCZ-S5 Location of residential units	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
NCZ-S6 Outdoor living space	Support in part	<p>Kāinga Ora generally supports this standard but seeks amendments to align the open space requirements with the Council’s Plimmerton Farms Plan Change standards and achieve consistency between Kāinga Ora comments in relation to the open space provisions elsewhere in the PDP.</p> <p>Consistent with its overall submission, Kāinga Ora does not support the definition of “multi-unit housing” and seeks consequential changes to the PDP</p> <p>Amendments sought.</p>	<ol style="list-style-type: none"> <li>1. Each residential unit located on the ground floor must be provided with an outdoor living space that: <ol style="list-style-type: none"> <li>a. Has a minimum area of 20m<sup>2</sup>;</li> <li>b. Has a minimum dimension of 3m;</li> <li>c. Is directly accessible from a habitable room <u>or kitchen</u> in the residential unit to which it relates; and</li> <li>d. Is free of buildings, parking spaces and manoeuvring areas.</li> </ol> </li> <li>2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that: <ol style="list-style-type: none"> <li>a. Has a minimum area of <del>6m<sup>2</sup></del> <u>10m<sup>2</sup></u>;</li> <li>b. Has a minimum dimension of <u>1.8m</u> <del>2m</del>; and</li> <li>c. Is directly accessible from a habitable room <u>or kitchen</u> in the residential unit to which it relates.</li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>3. <del>For multi-unit housing, +</del>The outdoor living space can be provided as private space and shared space provided that:</p> <ol style="list-style-type: none"> <li>Each residential unit is provided with a private outdoor living space that has a minimum area of <u>6m<sup>2</sup></u> <del>10m<sup>2</sup></del> with a minimum dimension of <u>1.8m</u> <del>2m</del>, that is directly accessible from a habitable room <u>or kitchen</u> in the residential unit to which it relates;</li> <li>The shared outdoor living space has a minimum area of 20m<sup>2</sup> with a minimum dimension of 3m; and</li> <li>Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>Whether adequate useable space is provided to accommodate outdoor activities;</li> <li>Whether there are topographical or other site constraints that make compliance with the standard impractical; and</li> <li>The proximity of the residential unit to accessible public open space.</li> </ol>
NCZ-S7 Screening and landscaping of service areas, outdoor storage areas and parking areas	Support	Kāinga Ora supports this standard.	Retain as notified.
<b>Part 3: Area Specific Matters: Commercial and Mixed Use Zones – LCZ – Local Centre Zone</b>			
Overview of chapter	Support in part	<p>Kāinga Ora generally supports the Local Centre Zone and spatial extent as proposed.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be “consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.</p>	<p><i>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>Deletion of reference to Design Guides and requirement that development be “consistent” with these to achieve compliance;</i></li> <li><i>Review and re-drafting of notification exclusion clauses;</i></li> <li><i>Removal of provisions specific to “multi-unit housing” and integration within policies, rules and standards more generally;</i></li> <li><i>Review of height limits, both generally and in accordance with walkable catchments within proximity of the City Centre and Rapid Transit Stops. In places, this will require the introduction of a height variation control;</i></li> <li><i>Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values;</i></li> <li><i>Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the</i></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Consistent with its wider submission, Kāinga Ora seeks further enabling height limits, both within the LCZ generally, and further height increases in locations where the LCZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD.</p> <p>Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.</p>	<p><i>King Salmon meaning of ‘avoid; and</i></p> <p>7. <i>Consequential changes to the numbering of provisions following changes sought throughout chapter.</i></p>
Introduction text	Support in part	<p>Kāinga Ora generally supports the overview of the zone as proposed.</p> <p>Amendments are sought to provide greater clarification around the scale of buildings and activities anticipated in this zone. This also aligns with changes sought by Kāinga Ora with regard to the height limits in the LCZ.</p> <p>Amendments are also sought to clarify the context within which potential effects on adjoining residential land are to be ‘managed’, and to align with the overview of Kāinga Ora’s overall submission.</p>	<p>Local Centres are medium-scale commercial centres that are located conveniently to service the needs of the surrounding residential catchment. They provide for a range of retail, commercial and community activities, and offer services, employment and living opportunities. These can include supermarkets and medical centres. The actual size of the centres depends largely on the catchment they serve.</p> <p>Local Centres are at a scale that is appropriate to the surrounding residential area, while not undermining the primacy function, vitality, amenity, or viability of the City Centre.</p> <p>In general Local Centres are of medium <u>scale density</u>. Most of Porirua’s Local Centre Zones have buildings located near the street edge with verandas and retail display windows along the frontage. <del>While the scale of the built form varies between each centre, buildings are typically two to three storeys high. The zone generally allows for buildings up to four commercial storeys. Parking is usually available on the street and some Local Centres have designated parking areas.</del></p> <p>The Local Centre Zone provides for residential activities above ground floor <u>promoting alternative housing options close to services and amenities. Being mostly located within residential catchments, non-residential activities and developments have the potential to generate adverse environmental effects on adjoining Residential and Open Space and Recreation Zones.</u> Most large format retail, larger commercial and light industrial activities are not anticipated within this zone as they are more appropriately located in the Large Format Retail Zone, the Mixed Use Zone or the City Centre Zone. <u>The interface of the local centres with the adjoining residential area is managed to ensure the planned outcomes for the adjacent residential zone are not significantly compromised.</u></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<b>Objectives</b>			
<i>LCZ-O1 Purpose of the Local Centre Zone</i>	Support	Kāinga Ora supports this objective.	<i>Retain as notified.</i>
<i>LCZ-O2 Character and amenity values of the Local Centre Zone</i>	Support in part	Kāinga Ora generally supports this objective, but seeks a change to the objective’s title to reflect language within the NPS-UD.  Amendment is also sought to include further direction with regard to the outcome that is sought with the planned urban built form in the LCZ.  Amendments sought.	<i>Rename Objective title as follows:</i>  <u>LCZ-O2 Planned urban built environment of the Local Centre Zone</u>  Local Centres are safe and attractive urban environments, containing well-designed buildings that: 1. Are generally of a medium-density scale; 2. <u>Provide good quality commercial and residential environments;</u> 3. <u>Are designed to minimise the opportunities for crime;</u> and 4. Contribute positively to the surrounding <u>streetscape and</u> residential environment.
<i>LCZ-O3 Managing the scale of use and development at Zone interface</i>	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the statements within the objective.  Amendments sought.	Use and development within the Local Centre Zone: 1. Are of an appropriate scale and proportion for the <u>purpose and planned urban built form of the zone</u> <del>and the surrounding residential environment;</del> and 2. <del>Have minimal</del> <u>Minimises</u> adverse effects on <del>the amenity values of</del> adjacent sites in Residential Zones and Open Space and Recreation Zones.
<b>Policies</b>			
<i>LCZ-P1 Appropriate activities</i>	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.  Amendments sought.	Enable activities that are compatible with the <u>planned purpose, character and amenity values and urban built form</u> of the Local Centre Zone <del>and:</del> 1. <del>Service the needs of the surrounding residential catchment; and</del> 2. <del>Minimise any adverse effects on the use and amenity of adjoining sites in Residential Zones and Open Space and Recreation Zones.</del>
<i>LCZ-P2 Residential activity</i>	Support in part	Kāinga Ora supports the enabling policy direction that explicitly provides for residential activities in the Local Centre Zone.	Provide for residential activity where: 1. It is located <del>entirely</del> above ground floor, <del>where</del> <u>when</u> located along a primary frontage identified on the planning maps;



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Rewording of point 3 and deletion of point 5 is also sought, to simplify the policy.</p> <p>Amendments sought.</p>	<p>2. It does not <del>interrupt or preclude</del> <u>compromise</u> an ongoing active <u>building</u> frontage that provides a positive interface with the public space; <u>and</u></p> <p>3. Any residential unit is designed to <u>incorporate adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities.</u></p> <p style="padding-left: 40px;"><del>a. — Ensure that indoor noise and ventilation levels are appropriate for occupants; and</del></p> <p style="padding-left: 40px;"><del>b. — Provide amenity for residents in respect to outlook, privacy and daylight.;</del></p> <p><del>4. — It is consistent with the Local Centre Zone Design Guide contained in APP7 Local Centre Zone Design Guide; and</del></p> <p><del>5. — Reverse sensitivity effects on commercial activities are minimised.</del></p>
LCZ-P3 Other activities	Support in part	<p>Kāinga Ora supports the general intent of this policy, but consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p><del>Only allow</del> <u>Provide</u> for other activities including larger-scale activities where:</p> <p>1. Any significant adverse effects, including reverse sensitivity effects, can be avoided, remedied or mitigated;</p> <p>2. The intensity and scale of the activity is consistent with the <u>planned urban built form anticipated character and amenity values</u> of the Local Centre Zone and the surrounding area;</p> <p>3. The design and location of any <u>onsite</u> parking areas, vehicle access and servicing arrangements maintain streetscape amenity and do not compromise pedestrian safety;</p> <p>4. For any retirement village:</p> <p style="padding-left: 40px;">a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and</p> <p style="padding-left: 40px;">b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised;</p> <p>5. <u>Activation is achieved along identified street frontages; Any change to an active street frontage identified on the planning maps is consistent with the relevant frontage provisions of the Local Centre Zone Design Guide contained in APP7 Local Centre Zone Design Guide;</u> and</p> <p>6. They are of a size and scale that:</p> <p style="padding-left: 40px;">a. Does not compromise activities that are enabled within the zone; and</p> <p style="padding-left: 40px;">b. Does not undermine the role and function of the City Centre Zone.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>LCZ-P4 Inappropriate activities</i>	Support in part	<p>Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.</p> <p>Amendments sought.</p>	<p>Avoid activities that are incompatible with the <u>planned urban built form, role, and function anticipated purpose, character and amenity values</u> of the Local Centre Zone and the surrounding environment <u>where effects cannot be mitigated or managed</u>.</p>
<i>LCZ-P5 Built development</i>	Support in part	<p>Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>Provide for built development that:</p> <ol style="list-style-type: none"> <li>1. Is <del>of a scale that is</del> compatible with the <u>anticipated planned urban built form</u>, role and function of the Local Centre Zone <del>and the surrounding area</del>;</li> <li><del>2. Reflects the anticipated medium density scale and built character of the Local Centre Zone;</del></li> <li>3. Is well designed and contributes to an attractive urban environment; <u>and</u></li> <li>4. Provides active street frontages in locations identified on the planning maps; <del>and</del></li> <li><del>5. Is consistent with the Local Centre Zone Design Guide contained in APP7 Local Centre Zone Design Guide.</del></li> </ol>
<i>LCZ-P6 Public space interface</i>	Support in part	<p>Kāinga Ora generally supports the intent of this policy, however,</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments are sought.</p>	<p>Provide for development that:</p> <ol style="list-style-type: none"> <li>1. Creates <u>an attractive a positive</u> interface with the public space through high quality building designs;</li> <li>2. Ensures any parking, storage and servicing areas are visually unobtrusive and preferably located within or to the back of the building;</li> <li>3. Where located along an active street frontage identified on the planning maps, creates a positive interface with the public space and <u>contributes to the streetscape well defined open spaces through by ensuring</u>: <ol style="list-style-type: none"> <li>a. Buildings <del>that</del> are oriented towards the front boundary of the site;</li> <li>b. A veranda or other form of shelter for pedestrians <u>is provided</u>;</li> <li>c. Transparent glazing <u>is incorporated</u> on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and</li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>d. An obvious public entrance <u>is provided</u>; <del>and</del>  <del>4.—Is consistent with the Local Centre Zone Design Guide contained in APP7-Local Centre Zone Design Guide.</del></p>
LCZ-P7 Interface with Residential Zones and Open Space and Recreation Zones	Support	Kāinga Ora supports this policy	Retain as notified
<b>Rules</b>			
LCZ-R1 Building and structures, including additions and alterations	Support in part	<p>Kāinga Ora supports this rule in part – with amendments as follows:</p> <ol style="list-style-type: none"> <li>1. Rule LCZ-R1(1)(2)(a) – seek amendment to introduce a non-notification statement for limited notification where development exceeds the 450m<sup>2</sup> GFA threshold. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of identified parties.</li> <li>2. Rule LCZ-R1(1)(3)(a) – seek amendment to introduce a non-notification statement for limited notification where non-compliance with LCZ-S4 (Active Street Frontages), and LCZ-S5 (Location of Residential units). Kāinga Ora considers that these standards manage streetscape/public interface issues and the provision of onsite amenity and does not consider that the consent process would benefit from identification of identified parties.</li> <li>3. Seek inclusion of a note statement, which recognises that the Council’s design guidance for Local Centres is a tool that can be used to assist in assessing proposals against. Consistent with the overarching submission, Kāinga Ora does not support Design Guides being included in the District Plan as statutory documents.</li> </ol>	<p><b>1. Activity status: Permitted</b>  Where:  <ol style="list-style-type: none"> <li>a. The gross floor area of the new building does not exceed 450m<sup>2</sup>;</li> <li>b. Any addition to an existing building does not result in the total gross floor area of the building exceeding 450m<sup>2</sup>; and</li> <li>c. Compliance is achieved with <ol style="list-style-type: none"> <li>i. LCZ-S1;</li> <li>ii. LCZ-S2;</li> <li>iii. LCZ-S3;</li> <li>iv. LCZ-S4;</li> <li>v. LCZ-S5;</li> <li>vi. LCZ-S6; and</li> <li>vii. LCZ-S7.</li> </ol> </li> </ol> </p> <p><b>2. Activity status: Restricted discretionary</b>  Where:  <ol style="list-style-type: none"> <li>a. Compliance is not achieved with LCZ-R1-1.a or LCZ-R1-1.b.</li> </ol> </p> <p><b>Matters of discretion are restricted to:</b>  <ol style="list-style-type: none"> <li>1. The matters in LCZ-P5 and LCZ-P6.</li> </ol> </p> <p>Notification:  An application under this rule is precluded from being publicly <u>and limited</u> notified in accordance with sections 95A <u>and</u> 95B of the RMA.</p> <p><b>3. Activity status: Restricted discretionary</b>  Where:</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendments sought.	<p>a. Compliance is not achieved with LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4 LCZ-S5, LCZ-S6 or LCZ-S7.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with LCZ-S2, LCZ-S3, <del>LCZ-S4, LCZ-S5</del> or LCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> <li>An application under this rule where compliance is not achieved with <u>LCZ-S4, LCZ-S5</u>, LCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> </ul> <p><u>Note:</u> <u>Acceptable means of achieving best practice urban design guidance is contained within Porirua City Council's Local Centre Design Guidelines.</u></p>
LCZ-R2 Construction activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R3 Retail activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R4 Commercial service activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R5 Office	Support in part	<p>Kāinga Ora seeks additional floor area for office related activities. The requested increase to 450m<sup>2</sup> is considered to strike the balance between providing adequate floor space per office tenancy and encouraging vibrant centres, while managing effects on the City Centre.</p> <p>Amendment sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>The gross floor area per tenancy does not exceed <u>450m<sup>2</sup></u> <del>200m<sup>2</sup></del>; and</li> <li>Compliance is achieved with LCZ-S7.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with LCZ- R5-1.a.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in LCZ-P3.</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><b>3. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with LCZ-S7.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard.</li> </ul> <p><b>Notification:</b> An application under this rule where compliance is not achieved with LCZ-S7 is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
LCZ-R6 Food and beverage activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R7 Healthcare	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R8 Educational facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R9 Community facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R10 Visitor accommodation	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R11 Residential activity and residential unit	Oppose	<p>Kāinga Ora opposes this rule, with the exception that it supports residential activity being a permitted activity. Kāinga Ora also seeks explicit permitted activity status for supported residential care activity in the LCZ. A change to the rule title is requested to reflect this.</p> <p>Kāinga Ora opposes a limit being placed on the number of residential units that may be constructed in the Local Centre Zone as a Permitted Activity. Porirua is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory constraint. The PDP appropriately manages effects</p>	<p><i>Seek a change to the title of LCZ-R11:</i></p> <p><u>LCZ-R11 Residential activity, residential unit, and supported residential care activity</u></p> <p><b>1. Activity status: Permitted</b> <del>Where:</del></p> <ul style="list-style-type: none"> <li><del>a. No more than two residential units occupy the site; and</del></li> <li><del>b. Compliance is achieved with</del> <ul style="list-style-type: none"> <li><del>i. LCZ-S5; and</del></li> <li><del>ii. LCZ-S6.</del></li> </ul> </li> </ul> <p><del>2. Activity status: Restricted discretionary</del> <del>Where:</del></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>associated with residential development in commercial zones, such as minimising reverse sensitivity through minimum noise insulation/mechanical ventilation standards, provision of onsite amenity, and maintenance of active street frontages etc. Resource consent is required where compliance is not achieved with these standards (LCZ-R1), which is sufficient and appropriate. This is also consistent with other Councils in the regional context.</p> <p>Kāinga Ora does not consider it necessary to specify that compliance must be achieved with LCZ-S5 and LCZ-S6 for a residential development, as these are already controlled through LCZ-R1.</p> <p>Amendment sought.</p>	<p><del>a. — Compliance is not achieved with LCZ-R11-1.a.</del></p> <p><del><b>Matters of discretion are restricted to:</b></del></p> <p><del>1. — The matters in LCZ-P2 and LCZ-P6.</del></p> <p><del>Notification:</del> <del>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></p> <p><del>3. Activity status: Restricted discretionary</del></p> <p><del>Where:</del></p> <p><del>a. — Compliance is not achieved with LCZ-S5 and LCZ-S6.</del></p> <p><del><b>Matters of discretion are restricted to</b></del></p> <p><del>1. — The matters of discretion of any infringed standard.</del></p> <p><del>Notification:</del></p> <ul style="list-style-type: none"> <li><del>• — An application under this rule where compliance is not achieved with LCZ-S5 is precluded from being publicly notified in accordance with section 95A of the RMA.</del></li> <li><del>• — An application under this rule where compliance is not achieved with LCZ-S6 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</del></li> </ul>
LCZ-R12 Supermarket	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R13 Emergency service facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R14 Retirement village	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R15 Entertainment facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R16 Large format retail activity, excluding supermarkets	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
LCZ-R17 Drive-through facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R18 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R19 Trade supplier	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R20 Industrial activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
LCZ-R21 Rural activities other than primary production	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<b>Standards</b>			
LCZ-S1 Height	Support in part	<p>Consistent with its wider submission, Kāinga Ora seeks further enabling height limit within the LCZ generally. In addition, Kāinga Ora also seeks further height increases in locations where the LCZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD. This will require the introduction of a height variation control in specific locations. Consequential changes are sought to the provisions to introduce this so that the provisions reflect the NPS-UD.</p> <p>Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be “consistent” with the design guide as this risks this</p>	<p>1. All buildings and structures must not exceed a maximum height above ground level of <u>16m</u> <del>12m</del>, except that:</p> <ol style="list-style-type: none"> <li>An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater; and</li> <li>Any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation must not exceed 2m in height.</li> </ol> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>Solar water heating components provided these do not exceed the height by more than 1m;</li> <li>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;</li> <li>Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or</li> <li>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.</li> <li>Lift overruns provided these do not exceed the height by more than 1m.</li> </ul>

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		<p>tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The location, design and appearance of the building or structure;</li> <li>2. Any adverse effects on the streetscape <u>taking into account the context, topography of the site and its surrounds and planned urban built form;</u></li> <li>3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;</li> <li>4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; <u>and</u></li> <li>5. Whether an increase in building height results from a response to natural hazard mitigation; <del>and</del></li> <li><del>6. Consistency with the Local Centre Zone Design Guide.</del></li> </ol>
<p><i>LCZ-S2 Height in relation to boundary</i></p>	<p>Support</p>	<p>Kāinga Ora supports this standard.</p>	<p><i>Retain as notified.</i></p>
<p><i>LCZ-S3 Setback</i></p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this standard, but seeks a reduced setback of 1.5m, noting that the height in relation to boundary control will also manage boundary interface effects.</p> <p>Kāinga Ora also seeks deletion of point 1 within the matters of discretion as the other matters of discretion adequately address this.</p> <p>Amendment sought. Consequential renumbering will be required.</p>	<ol style="list-style-type: none"> <li>1. Buildings and structures must not be located within a <u>1.5m</u> <del>3m</del> setback from a side or rear boundary where that boundary adjoins a General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.</li> </ol> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>• One accessory building or structure less than 2m in height and less than 7m long per site; or</li> <li>• Fences or standalone walls.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li><del>1. The visual amenity of adjoining Residential and Open Space and Recreation sites;</del></li> <li>2. The location, design and appearance of the building or structure;</li> <li>3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites; and</li> <li>4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.</li> </ol>
<p><i>LCZ-S4 Active street frontages</i></p>	<p>Support in part</p>	<p>Kāinga Ora generally supports this standard but seeks a change to the language to align with that used in the planning maps. Alternatively, Kāinga Ora would accept</p>	<ol style="list-style-type: none"> <li>1. <del>Along</del> <u>For sites with primary frontages and</u> 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:</li> </ol>



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		<p>the terms used to label the planning maps being altered to reflect consistency of terminology.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>a. Extends along the entire length of the building frontage;  b. Provides continuous shelter with any adjoining veranda; and  c. Has a minimum setback of 500mm from any kerb face.</p> <p>2. For sites with primary <del>street-facing façade</del> <u>frontage</u> 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.</p> <p>3. For sites with secondary <del>street-facing façade</del> <u>frontage</u> controls identified on the planning maps:  a. At least 35% of the ground floor building frontage for non-residential activities must be display windows or transparent glazing.</p> <p><b>Matters of discretion are restricted to:</b>  1. The amenity and quality of the streetscape; <u>and</u>  2. The ability to reuse and adapt the building for a variety of activities; <del>and</del>  <del>3. Consistency with the Local Centre Zone Design Guide.</del></p>
LCZ-S5 Location of residential units	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
LCZ-S6 Outdoor living spaces	Support in part	<p>Kāinga Ora generally supports this standard, but seeks amendments to align the open space requirements with the Council’s Plimmerton Farms Plan Change standards and achieve consistency between Kāinga Ora comments in relation to the open space provisions in the MRZ.</p> <p>Consistent with its overall submission, Kāinga Ora does not support the definition of “multi-unit housing” and seeks consequential changes to the PDP.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be “consistent” with the design guide as this risks this</p>	<p>1. Each residential unit located on the ground floor must be provided with an outdoor living space that:  a. Has a minimum area of 20m<sup>2</sup>;  b. Has a minimum dimension of 3m;  c. Is directly accessible from a habitable room <u>or kitchen</u> in the residential unit to which it relates; and  d. Is free of buildings, parking spaces and manoeuvring areas.</p> <p>2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that:  a. Has a minimum area of <del>6m<sup>2</sup></del> <u>10m<sup>2</sup></u>;  b. Has a minimum dimension of <del>1.8m</del> <u>2m</u>; and</p>

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		<p>tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>c. Is directly accessible from a habitable room <u>or kitchen</u> in the residential unit to which it relates.</p> <p>3. <del>For multi-unit housing, t</del>The outdoor living space can be provided as private space and shared space provided that:</p> <p>a. Each residential unit is provided with a private outdoor living space that has a minimum area of <u>6m<sup>2</sup></u> <del>10m<sup>2</sup></del> with a minimum dimension of <u>1.8m</u> <del>2m</del>, that is directly accessible from a habitable room <u>or kitchen</u> in the residential unit to which it relates;</p> <p>b. The shared outdoor living space has a minimum area of 20m<sup>2</sup> with a minimum dimension of 3m; and</p> <p>c. Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. Whether adequate useable space is provided to accommodate outdoor activities;</p> <p>2. Whether there are topographical or other site constraints that make compliance with the standard impractical; <u>and</u></p> <p>3. The proximity of the residential unit to accessible public open space; <del>and</del></p> <p><del>4. Consistency with the Local Centre Zone Design Guide.</del></p>
<p><i>LCZ-57 Screening and landscaping of service areas, outdoor storage areas and parking areas</i></p>	<p>Support in part</p>	<p>Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendment sought.</p>	<p>1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a fence or landscaping where it is visible from any:</p> <p>a. Public road;</p> <p>b. Other public space; and</p> <p>c. Directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.</p> <p>2. Any on-site parking area must:</p> <p>a. Be fully screened by a fence or landscaping from any directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.</p>

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			<p>b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point to the site.</p> <p>Except that:</p> <ul style="list-style-type: none"> <li>The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>Any adverse effects on the streetscape;</li> <li>The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading;</li> <li>The service, storage and parking needs of the activity; <u>and</u></li> <li>The size and location of service, storage and parking areas; <del>and</del></li> <li><del>Consistency with the Local Centre Zone Design Guide.</del></li> </ol>
<b>Part 3: Area Specific Matters: Commercial and Mixed Use Zones – LFRZ – Large Format Retail Zone</b>			
<i>Entire chapter</i>	Support in part	<p>Kāinga Ora generally supports this chapter, but opposes the spatial extent in the PDP.</p> <p>Kāinga Ora seeks that the Large Format Zone to the north of the City Centre be rezoned as City Centre Zone. This will enable better development opportunity, and will align more accurately with the NPS-UD requirement to enable heights of at least 6 storeys within proximity to the City Centre.</p>	<i>Seek consequential changes to the spatial extent of the LFZ, otherwise retain as notified.</i>
<b>Part 3: Area Specific Matters: Commercial and Mixed Use Zones – MUZ– Mixed Use Zone</b>			
<i>Overview</i>	Support in part	<p>Kāinga Ora generally supports the Mixed Use Zone and spatial extent as proposed.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be</p>	<p><i>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>Deletion of reference to Design Guides and requirement that development be “consistent” with these to achieve compliance;</i></li> <li><i>Review and re-drafting of notification exclusion clauses;</i></li> <li><i>Removal of provisions specific to “multi-unit housing” and integration within policies, rules and standards more generally;</i></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>“consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.</p> <p>Consistent with its wider submission, Kāinga Ora seeks further enabling height limits, both within the MUZ generally, and further height increases in locations where the MUZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD.</p> <p>Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the provisions.</p>	<ol style="list-style-type: none"> <li>4. <u>Review and increase height limits, both generally and in accordance with walkable catchments within proximity of the City Centre and Rapid Transit Stops. In places, this will require the introduction of a height variation control;</u></li> <li>5. <u>Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values;</u></li> <li>6. <u>Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’; and</u></li> <li>7. <u>Consequential changes to the numbering of provisions following changes sought throughout chapter.</u></li> </ol>
<i>Introduction text</i>	Support	Kāinga Ora generally supports the introduction of the zone as proposed.	<p>The Mixed Use Zone provides for a wide range of activities, including residential, retail, commercial, recreational and community activities.</p> <p>The mixture of activities in the zone and its medium-scale built form create an attractive, vibrant and safe environment for workers, residents and the community it serves.</p> <p>As well as enabling a range of residential and non-residential activities, the Mixed Use Zone also provides for light industrial activities. However, these light industrial activities will be assessed on a case by case basis through a resource consent process to address their suitability for the zone and any potential adverse effects on existing activities.</p> <p>The Mixed Use Zone enables residential activities and provides employment opportunities. It needs to be noted that, due to the wide range of non-residential activities provided for and the potential for light industrial activities to establish, this zone may have fewer day-to-day conveniences and different amenity levels for residents than other commercial or residential zones.</p>
<b>Objectives</b>			

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>MUZ-01 Purpose of the Mixed Use Zone</i>	Support in part	Kāinga Ora generally supports this objective, with amendments requested to more readily recognise that residential activities are equally anticipated in this zone.  Amendment sought.	The Mixed Use Zone accommodates a wide range of activities, including commercial, <u>residential</u> , recreational, community and compatible light industrial activities, that service both businesses and surrounding residential catchments, <del>as well as residential activities.</del>
<i>MUZ-02 Character and amenity values of the Mixed Use Zone</i>	Support in part	Kāinga Ora generally supports this objective, with amendments requested to recognise the evolving nature of the urban environment.	<i>Rename Objective title as follows:</i>  <u>MUZ-02 Planned urban built environment of the Mixed Use Zone</u>  The Mixed Use Zone is a vibrant, attractive and safe urban environment, with well-designed buildings and sites that: <ol style="list-style-type: none"> <li>1. Reflect the mix of activities in the area;</li> <li>2. Are generally of a medium-rise scale; and</li> <li>3. Contribute positively to and integrate well with the <u>planned urban built form of the</u> surrounding area.</li> </ol>
<i>MUZ-03 Managing the scale of use and development at zone interface</i>	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the statements within the objective.  Amendments sought.	Use and development within the Mixed Use Zone: <ol style="list-style-type: none"> <li>1. Are of an appropriate scale and proportion for the <u>planned urban form of the</u> zone; and</li> <li>2. <del>Have minimal</del> <u>Minimise</u> adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones.</li> </ol>
<b>Policies</b>			
<i>MUZ-P1 Appropriate activities</i>	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.  Amendments sought.	Enable activities that are consistent with the <u>planned</u> purpose, <del>character and amenity values and urban built form</del> of the Mixed Use Zone, which provides for a large variety of compatible activities.
<i>MUZ-P2 Residential activity</i>	Support in part	Kāinga Ora supports the enabling policy direction that explicitly provides for residential activities in the Mixed Use Zone.	Provide for residential activity where: <ol style="list-style-type: none"> <li>1. Any residential unit is designed to <u>incorporate adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities.;</u></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p><del>a. — Ensure that indoor noise and ventilation levels are appropriate for occupants; and</del></p> <p><del>b. — Provide for the amenity values of occupants in respect of outlook, privacy, daylight and site design;</del></p> <p><del>2. — It is consistent with the Mixed Use Zone Design Guide contained in APP5 Mixed Use Zone Design Guide; and</del></p> <p><del>3. — Reverse sensitivity effects on commercial activities are minimised.</del></p>
<i>MU-P3 Other activities</i>	Support in part	<p>Kāinga Ora supports the general intent of this policy, but amendments are requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p><del>Only allow Provide</del> for other activities where:</p> <ol style="list-style-type: none"> <li>1. <del>Any significant aA</del> adverse effects, including reverse sensitivity effects, can be avoided, remedied or mitigated;</li> <li>2. The intensity and scale of the activity is consistent with the <u>planned urban built environment anticipated character and amenity values</u> of the Mixed Use Zone;</li> <li>3. The design and location of any <u>onsite</u> parking areas, vehicle access and servicing arrangements maintain streetscape amenity and do not compromise pedestrian and cyclist safety;</li> <li>4. For any retirement village:             <ol style="list-style-type: none"> <li>a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and</li> <li>b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised;</li> </ol> </li> <li>5. <u>Activation is achieved along identified street frontages; Any change to an active street frontage identified on the planning maps is consistent with the relevant frontage provisions of the Mixed Use Zone Design Guide contained in APP5 Mixed Use Zone Design Guide;</u> and</li> <li>6. The activity is of a size and scale that:             <ol style="list-style-type: none"> <li>a. Does not compromise activities that are enabled within the zone; and</li> <li>b. Does not undermine the role and function of the <u>Industrial or City Centre Zones</u>.</li> </ol> </li> </ol>
<i>MUZ-P4 Inappropriate activities</i>	Support in part	<p>Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.</p>	<p>Avoid activities that are incompatible with the <u>planned urban built form, role, and function anticipated purpose, character and amenity values</u> of the Mixed Use Zone <u>where effects cannot be mitigated or managed</u>.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendments sought.	
<i>MUZ-P5 Built development</i>	Support in part	<p>Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>Provide for built development that:</p> <ol style="list-style-type: none"> <li>1. Is <del>of a scale that is</del> compatible with the <u>planned urban built form</u>, role and function of the Mixed Use Zone;</li> <li>2. <del>Reflects the anticipated medium density scale and built character of the Mixed Use Zone;</del></li> <li>3. Is well designed and contributes to an attractive mixed-use environment; <u>and</u></li> <li>4. Provides active street frontages in locations identified on the planning maps; <del>and</del></li> <li>5. <del>Is consistent with the Mixed Use Zone Design Guide contained in APP5 Mixed Use Zone Design Guide.</del></li> </ol>
<i>MUZ-P6 Public space interface</i>	Support in part	<p>Kāinga Ora generally supports the intent of this policy, however,</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments are sought.</p>	<p>Provide for development that:</p> <ol style="list-style-type: none"> <li>1. Creates <u>an attractive a positive</u> interface with the public space through high quality building designs;</li> <li>2. Ensures any parking, storage and servicing areas are visually unobtrusive and preferably located within or to the rear of the building;</li> <li>3. Where located along an active street frontage identified on the planning maps, creates a positive interface with the public space and <u>contributes to the streetscape well defined open spaces through by ensuring:</u> <ol style="list-style-type: none"> <li>a. Buildings that are oriented towards the front boundary of the site;</li> <li>b. Transparent glazing on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and</li> <li>c. Obvious and highlighted public entrances; and</li> </ol> </li> <li>4. <del>Is consistent with the Mixed Use Zone Design Guide contained in APP5 Mixed Use Zone Design Guide.</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>MUZ-P7 Interface with Residential and Open Space Zone</i>	Support	Kāinga Ora supports this policy	<i>Retain as notified</i>
<b>Rules</b>			
<i>MUZ-R1 Buildings and structures, including additions and alterations</i>	Support in part	<p>Kāinga Ora supports this rule in part – with amendments a follows:</p> <ol style="list-style-type: none"> <li>1. Rule MUZ-R1(1)(2) – seek amendment to introduce a non-notification statement for limited notification where development exceeds the 450m<sup>2</sup> GFA threshold. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of identified parties.</li> <li>2. Rule MUZ-R1(1)(3) – seek amendment to introduce a non-notification statement for limited notification where there is non-compliance with MUZ-S4 (Active Street Frontages). Kāinga Ora considers that this standard manages streetscape/public interface issues and does not consider that the consent process would benefit from identification of identified parties.</li> <li>3. Seek inclusion of a note statement, which recognises that the Council’s design guidance for Mixed Use zones is a tool that can be used to assist in assessing proposals against. Consistent with the overarching submission, Kāinga Ora does not support Design Guides being included in the District Plan as statutory documents.</li> </ol> <p>Amendments are sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>a. The gross floor area of the new building does not exceed 450m<sup>2</sup>;</li> <li>b. Any addition to an existing building does not result in the total gross floor area of the building exceeding 450m<sup>2</sup>; and</li> <li>c. Compliance is achieved with:               <ol style="list-style-type: none"> <li>i. MUZ-S1;</li> <li>ii. MUZ-S2;</li> <li>iii. MUZ-S3;</li> <li>iv. MUZ-S4;</li> <li>v. MUZ-S5; and</li> <li>vi. MUZ-S6.</li> </ol> </li> </ol> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with MUZ-R1-1.a or MUZ-R1-1.b.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in MUZ-P5 and MUZ-P6.</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly <u>and limited</u> notified in accordance with sections <u>95A</u> <u>and 95B</u> of the RMA.</p> <p><b>3. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with MUZ-S1, MUZ-S2, MUZ-S3, MUZ-S4, MUZ-S5 or MUZ-S6.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard.</li> </ol> <p>Notification:</p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ul style="list-style-type: none"> <li>An application under this rule where compliance is not achieved with MUZ-S2, MUZ-S3, <del>MUZ-S4</del> or MUZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> <li>An application under this rule where compliance is not achieved with <u>MUZ-S4</u> and MUZ-S5 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> </ul> <p><u>Note:</u> <u>Acceptable means of achieving best practice urban design guidance is contained within Porirua City Council's Mixed Use Design Guidelines.</u></p>
MUZ-R2 Construction activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R3 Retail activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R4 Commercial service activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R5 Office	Support in part	<p>Kāinga Ora opposes the 200m<sup>2</sup> threshold for office space and seeks an increase to 450m<sup>2</sup>. The Mixed Use Zone should be enabling of a range of activities and Kāinga Ora does not consider that this increase will adversely affect the role and function of the City Centre.</p> <p>Amendment sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>The gross floor area per tenancy does not exceed <u>450m<sup>2</sup></u> <del>200m<sup>2</sup></del>; and</li> <li>Compliance is achieved with MUZ-S6.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with MUZ-R5-1.a.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in MUZ-P3.</li> </ol> <p><b>3. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with MUZ-S6.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion of any infringed standard.</li> </ol> <p>Notification:</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			An application under this rule where compliance is not achieved with MUZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.
MUZ-R6 Entertainment facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R7 Food and beverage activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R8 Visitor accommodation	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R9 Healthcare activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R10 Educational facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R11 Community facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R12 Large format retail activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R12 Drive-through activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R14 Residential activity and residential unit	Oppose	<p>Kāinga Ora opposes this rule, with the exception that it supports residential activity being recognised as a permitted activity. Kāinga Ora also seeks explicit permitted activity status for supported residential care activity in the MUZ. A change to the rule title is requested to reflect this.</p> <p>Kāinga Ora opposes a limit being placed on the number of residential units that may be constructed in the Mixed Use Zone as a Permitted Activity. Porirua is identified as a Tier 1 council in the NPS-UD and accordingly PDP provisions should be enabling of a variety of housing typologies without introducing unnecessary regulatory</p>	<p><i>Change title of Rule MUZ-R14 as follows:</i></p> <p><u>MUZ-R14 Residential activity, residential unit, and supported residential care activity</u></p> <p><b>1. Activity status: Permitted</b></p> <p><i>Where:</i></p> <p><del>a. — No more than two residential units occupy the site; and</del></p> <p><del>b. — Compliance is achieved with <u>MUZ-S5</u>.</del></p> <p><del><b>2. Activity status: Restricted discretionary</b></del></p> <p><del><i>Where:</i></del></p>

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		<p>constraint. The PDP appropriately manages effects associated with residential development in commercial zones, such as minimising reverse sensitivity through minimum noise insulation/mechanical ventilation standards and provision of onsite amenity. Resource consent is required where compliance is not achieved with these standards (MUZ-R1), which is sufficient and appropriate. This is also consistent with other Councils in the regional context.</p> <p>Kāinga Ora does not consider it necessary to specify that compliance must be achieved with MUZ-S5 for a residential development, as these are already controlled through MUZ-R1.</p> <p>Amendment sought.</p>	<p><del>a. — Compliance is not achieved with MUZ-R14-1.a.</del></p> <p><del><b>Matters of discretion are restricted to:</b></del></p> <p><del>1. — The matters in <u>MUZ-P2</u> and <u>MUZ-P6</u>.</del></p> <p><del><b>Notification:</b></del> <del>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></p> <p><del><b>3. Activity status: Restricted discretionary</b></del></p> <p><del><b>Where:</b></del></p> <p><del>a. — Compliance is not achieved with <u>MUZ-S5</u>.</del></p> <p><del><b>Matters of discretion are restricted to:</b></del></p> <p><del>1. — The matters of discretion of any infringed standard.</del></p> <p><del><b>Notification:</b></del> <del>An application under this rule where compliance is not achieved with <u>MUZ-S5</u> is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</del></p>
MUZ-R15 Retirement village	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R16 Trade supplier	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R17 Light industrial activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R18 Emergency service facility	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
MUZ-R19 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>

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<i>MUZ-R20 Industrial activity other than light industrial activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>MUZ-R21 Primary production</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>MUZ-R22 Rural activities other than primary production</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<b>Standards</b>			
<i>MUZ-S1 Height</i>	Support in part	<p>Consistent with its wider submission, Kāinga Ora seeks further enabling height limit within the MUZ generally. In addition, Kāinga Ora also seeks further height increases in locations where the MUZ is within a walkable catchment of the City Centre and/or a Rapid Transit Stop, as directed by the NPS-UD. This will require the introduction of a height variation control in specific locations. Consequential changes are sought to the provisions so that they reflect the NPS-UD.</p> <p>Kāinga Ora seeks amendments to the matters of discretion, which speak more specifically to consideration of a proposal in the context of the planned urban built form.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>1. All buildings and structures must not exceed a maximum height above ground level of <u>16m</u> <del>12m</del>, except that:</p> <ol style="list-style-type: none"> <li>An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater; and</li> <li>Any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height.</li> </ol> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> <li>Solar water heating components provided these do not exceed the height by more than 1m;</li> <li>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;</li> <li>Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or</li> <li>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.</li> <li>Lift overruns provided these do not exceed the height by more than 1m.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The location, design and appearance of the building or structure;</li> <li>Any adverse effects on the streetscape <u>taking into account the context, topography of the site and its surrounds and planned urban built form</u>;</li> <li>Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;</li> <li>Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area; <u>and</u></li> </ol>

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			<p>5. Whether an increase in building height results from a response to natural hazard mitigation; <u>and</u></p> <p><del>6.—Consistency with the Mixed Use Zone Design Guide—</del></p>
<i>MUZ-S2 Height in relation to boundary</i>	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
<i>MUZ-S3 Setback</i>	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
<i>MUZ-S4 Active street frontage</i>	Support in part	<p>Kāinga Ora generally supports this standard but seeks a change to the language to align with that used in the planning maps. Alternatively, Kāinga Ora would accept the terms used to label the planning maps being altered to reflect consistency of terminology.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>1. For sites with primary <del>frontage street-facing façade</del> controls identified on the planning maps:</p> <ol style="list-style-type: none"> <li>a. At least 20% of the ground floor building frontage must be display windows or transparent glazing; and</li> <li>b. The principal public entrance to the building must be located on the front boundary.</li> </ol> <p>2. For sites with secondary <del>frontage street-facing façade</del> controls identified on the planning maps at least 10% of the ground floor building frontage must be display windows or transparent glazing.</p> <p>Except that:</p> <ul style="list-style-type: none"> <li>• The active street frontage requirements do not apply to residential activities and residential units on the ground floor.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape; <u>and</u></li> <li>2. The ability to reuse and adapt the building for a variety of activities; <u>and</u></li> <li><del>3.—Consistency with the Mixed Use Zone Design Guide—</del></li> </ol>
<i>MUZ-S5 Outdoor living space</i>	Support in part	<p>Kāinga Ora generally supports this standard, but seeks amendments to align the open space requirements with the Council’s Plimmerton Farms Plan Change standards and achieve consistency between Kāinga Ora comments in relation to the open space provisions in the LCZ.</p> <p>Consistent with its overall submission, Kāinga Ora does not support the definition of “multi-unit housing” and</p>	<p>1. Each residential unit located on the ground floor must be provided with an outdoor living space that:</p> <ol style="list-style-type: none"> <li>a. Has a minimum area of 20m<sup>2</sup>;</li> <li>b. Has a minimum dimension of 3m;</li> <li>c. Is directly accessible from a habitable room <u>or kitchen</u> in the residential unit to which it relates; and</li> <li>d. Is free of buildings, parking spaces and manoeuvring areas.</li> </ol>

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		<p>seeks consequential changes to the PDP.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that:</p> <ol style="list-style-type: none"> <li>Has a minimum area of <del>6m<sup>2</sup> 10m<sup>2</sup></del>;</li> <li>Has a minimum dimension of <u>1.8m 2m</u>; and</li> <li>Is directly accessible from a habitable room <u>or kitchen</u> in the residential unit to which it relates.</li> </ol> <p>3. <del>For multi-unit housing, the</del> outdoor living space can be provided as private space and shared space provided that:</p> <ol style="list-style-type: none"> <li>Each residential unit is provided with a private outdoor living space that has a minimum area of <del>6m<sup>2</sup> 10m<sup>2</sup></del> with a minimum dimension of <u>1.8m 2m</u>, that is directly accessible from a habitable room <u>or kitchen</u> in the residential unit to which it relates;</li> <li>The shared outdoor living space has a minimum area of 20m<sup>2</sup> with a minimum dimension of 3m; and</li> <li>Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>Whether adequate useable space is provided to accommodate outdoor activities;</li> <li>Whether there are topographical or other site constraints that make compliance with the standard impractical; <u>and</u></li> <li>The proximity of the residential unit to accessible public open space; <del>and</del></li> <li><del>Consistency with the Mixed Use Zone Design Guide.</del></li> </ol>
<p><i>MUZ-S6 Screening and landscaping of service areas, outdoor storage areas and parking areas</i></p>	<p>Support in part</p>	<p>Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendment sought.</p>	<ol style="list-style-type: none"> <li>Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a fence or landscaping where they are visible from any:             <ol style="list-style-type: none"> <li>Public road;</li> <li>Other public space; and</li> <li>Directly adjoining site zoned General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.</li> </ol> </li> <li>Any on-site parking area must:             <ol style="list-style-type: none"> <li>Be fully screened by a fence or landscaping from any directly adjoining site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation.</li> </ol> </li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>b. If located along a street edge, provide a landscaping strip along the frontage, that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants without preventing the provision of an entry point to the site.</p> <p>Except that:</p> <ul style="list-style-type: none"> <li>The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>Any adverse effects on the streetscape;</li> <li>The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading;</li> <li>The service, storage and parking needs of the activity; <u>and</u></li> <li>The size and location of service, storage and parking areas; <del>and</del></li> <li><del>Consistency with the Mixed Use Zone Design Guide.</del></li> </ol>
<b>Part 3: Area Specific Matters: Commercial and Mixed Use Zones – CCZ – City Centre Zone</b>			
<i>Overview of chapter</i>	Support in part	<p>Kāinga Ora generally supports the City Centre Zone but seeks an extension to the spatial extent and amendment to the way height is limited.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be “consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.</p> <p>Amendments are sought throughout this chapter to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the</p>	<p><i>Kāinga Ora seeks consequential changes consistent with its overall submission on the Plan. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>Deletion of reference to Design Guides and requirement that development be “consistent” with these to achieve compliance;</i></li> <li><i>Review and re-drafting of notification exclusion clauses;</i></li> <li><i>Change language to align with NPS-UD - “planned built urban form” in anticipation of changing character and associated amenity values;</i></li> <li><i>Increased spatial extent and consequential changes;</i></li> <li><i>Review and amendment to height standard and consequential changes;</i></li> <li><i>Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’; and</i></li> <li><i>Consequential changes to the numbering of provisions following changes sought throughout chapter.</i></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		intended future state of the urban environment. Amendments are also sought to simplify the provisions.	
<i>Introduction text</i>	Support in part	<p>Kāinga Ora generally supports the overview of the zone as proposed.</p> <p>Amendments are sought to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.</p> <p>Amendments sought.</p>	<p>The Porirua City Centre is the primary commercial centre at the heart of the City. <del>It is characterised by a medium-tall</del> <u>has a planned urban built form that reflects a</u> high density built environment <del>and with</del> high-quality public spaces. The City Centre Zone provides for a diverse range of commercial, retail, community and recreational activities and offers a variety of employment and living opportunities.</p> <p>The City Centre Zone <del>encourages</del> <u>enables</u> high-density residential developments such as apartments above ground floor that will contribute to providing wider housing choices for the City. There is also the opportunity for redevelopment within the City centre where there are areas of land that are not being used as intensively as <u>is enabled by the planned urban built form of the zone</u> <del>they could be</del>.</p> <p>Activities and buildings along identified active street frontages interact with the streets and public spaces and contribute to a vibrant and attractive City centre. New buildings and development are well designed and reflect the high-quality urban environment.</p> <p>The land to the west of Titahi Bay Road, bound by Heriot Drive, Lyttleton Avenue Titahi Bay Road and Hagley Street and widely referred to as Bunnings Bank, is included within the City Centre Zone. Specific provisions for this area support a variety of development options, including residential development, while still enabling development that is consistent with the underlying City Centre Zone.</p>
<b>Objectives</b>			
<i>CCZ-01 Purpose of the City Centre Zone</i>	Support	Kāinga Ora supports this objective.	<i>Retain as notified.</i>
<i>CCZ-02 Character and amenity values of the City Centre Zone</i>	Support in part	<p>Kāinga Ora generally supports this objective, but seeks a change to the objective’s title to reflect language within the NPS-UD.</p> <p>Amendment is also sought to include further direction with regard to the outcome that is sought with the planned urban built form in the CCZ.</p> <p>Amendment sought.</p>	<p><i>Rename Objective title as follows:</i></p> <p><u>CCZ-02 Planned urban built environment of the City Centre Zone</u></p> <p>The <del>scale, form and design of use and development</del> <u>planned urban built form</u> in the City Centre is characterised by:</p> <ol style="list-style-type: none"> <li>1. A built form that is compact and reflects the high-density environment of the City Centre;</li> <li>2. A built environment that is versatile, well designed and of high quality and contributes to attractive and safe public spaces; and</li> </ol>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			3. An urban environment that is an attractive place to live, work and visit.
<b>Policies</b>			
<i>CCZ-P1 Appropriate activities</i>	Support in part	Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.  Amendments sought.	Enable activities that are compatible with the <u>planned purpose, character and amenity values and urban built form</u> of the City Centre Zone.
<i>CCZ-P2 Residential activity</i>	Support in part	Kāinga Ora supports the enabling policy direction that explicitly provides for residential activities in the City Centre Zone.  Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.  Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.  Rewording of point 3 and deletion of point 5 is also sought, to simplify the policy.  Amendments sought.	Provide for <del>more intensive</del> <u>high density</u> residential activity where: 1. It is located above ground floor, except for: a. The Bunnings Bank site as identified in <u>CCZ-Figure 1</u> , where residential activity on the ground floor is enabled; 2. It does not <del>interrupt or preclude</del> <u>compromise</u> an ongoing active street frontage that provides a positive interface with the public space; <u>and</u> 3. Any residential unit is designed to <u>incorporate adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities.</u> a. <del>Ensure that indoor noise and ventilation levels are appropriate for occupants; and</del> b. <del>Provide for the amenity values of occupants in respect of outlook, privacy, daylight and site design;</del> 4. <del>It is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide; and</del> 5. <del>Reverse sensitivity effects on commercial activities are minimised.</del>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
CCZ-P3 Other activities	Support in part	<p>Kāinga Ora supports the general intent of this policy, but consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Kāinga Ora seeks inclusion of a statement that provides for activities not otherwise anticipated where they support the role and function of the city centre (in alignment with CCZ-O1). Consequential change made to numbering within this policy.</p> <p>Amendments sought.</p>	<p><del>Only allow</del> <u>Provide</u> for other activities where:</p> <ol style="list-style-type: none"> <li>7. Any significant adverse effects, including reverse sensitivity effects on the continued operation of established activities, can be avoided, remedied or mitigated;</li> <li>8. The intensity and scale of the activity is consistent with the <del>anticipated character and amenity values</del> <u>planned urban built form</u> of the City Centre Zone and does not compromise activities that are enabled within the zone;</li> <li>9. <u>The activity supports the role and function of the City Centre;</u></li> <li>10. For any retirement village:               <ol style="list-style-type: none"> <li>a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and</li> <li>b. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimised; and</li> <li>c. <del>Activation is achieved along identified street frontages. Any change to an active street frontage identified on the planning maps is consistent with the City Centre Zone Design Guide contained in APP4 City Centre Zone Design Guide.</del></li> </ol> </li> </ol>
CCZ-P4 Inappropriate activities	Support in part	<p>Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment.</p> <p>Amendments sought.</p>	<p>Avoid activities that are incompatible with the <u>planned urban built form, role, and function</u> <del>anticipated purpose, character and amenity values</del> of the City Centre Zone <u>where effects cannot be mitigated or managed.</u></p>
CCZ-P5 Built development	Support in part	<p>Kāinga Ora generally supports the intent of this policy, with amendments requested to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are also sought to simplify the policy.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p>	<p>Provide for <del>and encourage</del> high quality and high-density built development that:</p> <ol style="list-style-type: none"> <li>1. Acknowledges and reflects the <u>planned purpose and urban built form purpose, scale and context</u> of the City Centre Zone;</li> <li>2. <del>Aligns with the anticipated compact, high-density character envisaged for the City Centre Zone;</del></li> <li>3. Is well designed and contributes actively to creating safe and vibrant public spaces;</li> <li>4. Provides active street frontages in locations identified on the planning maps;</li> <li>5. Provides visual interest by using a variety of building forms, materials and colours; <u>and</u></li> <li>6. <del>Is consistent with the City Centre Zone Design Guide contained in APP4 City Centre Zone Design Guide; and</del></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>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.</p>
<i>CCZ-P6 Public space interface</i>	Support in part	<p>Kāinga Ora generally supports the intent of this policy, however, consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments are also sought to simplify the policy.</p> <p>Amendments are sought.</p>	<p>Where located along an active street frontage identified on the planning maps, require development to provide <u>an attractive a-positive</u> interface with the public space and <u>the streetscape by ensuring</u>; <del>contribute to creating well defined public spaces through:</del></p> <ol style="list-style-type: none"> <li>1. Buildings <del>that are</del> built up to the front boundary of the site;</li> <li>2. Continuous active street frontages <u>is provided</u>;</li> <li>3. Verandas or other forms of pedestrian shelter <u>is provided</u>;</li> <li>4. Transparent glazing <u>is incorporated</u> on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage;</li> <li>5. Obvious and highlighted public entrances <u>are provided</u>; <u>and</u></li> <li>6. Visually unobtrusive parking, storage and servicing areas; <u>are located</u> preferably within or to the rear of the building; <del>and</del></li> <li>7. <del>Consistency with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide.</del></li> </ol>
<i>CCZ-P7 Carparking</i>	Support in part	<p>Kāinga Ora generally supports the intent of this policy, however, consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>Only allow for ground level car parking where:</p> <ol style="list-style-type: none"> <li>1. It is not located along a primary frontage identified on the planning maps; <u>and</u></li> <li>2. Any adverse effects on the amenity and quality of the streetscape and public open spaces can be minimised; <del>and</del></li> <li>3. <del>It is consistent with the City Centre Zone Design Guide contained in APP4-City Centre Zone Design Guide.</del></li> </ol>
<b>Rules</b>			
<i>CCZ-R1 Redevelopment, alteration and repair of existing buildings and structures</i>	Support in part	<p>Kāinga Ora generally supports this rule but seeks amendment to introduce a non-notification statement for limited notification where development complies with all standards. Kāinga Ora considers that this rule this is in place to require a design-based assessment,</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>a. The external building form (floor area and height) of the existing building remains unchanged.</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>and does not consider that the consent process would benefit from identification of affected parties.</p> <p>Amendments sought.</p>	<p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R1-1.a; and</li> <li>b. Compliance is achieved with               <ul style="list-style-type: none"> <li>i. CCZ-S1;</li> <li>ii. CCZ-S2;</li> <li>iii. CCZ-S3;</li> <li>iv. CCZ-S4;</li> <li>v. CCZ-S5; and</li> <li>vi. CCZ-S6</li> </ul> </li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in CCZ-P5, CCZ-P6, and CCZ-P7.</li> </ol> <p><b>Notification:</b> 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> <p><b>3. Activity status: Discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, and CCZ-S6.</li> </ul>
<i>CCZ-R2 Erection, construction and development of additions to existing buildings and structures</i>	Support in part	<p>Kāinga Ora generally supports this rule but seeks amendment to introduce a non-notification statement for limited notification where development complies with all standards. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of affected parties.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. The gross floor area of the additions is less than 5% of the gross floor area of the existing building.</li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-R2-1.a; and</li> <li>b. Compliance is achieved with               <ul style="list-style-type: none"> <li>i. CCZ-S1;</li> <li>ii. CCZ-S2;</li> <li>iii. CCZ-S3;</li> <li>iv. CCZ-S4;</li> <li>v. CCZ-S5; and</li> </ul> </li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p style="text-align: center;">vi. CCZ-S6</p> <p><b>Matters of discretion are restricted to:</b> 2. The matters in CCZ-P5, CCZ-P6, and CCZ-P7.</p> <p><b>Notification:</b> 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> <p><b>3. Activity status: Discretionary</b> Where: a. Compliance is not achieved with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, and CCZ-S6.</p>
<i>CCZ-R3 Erection, construction and development of minor ancillary buildings and structures</i>	Support in part	<p>Kāinga Ora generally supports this rule but seeks amendment to introduce a non-notification statement for limited notification where development complies with all standards. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of affected parties.</p> <p>Amendments sought.</p>	<p><b>1. Activity status: Permitted</b> Where: a. The building or structure is ancillary to an activity already established on the site; b. The building or structure is not located along a primary frontage identified on the planning maps; c. The gross floor area of the building or structure is less than 25m<sup>2</sup>; d. The height of the building or structure is less than 3m; and e. The building or structure is screened and not visible from any public road or other public space.</p> <p><b>2. Activity status: Restricted discretionary</b> Where: a. Compliance is not achieved with CCZ-R3-1; and b. Compliance is achieved with: i. CCZ-S1; ii. CCZ-S2; iii. CCZ-S3; iv. CCZ-S4; v. CCZ-S5; and vi. CCZ-S6.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters in CCZ-P5, CCZ-P6 and CCZ-P7.</p> <p><b>Notification:</b> 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> <p><b>3. Activity status: Discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5 or CCZ-S6.</p>
CCZ-R4 <i>Demolition of removal of an existing building or structure</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R5 <i>Retail Activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R6 <i>Commercial service activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R7 <i>Office</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R8 <i>Entertainment facility</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R9 <i>Food and beverage activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R10 <i>Healthcare activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R11 <i>Educational facility</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R12 <i>Community facility</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>CCZ-R13 Visitor accommodation</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>CCZ-R14 Residential activity and residential unit</i>	Support in part	Kāinga Ora supports this rule, but seeks explicit permitted activity status to enable “supported residential care activity” in the CCZ. A change to the rule title is requested to reflect this.  Amendment sought.	<i>Change title of Rule CCZ-R14 to</i>  <u>CCZ-R14 Residential activity, residential unit, and supported residential care activity</u>  <i>Otherwise, retain as notified.</i>
<i>CCZ-R15 New buildings and structures</i>	Support in part	Kāinga Ora generally supports this rule but seeks amendment to introduce a non-notification statement for limited notification where development complies with all standards. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of affected parties.  Amendments sought.	<b>1. Activity status: Restricted discretionary</b>  Where: <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. CCZ-S1;</li> <li>ii. CCZ-S2;</li> <li>iii. CCZ-S3;</li> <li>iv. CCZ-S4;</li> <li>v. CCZ-S5; and</li> <li>vi. CCZ-S6.</li> </ul> </li> </ul> <b>Matters of discretion are restricted to:</b> <ul style="list-style-type: none"> <li>1. The matters in CCZ-P5, CCZ-P6 and CCZ-P7.</li> </ul> <b>Notification:</b> 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.  <b>2. Activity status where compliance not achieved: Discretionary</b>  Where: <ul style="list-style-type: none"> <li>a. Compliance is not achieved with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5 or CCZ-S6.</li> </ul>
<i>CCZ-R16 Large format retail activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>CCZ-R17 Emergency service facility</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
CCZ-R18 Retirement village	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R19 Ground Level parking	Oppose	<p>Kāinga Ora opposes this rule as notified and considers ground level carparking should be enabled as a permitted activity where compliance is achieved with standard CCZ-S5. Where this is not achieved, Kāinga Ora consider the activity status should be a Restricted Discretionary Activity, with a non-notification statement precluding both public and limited notification. Kāinga Ora considers that this rule this is in place to require a design-based assessment, and does not consider that the consent process would benefit from identification of affected parties.</p> <p>Amendments sought.</p>	<p><b><u>1. Activity status: Permitted</u></b>  <b><u>Where:</u></b>  a. <u>Compliance is achieved with:</u>  <u>CCZ-S5</u></p> <p><b><u>2. Activity status: Restricted discretionary</u></b>  -  <b><u>Where:</u></b>  a. <u>Compliance is not achieved with:</u>  a. <u>CCZ-R19.1-a.</u></p> <p><b><u>Matters of discretion are restricted to:</u></b>  1. <u>The matters in CCZ-P7.</u></p> <p><b><u>Notification:</u></b>  <u>An application under this rule where compliance is not achieved is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</u></p> <p><del>1. Activity status: <b>Restricted discretionary</b></del>  -  <b><u>Where:</u></b>  b. <del>Compliance is achieved with:</del>  a. <del>CCZ S5 is complied with.</del></p> <p><del>Matters of discretion are restricted to:</del>  2. <del>The matters in CCZ P7.</del></p> <p><del>Notification:</del>  <u>An application under this rule where compliance is not achieved with <u>CCZ S5</u> is precluded from being publicly notified in accordance with section 95A of the RMA.</u></p> <p><del>2. Activity status: <b>Discretionary</b></del>  -  <b><u>Where:</u></b>  a. <del>Compliance is not achieved with <u>CCZ S5.</u></del></p>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
CCZ-R20 Trade supplier	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R21 Drive-through activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R22 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R23 Industrial activity	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R24 Primary production	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-R25 Rural activities other than primary production	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<b>Standards</b>			
CCZ-S1 Height	Oppose	<p>Kāinga Ora opposes the 30m maximum height limit and seeks complete removal of a height limit in the City Centre Zone.</p> <p>The NPS-UD directs Council’s to enable building heights and density to realise as much development capacity as possible. The underlying ground conditions in the City Centre make development in this area expensive, which typically requires greater floor area to make development economically viable. Kāinga Ora seeks no limiting height standard in the City Centre, which can otherwise act as an unnecessary constraining factor to enabling development.</p> <p>Deletion of the existing standard is sought, with</p>	<p><del>1. All buildings and structures must not exceed a maximum height above ground level of 30m.</del></p> <p><del>There are no matters of discretion for this standard.</del></p> <p><u>1. There is no maximum height limit in the City Centre.</u></p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		<p>amendment made.</p> <p>Amendment is sought.</p>	
CCZ-S2 Active Street Frontage	Support in part	<p>Kāinga Ora generally supports this standard but seeks a change to the language to align with that used in the planning maps. Alternatively, Kāinga Ora would accept the terms used to label the planning maps being altered to reflect consistency of terminology.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>1. <del>Along</del> <u>For sites with primary frontages and</u> building lines identified on the planning maps all buildings must be built up to and oriented towards the identified building line and provide a veranda that:</p> <ul style="list-style-type: none"> <li>d. Extends along the entire length of the building frontage;</li> <li>e. Provides continuous shelter with any adjoining veranda; and</li> <li>f. Has a minimum setback of 500mm from any kerb face.</li> </ul> <p>2. For sites with primary <del>street facing façade</del> <u>frontage</u> controls identified on the planning maps:</p> <ul style="list-style-type: none"> <li>c. At least 55% of the ground floor building frontage must be display windows or transparent glazing; and</li> <li>d. The principal public entrance to the building must be located on the front boundary.</li> </ul> <p>3. For sites with secondary <del>street facing façade</del> <u>frontage</u> controls identified on the planning maps at least 35% of the ground floor building frontage must be display windows or transparent glazing.</p>
CCZ-S3 Addressing Porirua Stream	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
CCZ-S4 Location of residential units	Support in part	<p>Kāinga Ora generally supports this standard, but opposes this standard applying generally across the city centre and seeks amendment so that the control applies to identified Active Street Frontages only.</p> <p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>1. <del>All</del> <u>For sites on an identified Active Street Frontage on the planning maps all</u> residential units must be located above ground floor.</p> <p>This standard does not apply to residential development on the Bunnings Bank site as identified in CCZ-Figure 1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The amenity and quality of the streetscape; <u>and</u></li> <li>2. The amenity for the occupiers of the residential units; <del>and</del></li> <li><del>3. Consistency with the City Centre Zone Design Guide.</del></li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
CCZ-S5 Location of parking	Support in part	<p>Kāinga Ora generally supports this standard, however, consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>1. Any on-site ground level car parking must be located within or at the rear of the building that it serves.</p> <p>This standard does not apply to residential development on the Bunnings Bank site as identified in CCZ-Figure 1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The amenity and quality of the streetscape; <u>and</u></li> <li>The parking needs of the activity; <del>and</del></li> <li><del>Consistency with the City Centre Zone Design Guide.</del></li> </ol>
CCZ-S6 Service areas and outdoor storage	Support in part	<p>Kāinga Ora generally supports this standard, however, consistent with its overall submission on the PDP, Kāinga Ora opposes the placement of design guides within the PDP as part of the statutory framework.</p> <p>Kāinga Ora also opposes any requirement for development to be “consistent” with the design guide as this risks this tool being used as a quasi-set of rules.</p> <p>Amendments sought.</p>	<p>1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must:</p> <ol style="list-style-type: none"> <li>Be located to the rear of the building; and</li> <li>Without preventing the provision of a gate or entry point to the site, be fully screened by a fence or landscaping where it is visible from the road or any other public space.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The amenity and quality of the streetscape; <u>and</u></li> <li>The parking needs of the activity; <del>and</del></li> <li><del>Consistency with the City Centre Zone Design Guide.</del></li> </ol>
<b>Part 3: Area Specific Matters: Industrial Zones</b>			
<b>Part 3: Area Specific Matters: Industrial Zones Industrial Zone – GIZ – General Industrial Zone</b>			
Entire Chapter	Support	Kāinga Ora supports this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 3: Area Specific Matters: Open Space and Recreation Zones</b>			
<b>Part 3: Area Specific Matters: Open Space and Recreation Zones – OSZ – Open Space Zone</b>			
Entire Chapter	Support in part	<p>Kāinga Ora generally supports the chapter as proposed.</p> <p>Kāinga Ora seeks deletion of the National Grid provisions in this chapter, consistent with its overall submission on the PDP.</p>	<p><i>Kāinga Ora seeks the following amendments consistent with its overall submission on the Plan.</i></p> <ol style="list-style-type: none"> <li><i>Review and redrafting of the full package of provisions (objectives, policies, rules and definitions) in relation to the National Grid.</i></li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendments sought.	
<b>Part 3: Area Specific Matters: Open Space and Recreation Zones – SARZ – Sport and Active Recreation Zones</b>			
Entire Chapter	Support	Kāinga Ora supports this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 3: Area Specific Matters: Special Purpose Zones</b>			
<b>Part 3: Area Specific Matters: Specific Purpose Zones – SPZ – Special Purpose Zone (BRANZ)</b>			
Entire Chapter	Support	Kāinga Ora supports this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 3: Area Specific Matters: Special Purpose Zones – FUZ – Future Urban Zone</b>			
Overview of chapter	Support in part	<p>Kāinga Ora generally supports the Future Urban Zone and spatial extent as proposed.</p> <p>Consistent with its overall submission Kāinga Ora seeks revised wording of the standard notification clauses so that they clearly deliver the intended benefit of the tool, redrafting of the full package of objectives, policies and rules in relation to the National Grid and refraining from using the term avoid.</p> <p>Amendment sought.</p>	<p><i>Kāinga Ora seeks consequential changes consistent with its overall submission on the PDP. Key areas of concern are (but not limited to):</i></p> <ol style="list-style-type: none"> <li><i>2. Review and re-drafting of notification exclusion clauses;</i></li> <li><i>3. Amend provisions with direct ‘avoid’ statements. This needs to be qualified in light of the King Salmon meaning of ‘avoid’;</i></li> <li><i>4. Review and redrafting of the full package of provisions (objectives, policies, rules and definitions) in relation to the National Grid.</i></li> <li><i>5. Consequential changes to the numbering of provisions following changes sought throughout chapter.</i></li> </ol>
Introduction text	Support in part	<p>Kāinga Ora generally supports the introductory text for the Future Urban Zone, but considers the text in relation to Plimmerton Farm is not relevant. Plimmerton Farm is excluded from the PDP and is intended to have a unique Plimmerton Farm Zone as opposed to being in the Future Urban Zone.</p> <p>Amendment sought.</p>	<p>Council's Housing and Business Capacity Assessment (2019) identified a need for additional land for housing and business purposes over the next thirty-years. The Future Urban Zone applies to Greenfield land that has been identified as being suitable for these purposes. It is a holding zone where land can continue to be used for a range of rural activities, and subdivision and urban development are discouraged until a structure plan is prepared and the land rezoned. Structure planning helps achieve an optimal type, form and extent of urban development, and demonstrates how future development can be adequately serviced by infrastructure.</p> <p>Rural-lifestyle subdivision, use and development, non-farming related industry and commercial activities are discouraged in the Future Urban Zone along with ad hoc urban development. Subdivision and development is restricted to limit fragmentation of land and to maintain the land’s character, amenity and productive capability in the interim.</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p>The Future Urban Zone applies to the Northern Growth Area, Judgeford Hills and Judgeford Flat. The Northern Growth Area and Judgeford Hills are identified as being needed and suitable for residential development. Judgeford Flats is identified as being needed and suitable for industrial use.</p> <p><b>Exception:</b>  <del>The Proposed Porirua District Plan does not apply to the land known as Plimmerton Farm, being Lot 2 DP 489799, 18 State Highway 1, Plimmerton, which is identified on the planning maps. Lot 2 DP 489799 is subject to Proposed Plan Change 18 to the Operative Porirua District Plan.</del></p>
<b>Objectives</b>			
<i>FUZ-01 Purpose of the Future Urban Zone</i>	Support in part	<p>Kāinga Ora generally supports this objective but seeks amendments to</p> <p>Amendment sought.</p>	<p>The Future Urban Zone allows for the continued operation of existing activities and the establishment of new rural use and development that does not compromise the potential of:</p> <ol style="list-style-type: none"> <li>1. The Judgeford Hills and Northern Growth Area to accommodate integrated, serviced and primarily residential urban development;</li> <li>2. The Judgeford Flats area to accommodate integrated, serviced and primarily industrial urban development; and</li> <li>3. Any other areas that <del>have been are</del> subsequently included in the Future Urban Zone, and <del>the ability for these areas are able</del> to accommodate integrated and serviced urban development.</li> </ol>
<i>FUZ-02 Character and amenity values of the Future Urban Zone</i>	Support	Kāinga Ora supports this objective.	<i>Retain as notified.</i>
<i>FUZ-03 Maintaining the development potential of the Future Urban Zone</i>	Support in part	<p>Kāinga Ora generally supports the proposed objective, but requests it is re-worded to make it clearer.</p> <p>Amendment sought.</p>	<p><i>Reword Objective as follows:</i>            FUZ-03 Maintaining the development potential of the Future Urban Zone</p> <p>Use and development in the Future Urban Zone does not <del>result in any of the following</del>:</p> <ol style="list-style-type: none"> <li>1. <del>Result in</del> structures and buildings of a scale and form that <del>will</del> restrict or prevent future urban development;</li> <li>2. <del>Compromise</del> the efficient and effective operation of the local and wider transport network <del>being compromised</del>;</li> </ol>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<ol style="list-style-type: none"> <li>3. <del>Result in T</del>he need for significant upgrades, provisions or extensions to the wastewater, water supply or stormwater networks, or any other infrastructure in advance of future urban development;</li> <li>4. <u>Compromise T</u>he efficient provision of infrastructure <del>being compromised</del>;</li> <li>5. <u>Result in R</u>reverse sensitivity effects when urban development occurs;</li> <li>6. <u>Result in R</u>reverse sensitivity effects on existing rural activities or infrastructure;</li> <li>or</li> <li>7. <u>Compromise T</u>he form or nature of future urban development <del>being compromised</del>.</li> </ol>
<b>Policies</b>			
<i>FUZ-P1 Identifying future urban areas</i>	Support in part	<p>Kāinga Ora generally supports this policy, but requests that the PDP is clearer that the intent of this policy is to rezone land to be in the Future Urban Zone.</p> <p>Consistent with its overarching submission, Kāinga Ora does not support the use of Natural Hazard Overlays.</p> <p>Amendment sought.</p>	<p><del>Identify Rezone</del> areas for future urban development as the Future Urban Zone where these:</p> <ol style="list-style-type: none"> <li>1. Are consistent with the Porirua Urban Growth Strategy 2048 (2019); and               <ol style="list-style-type: none"> <li>a. Avoid significant adverse effects and avoid, remedy or mitigate any other adverse effects on the identified characteristics and values of any areas identified in SCHED9 - Outstanding Natural Features and Landscapes, SCHED7 - Significant Natural Areas, SCHED11 - Coastal High Natural Character Areas and SCHED10 - Special Amenity Landscapes; and</li> <li>b. Will not result in an increase in risk to people’s lives and properties within any area located in a Natural Hazard area <del>Overlay</del> or a Coastal Hazard Overlay; or</li> </ol> </li> <li>1. Are of a size, scale and location which could accommodate comprehensive and integrated future development that:               <ol style="list-style-type: none"> <li>1. Is serviced by infrastructure or planned to be serviced by infrastructure in the Council’s Long Term Plan;</li> <li>2. Is connected to or planned to be connected to the transport network;</li> <li>3. Avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and values of any areas identified in SCHED9 - Outstanding Natural Features and Landscapes, SCHED7 - Significant Natural Areas, SCHED11 - Coastal High Natural Character Areas and SCHED10 - Special Amenity Landscapes; and</li> <li>4. Will not result in an increase in risk to people’s lives and properties within any area located in a <u>Natural Hazard Overlay</u> or a <u>Coastal Hazard Overlay</u>.</li> </ol> </li> </ol>
<i>FUZ-P2 Urban development</i>	Support in part	Kāinga Ora generally supports this policy. Small changes sought to the language within this policy.	<del>Only pP</del> rovide for urban development <del>within a the</del> Future Urban Zone when:

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		Amendment sought.	<ol style="list-style-type: none"> <li>1. A comprehensive structure plan for the area has been developed in accordance with the guidelines contained in APP11 - Future Urban Zone Structure Plan Guidance and adopted by Porirua City Council; and</li> <li>2. The area has been rezoned as a Development Area which enables urban development.</li> </ol>
<i>FUZ-P3 Intended use of future urban areas</i>	Support	Kāinga Ora supports this policy.	<i>Retain as notified.</i>
<i>FUZ-P4 Appropriate use and development</i>	Support	Kāinga Ora supports this policy.	<i>Retain as notified.</i>
<i>FUZ-P5 Potentially inappropriate activities</i>	Support in part	Kāinga Ora generally supports this policy.  Amendment sought.	<p><del>Only a</del> Allow activities that are potentially incompatible with the purpose, character and amenity values of the Future Urban Zone where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The site design, layout and scale of the activity is compatible with the character and amenity values of the Future Urban Zone;</li> <li>2. There is no more than one principal residential unit and one minor residential unit per site;</li> <li>3. There is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available;</li> <li>4. Areas of indigenous vegetation are retained where practicable;</li> <li>5. It does not compromise the future intended use of the Future Urban Zone;</li> <li>6. It avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and</li> <li>7. There are measures to internalise effects and <del>avoid</del> <b>manage</b> conflict and potential reverse sensitivity effects on activities anticipated in the Future Urban Zone.</li> </ol>
<i>FUZ-P6 Inappropriate use and development</i>	Support in part	Kāinga Ora generally supports this policy but consistent with its overall submission does not support the use of 'avoid' without a qualifying statement.  Amendment sought.	<del>Discourage Avoid</del> use and development that may result in the future development potential of the Future Urban Zone being compromised.
<b>Rules</b>			
<i>FUZ-R1 Building activity, including additions and alterations, excluding</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>fences and standalone walls</i>			
<i>FUZ-R2 Building and structures, including additions and alterations, within the National Grid Yard</i>	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p><del>1. Activity status: Permitted</del>  <del>Where:</del></p> <ul style="list-style-type: none"> <li><del>a. The building or structure is a non-habitable farm or horticulture structure or building or a stockyard or platform ancillary to milking/dairy sheds (excluding commercial greenhouses, wintering barns, produce packing facilities and milking/dairy sheds);</del></li> <li><del>b. The building or structure is a fence that is no greater than 2.5m in height and is located no closer than:               <ul style="list-style-type: none"> <li><del>i. 6m from the outer visible edge of a foundation of a National Grid transmission line tower; or</del></li> <li><del>ii. 5m from the outer visible edge of a foundation of a National Grid transmission line pole; or</del></li> </ul> </del></li> <li><del>c. The building or structure is an artificial crop protection structure or crop support structure is no greater than 2.5m in height and is located at least 8m from a National Grid transmission line pole;</del></li> <li><del>d. The building or structure is an accessory building that is associated with an existing residential activity and is less than 10m<sup>2</sup> in area and 2.5m in height; and</del></li> <li><del>e. Any alterations to an existing building or structure that is used for a sensitive activity do not result in an increase to the building or structure height or footprint.</del></li> </ul> <p><del>Note:</del></p> <ul style="list-style-type: none"> <li><del>• To avoid doubt, FUZ-R1 also applies.</del></li> <li><del>• Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.</del></li> </ul> <p><del>2. Activity status: Non-complying</del>  <del>Where:</del></p> <ul style="list-style-type: none"> <li><del>a. Compliance is not achieved with FUZ-R2-1.a, FUZ-R2-1.b, FUZ-R2-1.c, FUZ-R2-1.d, or FUZ-R2-1.e.</del></li> </ul>



Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<p><del>Notification:</del></p> <ul style="list-style-type: none"> <li><del>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></li> <li><del>• When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower.</del></li> </ul>
<i>FUZ-R3 Rainwater tanks</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R4 Fences and standalone walls</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R5 Construction activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R6 Conservation activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R7 Rural activity other than primary production</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R8 Primary production, excluding quarrying activity, mining, intensive indoor primary production and rural industry</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R9 Residential activity and residential units</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R10 Home business</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R11 Visitor accommodation</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>FUZ-R12 Educational facility</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R13 Activities within the National Grid Yard</i>	Oppose	<p>Kāinga Ora opposes the National Grid provisions in its current proposed state and seeks the full package of provisions (objectives, policies, rules and definitions) including the spatial extent of the overlay shown in the PDP is amended.</p> <p>Kāinga Ora acknowledges the need for the PDP to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, the proposed National Grid provisions are overly restrictive and do not efficiently manage sensitive activities within close proximity to and under the National Grid.</p> <p>Deletion sought.</p>	<p><del>1. Activity status: Permitted</del>  <del>Where:</del>  a. <del>The activity is not a sensitive activity.</del></p> <p><del>2. Activity status: Non-complying</del>  <del>Where:</del>  a. <del>Compliance is not achieved with FUZ-R13-1.a.</del></p> <p><del>Notification:</del></p> <ul style="list-style-type: none"> <li><del>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></li> <li><del>• When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on Transpower.</del></li> </ul>
<i>FUZ-R14 Activities within the Gas Transmission Pipeline Corridor</i>	Support in part	<p>Kāinga Ora generally supports this rule but consistent with its overall submission seeks amendments to notification provisions to reflect that First Gas Ltd will be given specific consideration in relation to potential reverse sensitivity effects, rather than in relation to ‘any adverse effect’.</p> <p>Amendment sought.</p>	<p><b>1. Activity status: Permitted</b>  Where:  a. The activity is not a sensitive activity.</p> <p><b>2. Activity status: Restricted discretionary</b>  Where:  a. Compliance is not achieved with FUZ-R14-1.a.</p> <p><b>Matters of discretion are restricted to:</b>  1. The matters in INF-P25.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><del>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></li> <li><del>• When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on First Gas Ltd.</del></li> </ul>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
			<u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that First Gas Ltd may be notified in relation to reverse sensitivity effects.</u>
<i>FUZ-R15 Habitable buildings and structures, including additions and alterations, near the Gas Transmission Pipeline Corridor</i>	Support in part	Kāinga Ora generally supports this rule but consistent with its overall submission seeks amendments to notification provisions to reflect that First Gas Ltd will be given specific consideration in relation to potential reverse sensitivity effects.  Amendment sought.	<p><b>1. Activity status: Restricted discretionary</b> Where:</p> <ol style="list-style-type: none"> <li>Any habitable building or structure is located within 10m of the Gas Transmission Pipeline Corridor; and</li> <li>Any habitable building or structure is located within 30m of any above-ground station forming part of the Gas Transmission Network.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in INF-P25.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li><del>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</del></li> <li><del>When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will give specific consideration to any adverse effects on First Gas Ltd.</del></li> </ul> <p><u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that First Gas Ltd may be notified in relation to reverse sensitivity effects.</u></p>
<i>FUZ-R16 Community facility</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R17 Emergency service facilities</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R18 Golf course and ancillary activities</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R19 Any activity not provided for as a permitted, restricted discretionary,</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>discretionary or non-complying activity</i>			
<i>FUZ-R20 Commercial activity, excluding home business and visitor accommodation</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R21 Hospital and healthcare activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R22 Industrial activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R23 Intensive indoor primary production</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R24 Major sports facility, excluding golf course and ancillary activities</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R25 Mining</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R26 Quarrying activity</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<i>FUZ-R27 Rural industry</i>	Support	Kāinga Ora supports this rule.	<i>Retain as notified.</i>
<b>Standards</b>			
<i>FUZ-S1 Height</i>	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
<i>FUZ-S2 Height in relation to boundary</i>	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>FUZ-S3 Scale of building and structures</i>	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
<i>FUZ-S4 Setback</i>	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
<i>FUZ-S5 On-site services</i>	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
<i>FUZ-S6 Firefighting water supply and access</i>	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
<i>FUZ-S7 Fences and standalone walls</i>	Support	Kāinga Ora supports this standard.	<i>Retain as notified.</i>
<b>Part 3: Area Specific Matters: Special Purpose Zones – HOSZ – Hospital Zone</b>			
<i>Entire chapter</i>	Support	Kāinga Ora supports this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 3: Area Specific Matters: Special Purpose Zones – MPZ – Maori Purpose Zone (Hongoeka)</b>			
<i>Entire chapter</i>	Support	Kāinga Ora supports this chapter as proposed.	<i>Retain as notified.</i>
<b>Part 3: Area Specific Matters: Designations:</b>			
<i>Introduction</i>	Support	Kāinga Ora supports this chapter as proposed.	<i>Retain as notified.</i>
<i>CNZ – Chorus New Zealand Limited</i>			
<i>FGL – First Gas Limited</i>			
<i>GWRC – Greater Wellington Regional Council</i>			
<i>KRH – KiwiRail Holdings Limited</i>			
<i>MJUS – Minister of Justice</i>			

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
MEDU – Minister of Education			
MPOL – Minister of Police			
NZTA – New Zealand Transport Agency			
PCC – Porirua City Council			
RNZ – Radio New Zealand and NZME Radio Limited			
SPK – Spark New Zealand Trading Limited			
TPR – Transpower New Zealand Limited			
<b>Part 4: Appendices and Schedules</b>			
<b>Part 4: Appendices and Schedules: Appendices</b>			
APP1 – Permitted Noise Standards	Support	Kāinga Ora supports this appendix as proposed.	<i>Retain as notified.</i>
APP2 – Noise Standards for Temporary Military Training Activities	Support	Kāinga Ora supports this appendix as proposed.	<i>Retain as notified.</i>
APP3 – Multi-Unit Housing Design Guide	Oppose	Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be “consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance	<i>Delete Appendix 3.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
		regarding an acceptable means of satisfying matters of discretion/assessment.  Deletion sought.	
<i>APP4 – City Centre Zone Design Guide</i>	Oppose	Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be “consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.  Deletion sought.	<i>Delete Appendix 4.</i>
<i>APP5 – Mixed-Use Zone Design Guide</i>	Oppose	Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be “consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.  Deletion sought.	<i>Delete Appendix 5.</i>
<i>APP6 – Large Format Retail Zone Design Guide</i>	Oppose	Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be “consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside	<i>Delete Appendix 6.</i>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>						
		<p>the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.</p> <p>Deletion sought.</p>							
APP7 – Local Centre Zone Design Guide	Oppose	<p>Consistent with its overall submission on the PDP, Kāinga Ora opposes the inclusion of Design Guides as statutory elements within the PDP, and policies and matters of discretion that require proposals to be “consistent with” these guides. Kāinga Ora would support an approach whereby the Council’s Urban Design Guides are non-statutory tools that sit outside the District Plan. These can be referred to as method/tool that provides best practice guidance regarding an acceptable means of satisfying matters of discretion/assessment.</p> <p>Deletion sought.</p>	Delete Appendix 7.						
APP8 – Biodiversity Offsetting	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.						
APP9 – Biodiversity Compensation	Support	Kāinga Ora supports this appendix as proposed.	Retain as notified.						
APP10 – Natural Hazard Risk Assessment	Support in part	<p>Kāinga Ora opposes the inclusion of any Flood Hazard Overlays within the PDP. Flooding is a dynamic hazard and flood hazard mapped areas for Stream Corridors, Overland Flow and Ponding should sit outside the PDP.</p> <p>Kāinga Ora otherwise supports the risk-based approach to Natural Hazards (including in relation to flooding).</p> <p>A consequential amendment to remove ‘multi-unit housing’ from the list of hazard sensitive activities is required to as Kāinga Ora is seeking the deletion of this definition.</p>	<p><b>APP10-Table 2 Hazard sensitivity</b></p> <table border="1" data-bbox="1153 1029 2101 1337"> <thead> <tr> <th colspan="2" data-bbox="1153 1029 2101 1061"><b>APP10-Table 2 Hazard sensitivity</b></th> </tr> <tr> <th data-bbox="1153 1061 1478 1149">Hazard provisions sensitivity classification</th> <th data-bbox="1478 1061 2101 1149">Land use activities</th> </tr> </thead> <tbody> <tr> <td data-bbox="1153 1149 1478 1337">Hazard sensitive activities</td> <td data-bbox="1478 1149 2101 1337"> <ul style="list-style-type: none"> <li>• Childcare services</li> <li>• Community facility</li> <li>• Educational facility</li> <li>• Emergency service facilities</li> <li>• Healthcare activity</li> <li>• Hospital</li> </ul> </td> </tr> </tbody> </table>	<b>APP10-Table 2 Hazard sensitivity</b>		Hazard provisions sensitivity classification	Land use activities	Hazard sensitive activities	<ul style="list-style-type: none"> <li>• Childcare services</li> <li>• Community facility</li> <li>• Educational facility</li> <li>• Emergency service facilities</li> <li>• Healthcare activity</li> <li>• Hospital</li> </ul>
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Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>	
		Amendments sought.		<ul style="list-style-type: none"> <li>• Marae</li> <li>• <del>Multi-unit housing</del></li> <li>• Places of worship</li> <li>• Residential units and minor residential units (including those associated with Pakakāinga)</li> <li>• Retirement village</li> <li>• Visitor accommodation</li> </ul>
			Potentially-Hazard-Sensitive Activities	<ul style="list-style-type: none"> <li>• Buildings associated with primary production (excluding residential units, minor residential units, residential activities or buildings identified as Less-Hazard-Sensitive Activities)</li> <li>• Commercial activity</li> <li>• Commercial service activity</li> <li>• Community corrections activity.</li> <li>• Entertainment facility</li> <li>• Food and beverage activity</li> <li>• Industrial activities</li> <li>• Integrated retail activity</li> <li>• Large format retail activity</li> <li>• Major sports facility</li> <li>• Offices</li> <li>• Retail activities</li> <li>• Retirement village</li> <li>• Rural industry</li> </ul>
			Less-Hazard-Sensitive Activities	<ul style="list-style-type: none"> <li>• Accessory buildings used for non-habitable purposes</li> <li>• Boating facilities (above MHWS)</li> <li>• Parks facilities</li> <li>• Parks furniture</li> <li>• Buildings associated with temporary activities</li> </ul> <p>Where one or more of the above activities are proposed to be undertaken within a <del>Natural Hazard area Overlay</del> on a site, the most sensitive of the activities shall be used to determine the sensitivity of the proposal.</p> <p>If an activity not identified in Table 2 is proposed in a <del>Natural Hazard area Overlay</del>, then</p>

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>																		
			<p>for the purposes of the application it shall be assessed as a potentially-hazard-sensitive activity.</p> <p><del>Natural Hazard Overlays</del>                      Porirua City Council hazard (non-coastal) areas are identified through mapped Hazard Overlays for <u>Fault Rupture Zones. Flood Hazard mapped areas sit outside the District Plan and inform the Flood Hazard Areas identified in APP-10-Table 3 below.</u> <del>the following natural hazards:</del></p> <ol style="list-style-type: none"> <li><del>1. Flooding; and</del></li> <li><del>2. Fault rupture</del></li> </ol> <p>The <del>N</del>natural hazards <del>areas within the District Plan</del> have been mapped <del>as Overlays</del> as summarised in Table 3 below. Each <u>hazard area Overlay</u> has been classified as High, Medium or Low depending on the level of relative hazard posed.</p> <table border="1" data-bbox="1153 662 2094 1117"> <thead> <tr> <th colspan="2" data-bbox="1153 662 2094 694">APP10-Table 3 Natural Hazard <u>Areas Overlays</u></th> </tr> <tr> <th data-bbox="1153 694 1854 726">Natural Hazard <u>Area Overlay</u></th> <th data-bbox="1854 694 2094 726">Hazard areas</th> </tr> </thead> <tbody> <tr> <td data-bbox="1153 726 1854 758">Flood Hazard – Stream Corridor</td> <td data-bbox="1854 726 2094 758"></td> </tr> <tr> <td data-bbox="1153 758 1854 813">Fault Rupture Zone – Ohariu (20m or closer either side of the Ohariu Fault)</td> <td data-bbox="1854 758 2094 813">High</td> </tr> <tr> <td data-bbox="1153 813 1854 845">Flood Hazard – Overland Flow</td> <td data-bbox="1854 813 2094 845"></td> </tr> <tr> <td data-bbox="1153 845 1854 901">Fault Rupture Zone – Pukerua (20m or closer either side of the Pukerua Fault)</td> <td data-bbox="1854 845 2094 901">Medium</td> </tr> <tr> <td data-bbox="1153 901 1854 933">Flood Hazard – Ponding</td> <td data-bbox="1854 901 2094 933"></td> </tr> <tr> <td data-bbox="1153 933 1854 989">Fault Rupture Zone – Moonshine (20m or closer either side of the Moonshine Fault)</td> <td data-bbox="1854 933 2094 989" rowspan="3">Low</td> </tr> <tr> <td data-bbox="1153 989 1854 1045">Fault Rupture Zone – Ohariu (excluding 20m either side of Ohariu Fault)</td> </tr> <tr> <td data-bbox="1153 1045 1854 1109">Fault Rupture Zone – Pukerua (excluding 20m either side of the Pukerua Fault)</td> </tr> </tbody> </table> <p>It is acknowledged that risk can be influenced by site or area specific factors, such as topography, elevation, natural features, soil classification etc. When assessing applications, these factors should be taken into account to allow for a site-specific determination of the risk associated with a particular proposal.</p>	APP10-Table 3 Natural Hazard <u>Areas Overlays</u>		Natural Hazard <u>Area Overlay</u>	Hazard areas	Flood Hazard – Stream Corridor		Fault Rupture Zone – Ohariu (20m or closer either side of the Ohariu Fault)	High	Flood Hazard – Overland Flow		Fault Rupture Zone – Pukerua (20m or closer either side of the Pukerua Fault)	Medium	Flood Hazard – Ponding		Fault Rupture Zone – Moonshine (20m or closer either side of the Moonshine Fault)	Low	Fault Rupture Zone – Ohariu (excluding 20m either side of Ohariu Fault)	Fault Rupture Zone – Pukerua (excluding 20m either side of the Pukerua Fault)
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APP11 – Future Urban Zone Structure Plan	Support in part	Kāinga Ora generally support this appendix, but request that reference to the ‘plan change process’	<b>Specialist documents to support the structure plan <del>and plan changes process</del></b>																		

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>Guidance</i>		is removed. The plan change process is separate to the structure plan process and is recognised as two distinct steps under policy FUZ-P2.  Amendments sought.	The scale and detail of the investigation and reporting required needs to be at a level appropriate to the scale of the area subject to the structure planning process and the complexity of the issues identified by the process. Reports may be required on the matters listed below to support the structure planning <del>and plan change</del> process.
<i>APP12 – Ngāti Toa Rangatira Statutory Acknowledgement Areas</i>	Support	Kāinga Ora supports this appendix as proposed.	<i>Retain as notified.</i>
<i>APP13 - Ngāti Toa Rangatira Coastal Statutory Acknowledgement Areas</i>	Support	Kāinga Ora supports this appendix as proposed.	<i>Retain as notified.</i>
<i>APP14 – Designation Conditions for NZTA-03 and NZTA-04</i>	Support	Kāinga Ora supports this appendix as proposed.	<i>Retain as notified.</i>
<i>APP15 – Silt and Sediment Devices</i>	support	Kāinga Ora supports this appendix as proposed.	<i>Retain as notified.</i>
<b>Part 4: Appendices and Schedules: Schedules</b>			
<i>SCHED1 – Roads Classified according to One Network Road Classification</i>	Support	Kāinga Ora supports this schedule as proposed.	<i>Retain as notified.</i>
<i>SCHED2 – Historic Heritage Items (Group A)</i>	Support in part	Kāinga Ora supports the use of a schedule for historic heritage items of outstanding national or regional significance but considers this should be identified in the introductory text and the reference to “Group A” is arbitrary and should be deleted.  Amendments sought.	<b>SCHED2 – <u>Outstanding Historic Heritage Items (Group A)</u></b>  SCHED2 contains <del>Group A</del> Heritage Items and associated heritage settings <u>that have outstanding national or regional significance.</u>  Information under Feature description identifies what is included in the schedule entry for each heritage item. The interiors of heritage items are excluded unless specifically identified. Where a heritage item has heritage setting this is stated. Not all heritage items

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			<p>have a heritage setting and some are marked as n/a* to indicate heritage settings may be considered for inclusion at a future date, through a future plan change. The Planning Maps show if a site contains a heritage item and heritage setting through the inclusion of a heritage item symbol within the site. Where relevant, the heritage setting is also shown. In some cases, the extent of a heritage item is outlined on the planning maps. Heritage settings do not always follow site boundaries.</p> <p>Detail on HNZPT or NZAA information is provided in SCHED2 for information purposes only. This includes places on the New Zealand Heritage List/Rārangī Kōrero (The List) or in the NZAA site recording scheme.</p>									
<p><i>SCHED3 – Historic Heritage Items (Group B)</i></p>	<p>Support in part</p>	<p>Kāinga Ora supports the use of a schedule for historic heritage items of national, regional or local significance but considers this should be identified in the introductory text and the reference to “Group B” is arbitrary and should be deleted.</p> <p>Amendments sought.</p>	<p><del>SCHED3 – Historic Heritage Items (Group B)</del></p> <p>SCHED3 contains <del>Group B</del> Heritage Items and associated heritage settings <u>that have national, regional or local significance.</u></p> <p>Information under Feature description identifies what is included in the schedule entry for each heritage item. The interiors of heritage items are excluded unless specifically identified. Where a heritage item has heritage setting this is stated. Not all heritage items have a heritage setting and some are marked as n/a* to indicate heritage settings may be considered for inclusion at a future date, through a future plan change. The Planning Maps show if a site contains a heritage item and heritage setting through the inclusion of a heritage item symbol within the site. Where relevant, the heritage setting is also shown. In some cases, the extent of a heritage item is outlined on the planning maps. Heritage settings do not always follow site boundaries.</p> <p>Detail on HNZPT or NZAA information is provided in SCHED3 for information purposes only. This includes places on the New Zealand Heritage List/Rārangī Kōrero (The List) or in the NZAA site recording scheme.</p>									
<p><i>SCHED4 – Historic Heritage</i></p>	<p>Support</p>	<p>Kāinga Ora supports this schedule as proposed.</p>	<p><i>Retain as notified.</i></p>									
<p><i>SCHED5 – Notable Trees</i></p>	<p>Oppose</p>	<p>Kāinga Ora opposes the inclusion of the group of trees “TREE030” in SCHED5 where the trees are located on land owned by the Crown (including land owned by Kāinga Ora) including trees at:</p> <ul style="list-style-type: none"> <li>49A Mungavin Avenue (Section 147 Porirua)</li> </ul>	<table border="1"> <tr> <td colspan="3" data-bbox="1153 1185 2116 1217"> <p><del>TREE030</del></p> </td> </tr> <tr> <td data-bbox="1153 1217 1491 1249"> <p><del>Botanical name</del></p> </td> <td data-bbox="1491 1217 1832 1249"> <p><del>Eucalyptus globulus</del></p> </td> <td data-bbox="1832 1217 2116 1249"> <p><del>Description of values</del></p> </td> </tr> <tr> <td data-bbox="1153 1249 1491 1342"> <p><del>Common name</del></p> </td> <td data-bbox="1491 1249 1832 1342"> <p><del>Blue Gum</del></p> </td> <td data-bbox="1832 1249 2116 1342"> <p><del>Group of mature Eucalyptus globulus. Locally prominent</del></p> </td> </tr> </table>	<p><del>TREE030</del></p>			<p><del>Botanical name</del></p>	<p><del>Eucalyptus globulus</del></p>	<p><del>Description of values</del></p>	<p><del>Common name</del></p>	<p><del>Blue Gum</del></p>	<p><del>Group of mature Eucalyptus globulus. Locally prominent</del></p>
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		<p>District);</p> <ul style="list-style-type: none"> <li>• 49 Mungavin Avenue (Lot 171 DP 17334);</li> <li>• 8 Stevens Crescent (Lot 211 DP 17334); and</li> <li>• 12 Stevens Crescent (Lot 209 DP 17334).</li> </ul> <p>The evidence supporting the listing of TREE030, being the <i>Porirua City Council – City Wide STEM (Standard Tree Evaluation Method) Assessment</i>, suggests this group of trees were only considered for inclusion in SCHED5 as they are on publicly owned land. Kāinga Ora opposes the inclusion of this tree group based on the relatively poor health of the trees within group TREE030 (with a score of only 51 in the STEM assessment) as well as the fact that including them in SCHED5 considerably limits the ability to develop site(s) that are not Council owned.</p> <p>Deletion sought.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black;"><u>Location and legal description</u></td> <td style="border: 1px solid black;"><u>27D Mungavin Avenue, Ranui (Sec 167 Porirua DIST)</u></td> <td rowspan="4" style="border: 1px solid black; vertical-align: top;"><del>and located within council reserve.</del></td> </tr> <tr> <td style="border: 1px solid black;"><u>Coordinates</u></td> <td style="border: 1px solid black;"><u>-41.14002, 174.85372</u></td> </tr> <tr> <td style="border: 1px solid black;"><u>Single/Group</u></td> <td style="border: 1px solid black;"><u>Group</u></td> </tr> <tr> <td style="border: 1px solid black;"><u>Number of Trees</u></td> <td style="border: 1px solid black;"><u>17</u></td> </tr> </table>	<u>Location and legal description</u>	<u>27D Mungavin Avenue, Ranui (Sec 167 Porirua DIST)</u>	<del>and located within council reserve.</del>	<u>Coordinates</u>	<u>-41.14002, 174.85372</u>	<u>Single/Group</u>	<u>Group</u>	<u>Number of Trees</u>	<u>17</u>		
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<u>Number of Trees</u>	<u>17</u>													
<i>SCHED6 – Sites and Areas of Significance to Māori</i>	Support	Kāinga Ora supports this schedule as proposed.	<i>Retain as notified.</i>											
<i>SCHED7 – Significant Natural Areas</i>	Support	Kāinga Ora supports this schedule as proposed.	<i>Retain as notified.</i>											
<i>SCHED8 – Urban Environment Allotments (SNAs)</i>	Support	Kāinga Ora supports this schedule as proposed.	<i>Retain as notified.</i>											
<i>SCHED9 – Outstanding Natural Features and Landscapes</i>	Support	Kāinga Ora supports this schedule as proposed.	<i>Retain as notified.</i>											
<i>SCHED10 – Special Amenity Landscapes</i>	Support	Kāinga Ora supports this schedule as proposed.	<i>Retain as notified.</i>											

Section/Sub-section/Provision	Support/Support in part/Oppose	Reason(s) for submission	Relief sought Text to add shown as <u>underlined</u> . Text to delete shown as <del>strikethrough</del>
<i>SCHED11 – Coastal High Natural Character Areas</i>	Support	Kāinga Ora supports this schedule as proposed.	<i>Retain as notified.</i>
<i>SCHED12 – Building Standards for Indoor Noise Reduction</i>	Support	Kāinga Ora supports this schedule as proposed.	<i>Retain as notified.</i>
<i>SCHED13 – Approved Signage Site on Council Land</i>	Support	Kāinga Ora supports this schedule as proposed.	<i>Retain as notified.</i>

## Attachment Two - High-Density Residential Zone Provisions

### Introduction

The High Density Residential Zone enables a greater intensity of residential living and development within a walkable catchment of the City Centre Zone, Rapid Transit Stops, and community facilities.

The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote and increase the vitality of the city centre and encourage intensification in proximity to rapid transit stops. The zone provides for the greatest density, height and scale of development of all the residential zones, with buildings generally enabled to achieve heights of six storeys.

This form of development will, over time, result in a change to a more intensive urban built form with a high degree of visual change. The provisions provide the framework for managing the effects of use and development and ensuring that residential amenity values and the quality of the built environment are consistent with the planned urban built form.

This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.

### OBJECTIVES

#### HRZ-O1 Purpose of the High-Density Residential Zone

Land adjacent to the city centre and Rapid Transit Stops is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.

#### HRZ-O2 Residential Amenity

Achieve a high level of residential amenity within the zone that reflects the planned urban built form and compact urban settlement pattern.

#### HRZ-O3 Planned Urban Built Form

Development is in keeping with the areas planned urban built form of predominantly apartment buildings in a variety of forms, resulting in an urban environment that is visually attractive, safe, and convenient to access.

#### HRZ-O4 Other Activities

Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

### POLICIES

#### HRZ-P1 – Residential Activities

Enable residential activities and apartments that reflect high-quality design and are compatible with the planned urban built form, character and amenity values anticipated in the High Density Residential Zone.

#### HRZ-P2 – Changes to Amenity Values

Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban environment over time.

#### HRZ-P3 Residential amenity

Require accommodation to be designed to meet the day to day needs of residents by incorporating adequate provision of onsite amenity for the occupants and minimise reverse sensitivity effects on commercial activities.

#### HRZ-P4 Building and Structures

Enable a high quality high-density urban built form of predominantly six storey buildings, while having consideration to the following:

- a) Development acknowledges and reflects the planned purpose and urban built form, scale and context of the High Density Residential Zone;
- b) Development is well designed and contributes actively to creating safe and vibrant public spaces;
- c) Development provides visual interest by using a variety of building forms, materials and colours;
- d) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.

**HRZ-P5 - Safety and street scene quality**

Encourage development to achieve attractive and safe streets and public open spaces including by:

- a) Providing for passive surveillance;
- b) Optimising front yard landscaping

**HRZ-P6 – Other Activities**

Provide for non-residential activities that:

- a) Support the social and economic well-being of the community;
- b) Are in keeping with the with the scale and intensity of development anticipated within the zone;
- c) Avoid, remedy or mitigate adverse effects on residential amenity; and
- d) Will not detract from the vitality of the City Centre Zone or Local Centre Zone.

**RULES**

<p>HRZ-R1 Construction of buildings and structures, including external additions and alterations</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with:                             <ul style="list-style-type: none"> <li>i. HRZ-S1;</li> <li>ii. HRZ-S2;</li> <li>iii. HRZ-S3;</li> <li>iv. HRZ-S4;</li> <li>v. HRZ-S5;</li> <li>vi. HRZ-S6;</li> <li>vii. HRZ-S7</li> </ul> </li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R1.1-a</li> </ul> <p><b>Matters of discretion are restricted to:</b> The matters of discretion of any infringed standard.</p> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule where compliance is not achieved with HRZ-S5, HRZ-S6, and HRZ-S7 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> <li>• An application under this rule where compliance is not achieved with HRZ-S1, HRZ-S2, HRZ-S3, or HRZ-S4 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ul>
<p>HRZ-R2 Demolition or removal of an existing building or structure</p>	<p><b>1. Activity status: Permitted</b></p>
<p>HRZ-R3 Residential activity</p>	<p><b>1. Activity status: Permitted</b></p>
<p>HRZ-R4 Supported residential care activity</p>	<p><b>1. Activity status: Permitted</b></p>
<p>HRZ-R5 Papakāinga</p>	<p><b>1. Activity status: Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. The gross floor area of all commercial activities does not exceed 100m<sup>2</sup> per site; and</li> <li>b. The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site.</li> </ul> <p><b>2. Activity status: Restricted discretionary</b> Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R5-1</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in PK-P2;</li> <li>2. The matters in HRZ-P6.</li> </ul> <p><b>Notification:</b></p>



	An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.
HRZ-R6 Visitor Accommodation	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum occupancy does not exceed five guests per night per unit.</li> </ul> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R6-1.a.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in HRZ-P6</li> </ul> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R7 Community Garden	<p><b>1. Activity status: Permitted</b></p>
HRZ-R8 Retirement Village	<p><b>1. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. All residential units within the retirement village comply with: <ul style="list-style-type: none"> <li>i. <a href="#">NOISE-S5</a>; and</li> <li>ii. <a href="#">NOISE-S6</a>.</li> </ul> </li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in HRZ-P3 and HRZ-P6.</li> </ul> <p><b>Notification:</b> An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</p> <p><b>2. Activity status: Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with <a href="#">NOISE-S5</a> or <a href="#">NOISE-S6</a>.</li> </ul>
HRZ-R9 Home business	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. 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;</li> <li>b. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and</li> <li>c. No more than two full-time employees or equivalent are engaged in the home business resides off-site.</li> </ul> <p><b>2. Activity status: Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R9.1.</li> </ul>
HRZ-R10 Educational facility, including home-based childcare services	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum number of children on-site does not exceed four; and</li> <li>b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</li> </ul> <p>Except that HRZ-R10-1.a and HRZ-R10-1.b do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site</p> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p>

	<p>a. Compliance is not achieved with HRZ-R10-1.a or HRZ-R10-1.b.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in HRZ-P6.</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R11 Healthcare Activity	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in HRZ-P6.</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R12 Community facility, except healthcare activity and hospitals	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters in HRZ-P6</li> </ol> <p><b>Notification:</b> An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R13 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity	<p><b>1. Activity status: Discretionary</b></p>
HRZ-R14 Industrial activity	<p><b>1. Activity status: Non-Complying</b></p>
HRZ-R15 Primary Production	<p><b>1. Activity status: Non-Complying</b></p>
HRZ-R16 Rural Industry	<p><b>1. Activity status: Non-Complying</b></p>
HRZ-R17 Primary Production	<p><b>1. Activity status: Non-Complying</b></p>

**STANDARDS**

HRZ-S1 Height	<p>1. All buildings and structures must not exceed a maximum height above ground level of 22m.</p> <p><b>Except that:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>Any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential, Medium Density Residential, Open Space or Sport and Active Recreation must not exceed 2m in height.</li> <li>Any fence or standalone wall must not exceed 1.4m in height when located in the front yard.</li> </ol> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>Solar water heating components provided these do not exceed the height by more than 500mm;</li> <li>Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;</li> <li>Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or</li> <li>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.</li> <li>Lift overruns provided these do not exceed the height by more than 1m.</li> </ul>
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	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The location, design and appearance of the building or structure;</li> <li>2. Any adverse effects on the streetscape taking into account the context, topography of the site and its surrounds and planned urban form;</li> <li>3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Sport and Active Recreation zoned sites;</li> <li>4. Whether an increase in building or structure height results from a response to natural hazard mitigation; and</li> <li>5. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<p>HRZ-S2 Height in relation to boundary</p>	<ol style="list-style-type: none"> <li>1. All buildings and structures must be contained beneath a line of 45° measured into the site from any point 3m vertically above ground level along any side or rear boundary where that boundary adjoins a General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.</li> <li>2. An alternative height in relation to boundary control applies to sites in the High Density Residential Zone that adjoin another site in the same zone or any other zone not specified in Standard HRZ-S6.1 in relation to boundary adjoining lower intensity zones:             <ol style="list-style-type: none"> <li>a) All buildings and structures must be contained beneath a line of 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</li> <li>b) All buildings and structures must be contained beneath a line of 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 where the side/rear boundary is located further than 20m from the road frontage or Open Space Zone or Sport and Active Recreation Zone.</li> </ol> </li> </ol> <p><b>Except that:</b></p> <ul style="list-style-type: none"> <li>• Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• A boundary with a road</li> <li>• Buildings that share a common wall along the boundary</li> <li>• Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m;</li> <li>• 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;</li> <li>• 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;</li> <li>• 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; or</li> <li>• A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;</li> <li>2. The location, design and appearance of the building or structure;</li> <li>3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; and</li> <li>4. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned sites.</li> </ol>
<p>HRZ-S3 Building coverage</p>	<ol style="list-style-type: none"> <li>1. The maximum building coverage must not exceed 60% of net site area.</li> </ol> <p><b>This standard does not apply to:</b></p>

	<ul style="list-style-type: none"> <li>• Pergola structures that are not covered by a roof;</li> <li>• Uncovered decks no more than 300mm in height above ground level;</li> <li>• Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level; or</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The visual dominance of the building on the street from the scale of the new building;</li> <li>2. The visual dominance impact on adjacent residential sites; and</li> <li>3. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<p>HRZ-S4 Setback</p>	<ol style="list-style-type: none"> <li>1. Buildings and structures must not be located within a 1.5m setback from the front boundary or a side or rear boundary where that boundary adjoins a General Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.</li> </ol> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• One accessory building or structure less than 2m in height and less than 7m long per site;</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm; or</li> <li>• Fences or standalone walls.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The visual amenity of adjoining Residential and Open Space and Recreation sites;</li> <li>2. The location, design and appearance of the building or structure;</li> <li>3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites; and</li> <li>4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.</li> </ol>
<p>HRZ-S5 Outdoor living space</p>	<ol style="list-style-type: none"> <li>1. Each residential unit located on the ground floor must be provided with an outdoor living space that:             <ol style="list-style-type: none"> <li>a) Has a minimum area of 20m<sup>2</sup>;</li> <li>b) Has a minimum dimension of 3m;</li> <li>c) Is directly accessible from a habitable room or kitchen in the residential unit to which it relates; and</li> <li>d) Is free of buildings, parking spaces and manoeuvring areas.</li> </ol> </li> <li>2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that:             <ol style="list-style-type: none"> <li>a) Has a minimum area of 6m<sup>2</sup>;</li> <li>b) Has a minimum dimension of 1.8m; and</li> <li>c) Is directly accessible from a habitable room or kitchen in the residential unit to which it relates.</li> </ol> </li> <li>3. The outdoor living space can be provided as private space and shared space provided that:             <ol style="list-style-type: none"> <li>a) Each residential unit is provided with a private outdoor living space that has a minimum area of 6m<sup>2</sup> with a minimum dimension of 1.8m, that is directly accessible from a habitable room or kitchen in the residential unit to which it relates;</li> <li>b) The shared outdoor living space has a minimum area of 20m<sup>2</sup> with a minimum dimension of 3m; and</li> <li>c) Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas.</li> </ol> </li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Whether adequate useable space is provided to accommodate outdoor activities;</li> <li>2. Whether there are topographical or other site constraints that make compliance with the standard impractical; and</li> <li>3. The proximity of the residential unit to accessible public open space.</li> </ol>
<p>HRZ-S6 Landscaped area</p>	<ol style="list-style-type: none"> <li>1. The front setback required under HRZ-S4 must consist of a minimum of 20% landscaped area excluding a driveway or other means of access to the building(s).</li> </ol>

	<p>Except that:</p> <ul style="list-style-type: none"> <li>• On a site with two or more boundaries with a road, the landscaped area is only required to one boundary with a road.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The streetscape and amenity of the area; and</li> <li>2. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<p>HRZ-S7 Storage and servicing areas</p>	<ol style="list-style-type: none"> <li>1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must:             <ol style="list-style-type: none"> <li>a) Be located to the rear of the building; and</li> <li>b) Without preventing the provision of a gate or entry point to the site, be fully screened by a fence or landscaping where it is visible from the road or any other public space.</li> </ol> </li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The amenity and quality of the streetscape</li> </ol>