

14 October 2022

Attn: Chief Executive Officer
Rotorua Lakes Council
Private Bay 3029
Rotorua Mail Centre
Rotorua 3046
Submission made via email: policy.planning@rotorualc.nz

**KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON
A NOTIFIED PROPOSAL FOR THE ROTORUA LAKES COUNCIL
PLAN CHANGE 9 UNDER CLAUSE 6 OF SCHEDULE 1 OF
THE RESOURCE MANAGEMENT ACT 1991**

**This is a submission on He Wāhi Noho mō te Katoa – Te Panonihanga o te
Whakaritenga 9 | Housing for Everyone – Plan Change 9 (“PC9”) from Rotorua Lakes
Council (“the Council” or “RLC”) on the Rotorua Operative District Plan (“the Plan”):**

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

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

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

PC9 in its entirety.

This document and the Appendices attached is Kainga Ora submission on PC9.

The Kāinga Ora – Homes and Communities submission is:

1. Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
 - a) Provide people with good quality, affordable housing choices that meet diverse needs; and
 - b) Support good access to jobs, amenities and services; and
 - c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Rotorua and Bay of Plenty region.
3. Kāinga Ora therefore has an interest in PC9 and how it:
 - a) Gives effect to the National Policy Statement on Urban Development (“**NPS-UD**”) and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (“**the Housing Supply Act**”);
 - b) Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental, and market housing; and
 - c) Provides for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.
4. **Kāinga Ora recognises and supports the Council for requesting to implement the Medium Density Residential Standards (“MDRS”) through the Intensification Planning Instrument (“IPI”).**
5. **The Kāinga Ora submission generally supports the provisions proposed in PC9, in particular:**

- a) The new objectives and policies within the Strategic Direction Chapter which recognise the requirements of the NPS-UD, seek to enable a variety of housing types and densities and incorporates the requirements of the Housing Supply Act.
- b) The new rules within the Natural Hazards Chapter that provides a permitted pathway for low risk activities / low importance buildings.
- c) The proposed amendments to reduce the operative financial 'contribution rate' for additional residential units from 5%, down to 3.5% and the general simplification of the financial contributions provisions.
- d) The proposed amendments to:
 - i. enable papakāinga to locate on land that does not adjoin or is adjacent to a Marae;
 - ii. ensure that the provisions are consistent with the MDRS,
 - iii. where appropriate; increasing the density of papakāinga development in rural zones; and
 - iv. provide further clarity around non-residential activities that form part of a papakāinga development in rural zones.
- e) The new objectives and policies for the Residential 1 and 2 zones, in particular how these differentiate between the zones to enable higher density in the Residential 2 zone.
- f) Enabling residential activities within the City Centre Zone and Commercial Zones.

6. The Kāinga Ora submission seeks amendments and relief sought to PC9 in the following topic areas:

- a) **National Consistency** – Kāinga Ora seeks amendments to PC9 to be consistent with the National Planning Standards (particularly the Definitions Section);
- b) **Spatial Extent** – Kāinga Ora generally supports the identification of the notified Residential 1 – Medium Density Residential Zone. However, Kāinga Ora seeks to expand the notified spatial extent of the Residential 2 – High Density Residential Zone within Rotorua urban areas as a means to further implement the

intensification policy requirements of the NPS-UD and provide for high density residential living close to the city centre;

- c) **Rule Framework** – Kāinga Ora seeks amendments to specific objectives, policies and rules in PC9 for improved clarity, effectiveness and focus on the specific resource management issues / effect to be addressed;
- d) **High Density Residential** – Kāinga Ora seeks amendments which would assist to differentiate the enabled / permitted development between the Residential 1 – Medium Density Residential Zone and the Residential 2 – High Density Residential Zone;
- e) **Enablement of Papakāinga** – Kāinga Ora seeks further amendments to enable and provide for papakāinga development, more generally, through the residential zones. Kāinga Ora also seeks a new definition for papakāinga which does not restrict papakāinga to land held under the Te Ture Whenua Māori Act (1993) and allows papakāinga on general title land; and
- f) **Matters of Discretion** – Kāinga Ora seeks that the matters of discretion contained within the City Centre Zone, Commercial Zone and Residential Zone framework be simplified and clarified.

7. The changes sought from Kāinga Ora are made to:

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

8. The Kāinga Ora submission points and changes sought in more detail to PC9 can be found in **Appendix 1**.
9. **Appendix 2** contains a planning map with the proposed spatial extent of the Residential 2 – High Density Residential Zone sought from Kāinga Ora in Rotorua.
10. **Appendix 3** contains a recommended simplified set of matters of discretion that Kāinga Ora seeks is incorporated into the Residential Zone chapter – specifically standard RESZ-MDA.

Kāinga Ora seeks the following decision from RLC:

That the specific amendments, additions or retentions which are sought as specifically outlined **in this submission document and Appendix 1-3**, are accepted and adopted into PC9, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

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

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on PC9 to address the matters raised in its submission.

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



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

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Appendix 1: Decisions sought in PC9

The following table sets out the amendments sought to the PC9 and also identifies those provisions that Kāinga Ora supports.

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

Table 1

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
General extent of Residential 1 and 2 Zones					
1.		Extent of Residential 1 Zone and Residential 2 Zone	Support in part	<p>Kāinga Ora generally supports the areas identified for rezoning in Rotorua through PC9. However, Kāinga Ora seeks to increase the spatial extent of the proposed High Density Residential Zone (being the Residential 2 Zone) within Rotorua Central. Specifically, Kāinga Ora seeks that the proposed High Density Residential Zone is extended south toward the Rotorua Golf Club from York Street and Seddon Street (the notified limit of the High Density Residential Zone) – effectively creating a conglomeration of High Density Residential Zoning bound by Fenton Street, Old Taupō Road and Amohau Street within Rotorua Central.</p> <p>If the additional Residential 2 zone expansion sought by Kāinga Ora is not adopted, Kāinga Ora seeks that this area then includes a height variation control to enable building heights of up to 5 stories through a permitted rule framework.</p>	<ol style="list-style-type: none"> 1. Kāinga Ora seeks the Residential 2 Zone is expanded as shown within Appendix 2 to this submission to create High Density Residential Zoning bound by Fenton Street, Old Taupō Road and Amohau Street within Rotorua Central. 2. Accept all changes sought from Kāinga Ora to the planning maps as shown in Appendix 2. 3. Other than the changes sought in this submission and in Appendix 2, retain the zoning and changes proposed in PC9 as notified. 4. If the relief sought in 1 and 2 is not adopted, Kāinga Ora seeks that a height variation control of allowing up to 5 storeys is introduced and inserted into the residential zone provisions of PC9 in the District Plan and over the residential properties/area marked for change in Appendix 2. The height variation control can be a new standard. Kāinga Ora seeks that the activity of building up to five storeys is permitted under this height variation control. 5. Consequential amendments may be required to give effect to the changes sought and this submission.
Interpretation					
2.		Building footprint, Building coverage (or site coverage for buildings), Net-site area, Residential activity, Residential unit, Site coverage	Support	Kāinga Ora supports the adoption of National Planning Standards definitions into the District Plan.	<p>Retain the proposed adoption of the National Planning Standard definitions for the following terms:</p> <ul style="list-style-type: none"> • Building footprint • Building coverage (or site coverage for buildings) • Net-site area • Residential activity, • Residential unit, and • Site coverage
3.		Building	Support in part	Kāinga Ora supports amending the definition of ‘building’ to incorporate the National Planning Standard definition. However, Kāinga Ora queries why the operative definition of ‘building’ is retained and the proposed amendments (that is, the adoption of the NPS definition) only relates to ‘natural hazards’ (NHZ chapter).	<p>Delete the operative definition of ‘building’ and amend the proposed amendments to the definition to expand the scope of the definition to the entire District Plan, as follows:</p> <p><u>For the purpose of NHZ Natural Hazards means a temporary or permanent movable or immovable physical construction that is:</u></p> <ol style="list-style-type: none"> a. <u>partially or fully roofed; and</u> b. <u>fixed or located on or in land;</u> <p><u>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</u></p>

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4.		Impervious surface	Support	Kāinga Ora supports the proposed definition of ‘impervious surface.’	Retain the proposed definition of ‘impervious surface,’ as notified.
5.		Minor residential unit	Support in part	Kāinga Ora supports the proposed consequential amendment to the definition of ‘minor residential unit’ to replace “household” with “residential.” However, Kāinga Ora queries why the National Planning Standard definition is not adopted if amending this definition.	Amend the proposed definition of ‘minor residential unit’ to incorporate the same definition as prescribed in the National Planning Standards, as follows: a household residential unit that does not exceed 72m² excluding garaging <u>means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.</u>
6.		Landscaped Area	Support	Kāinga Ora supports the deletion of the definition of ‘landscaping’ and its replacement with ‘landscaped area.’	Retain the proposed deletion of the definition of ‘landscaping’ and its replacement with the definition ‘landscaped area,’ as notified.
7.		Overland flow path	Support in part	Kāinga Ora generally supports the proposed definition of ‘overland flow path.’ However, Kāinga Ora seeks that a contributing catchment area is included within the definition to reduce the demand for all buildings cutting through an overland flow path require consent.	Amend the newly proposed definition of ‘overland flow path’ to incorporate a contributing catchment threshold, as follows: <u>the land overflowed by a concentrated flow of water in an intense rainfall event, as it flows towards the stormwater network, streams, rivers, or lakes with an upstream contributing catchment exceeding 4,000m². Overland flowpath includes a secondary flowpath which is activated when the primary (often piped) stormwater system gets blocked or when the capacity of the piped system is exceeded. For the purposes of this definition, an overland flowpath includes, but is not limited to, an artificially designed route using formed or hard surfaces.</u>
Strategic Direction					
8.	SDUD	SDUD-I1 – Well-functioning urban environment	Support	Kāinga Ora supports the proposed amendments to issue SDUD-I1 insofar as updating the test to acknowledge and respond to the NPUS-UD’s “well-functioning urban environments”.	Retain the amendments to issue SDUD-I1, as notified.
9.	SDUD	SDUD-I6 – Quality Environments	Support	Kāinga Ora supports the proposed amendments to issue SDUD-I6 to recognise the housing outcomes sought through both the NPS-UD and the Enabling Housing Supply Act.	Retain the amendments to issue SDUD-I6, as notified.
10.	SDUD	SDUD-O1, SDUD-O2, SPUD-P4, SPUD-P21	Support	Kāinga Ora supports the inclusion of the prescribed objectives and policy pertaining to the Medium Density Residential Standard (MDRS) as required by the Housing Supply Act into the District Plan.	Retain newly proposed Objectives SDUD-O1 and SDUD-O2 and Policies SPUD-P4 and SPUD-P21 where they are consistent with the prescribed MDRS (including the consequential amendments, including deletions, to ensure the correct references within the framework), as notified.

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				In addition, Kāinga Ora supports the proposed addition to clause (ii) to clarify the prescribed three storey enablement will occur within the Residential 1 Zone, and that up to six storeys is enabled in the Residential 2 Zone. This reflects the proposed rule framework within the Residential 1 and 2 zones.	Retain the proposed addition clause (ii) of newly proposed Objective SDUD-02 to recognise six storey enablement in the Residential 2 Zone, as notified.
11.	SDUD	SDUD-03	Support	Kāinga Ora supports the proposed amendments to Objective SDUD-03 pertaining to 'sufficient development capacity and land supply' to recognise the requirements of the NPS-UD.	Retain the amendments to Objective SDUD-03, as notified.
12.	SDUD	SDUD-04	Support	Kāinga Ora supports proposed Objective SDUD-04 insofar as it stipulates the rationale behind the spatial extent of the Residential 2 Zone within the District.	Retain newly proposed Objective SDUD-04, as notified.
13.	SDUD	SDUD-09	Support	Kāinga Ora supports proposed Objective SDUD-05 noting this provides a cascade to prescribed Policy SPUD-P21.	Retain newly proposed Objective SDUD-05, as notified.
14.	SDUD	SDUD-P1	Support	Kāinga Ora supports proposed Policy SDUD-P1 seeking the enablement of a variety of housing types and densities within the district.	Retain newly proposed Policy SDUD-P1, as notified.
15.	SDUD	SDUD-P2	Support	Kāinga Ora supports proposed Policy SDUD-P2 regarding the provision of papakāinga, marae, Māori customary activities and commercial activities across the district.	Retain newly proposed Policy SDUD-P2, as notified.
16.	SDUD	SDUD-P3	Support	Kāinga Ora supports proposed Policy SDUD-P3 insofar as it outlines the identified qualifying matters within the district.	Retain newly proposed Policy SDUD-P3, as notified.
17.	SDUD	SDUD-P6	Support	Kāinga Ora supports proposed Policy SDUD-P6 insofar as it cascades from proposed Objective SDUD-04 to further inform the spatial extent of the Residential 1 and 2 Zones within the District.	Retain newly proposed Policy SDUD-P6, as notified.
18.	SDUD	SPUD-P20	Support	Kāinga Ora supports newly proposed Policy SPUD-P20 on the basis that the policy responds to the broader Objective 1 and Policy 3 of the prescribed MDRS provisions.	Retain newly proposed Policy SPUD-P20 in its entirety.

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Hazards and Risks					
19.	NH	NH-PA – Buildings in Areas Susceptible to Flooding	Support in part	Kāinga Ora generally supports proposed Policy NH-PA insofar as providing for the development of buildings within areas susceptible to flooding where the risks are low and potential adverse effects can be avoided and or mitigated through design or, where the risks are high, further consideration is had to the design and location of the proposed development. However, Kāinga Ora considers further amendments are required to the policy to both specify that the policy relates to habitable buildings and increase the clarity of the policy to plan users through minor alterations to the language used within the policy.	Amend newly proposed Policy NH-PA to provide additional clarity for plan users, as follows: <u>Minimise the risks to people and property associated with development in areas susceptible to flooding by:</u> <ul style="list-style-type: none"> a. <u>In areas where the anticipated flood levels are low and, therefore, the likely risks to people and property are less, requiring new habitable buildings and larger additions to existing habitable buildings to have floor levels above the flood level for the 1% AEP event with an allowance for climate change and freeboard.</u> b. <u>In areas where anticipated flood levels are higher and, therefore the potential risks to people and property are greater, requiring a broad assessment for new buildings and larger additions to existing buildings and their associated site works that corresponds to the nature and scale of the anticipated flooding on site, including consideration assessment of:</u> <ul style="list-style-type: none"> i. <u>The appropriateness of the proposed development, and the extent to which the flood risks on site are mitigated;</u> ii. <u>Whether the development will increase risks to other people, property or infrastructure;</u> iii. <u>Whether there is a need for safe evacuation routes or refuges; and</u> iv. <u>Impacts on overland flowpaths and river corridors</u>
20.	NH	NH-PB – Overland flowpaths and river corridors	Support in part	Kāinga Ora generally supports proposed Policy NH-PB seeking to maintain the function of overland flow paths and river corridors. However, Kāinga Ora considers it more appropriate, in the context of the policy, to replace the word “considering” with “assessing.”	Amend newly proposed Policy NH-PB to replace the word “considering” with “assessing,” as follows: <u>Maintain the function of overland flowpaths and river corridors to safely convey flood water and reduce risk to life, property and infrastructure by:</u> <ul style="list-style-type: none"> a. <u>Maintaining the water carrying capacity of overland flowpaths and river corridors;</u> b. <u>Maintaining the water storage capacity of major overland flowpaths and river corridors;</u> c. <u>Restricting activities that may obstruct an overland flowpath; and</u> d. <u>Considering Assessing the impact of any changes to the entry or exit points of overland flowpaths on a site and the impact on other sites and infrastructure.</u>
21.	NH	NH-PC – Impervious surfaces	Support	Kāinga Ora supports proposed Policy NH-PC that pertaining to the management of impervious surfaces.	Retain newly proposed Policy NH-PC, as notified.
22.	NH	NH-P3 – Geothermal Hazards	Support	Kāinga Ora supports the consequential amendments to Policy NH-P3 to clarify the application of this policy to the residential extent of both Ohinemutu and Whakarewarewa villages.	Retain the proposed amendments to Policy NH-P3, as notified.

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23.	NH	NH-P4 – Geothermal Hazards	Support	Kāinga Ora supports proposed Policy NH-P4 which recognises the risks of geothermal hazards to people and property.	Retain newly proposed Policy NH-P4, as notified.
24.	NH	NH-R4 – Buildings in the 2% AEP Lake Flood Level Overlays NH-R5 – Buildings in areas affected by inundation by surface water	Support	Kāinga Ora supports the proposed deletion of standards NH-R4 and NH-R5. It is noted that proposed standard NH-R4 manages the development and additions to buildings in areas susceptible to flooding.	Retain the deletion of standard NH-R4 and NH-R5, as notified.
25.	NH	NH-R4 New Buildings and additions to existing buildings in areas susceptible to flooding	Support	Kāinga Ora supports proposed standard NH-R4 pertaining to buildings within areas susceptible to flooding. In particular, Kāinga Ora supports: <ul style="list-style-type: none"> • a permitted activity pathway for the construction of ‘low importance’ buildings (as per the proposed definition) and / or additions to buildings less than 20m² within areas identified as susceptible to flooding. • A permitted pathway for development of buildings where the maximum anticipated flood level at the building site is no more than 300m from clause (i) and (ii). • A Restricted Discretionary Activity cascade for development that does not comply with NH-R4.2. • A Restricted Discretionary Activity status for new buildings and additions to existing buildings in areas susceptible to flooding that do not fall within NH-R4.1 or NH-R4.2. 	Retain newly proposed standard NH-R4, as notified.
26.	NH	NH-R8 – Venting Structures in the Geothermal Systems Overlay	Support	Kāinga Ora supports proposed standard NH-R8 to enable the development / installation of necessary venting structures.	Retain newly proposed standard NH-R8, as notified.
27.	NH	NH-MD1 – Buildings in areas susceptible to flooding	Support	Kāinga Ora supports the proposed matters of discretion pertaining to buildings in areas susceptible to inundation.	Retain the newly proposed matters of discretion NH-MD1, as notified.

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Historical and Cultural Values					
28.	HH	HH-R2A – New buildings that are on the same site as a heritage structure listed in the Historic Structures Schedule, or a specified adjacent site	Support	Kāinga Ora supports proposed standard HH-R2A insofar as it provides a Restricted Discretionary Activity pathway for new buildings to be located on the same site, or a specified site, as an identified heritage structure.	Retain newly proposed standard HH-R2A, as notified.
Subdivision					
29.	SUB	SUB-P31 – Sustainable design and development of land	Support	Kāinga Ora supports the proposed amendments to Policy SUB-P31 to require subdivision of a minimum size and shape to accommodate the intended built form outcomes of the relevant zone.	Retain the proposed amendments to Policy SUB-P31, as notified.
30.	SUB	SUB-P35A – Sustainable design and development of land	Support	Kāinga Ora supports proposed Policy SUB-P35A which provides for both subdivision around existing development and in accordance with an approved land use resource consent.	Retain newly proposed Policy SUB-P35A, as notified.
31.	SUB	SUB-R1 – The subdivision of sites or buildings not otherwise stated below.	Support	Kāinga Ora supports the inclusion of the mandatory notification clause to outline the notification requirements prescribed by the Housing Supply Act into the District Plan.	Retain the notification clause inserted into standards SUB-R1, as notified.
32.	SUB	SUB-R5 – The subdivision of a cross lease title occupied by one or more existing household residential units to create freehold titles	Support	Kāinga Ora supports the inclusion of the mandatory notification clause to outline the notification requirements prescribed by the Housing Supply Act into the District Plan.	Retain the notification clause inserted into standards SUB-R5, as notified.
33.	SUB	SUB-R43 – The subdivision of sites or buildings on land susceptible to inundation <u>flooding</u>	Support	Kāinga Ora supports the proposed deletion of clauses 1.a - b and clause 2 from standard SUB-R43 and their replacement with clause a (i)-(ii) as this reduces the complexity of the rule. In particular, Kāinga Ora supports the change in activity status from 'Discretionary' to 'Restricted Discretionary' and the removal of the 'non-complying' activity status.	Retain the proposed amendments to standard SUB-R43, as notified.

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34.	SUB	SUB-S1.1 – Minimum site area	Oppose	Kāinga Ora opposes minimum vacant lot sizes and seek that a minimum shape factor is required instead as required by Rule SUB-S1.2 below.	Delete SUB-S1.1 in its entirety.
35.	SUB	SUB-S1.2 – Site design factor	Support	Kāinga Ora supports the proposed amendments to standard SUB-S1.2 pertaining to site design factor. Specifically, Kāinga Ora supports the adoption of a shape factor approach to the standard – supporting the proposed 8m by 15m rectangle for both the Residential 1 and Residential 2 Zones.	Retain the proposed amendments to standard SUB-S1.2, as notified.
36.	SUB	SUB-S8 – Site suitability	Support	Kāinga Ora supports the deletion of standard SUB-S8 pertaining to the subdivision of land or buildings susceptible to inundation from surface water – noting the proposed framework contained within the natural hazards chapter.	Retain the deletion of standard SUB-S8, as notified.
37.	SUB	SUB-S9.2.b – Shared Private Access	Support	Kāinga Ora supports the proposed amendments to SUB-Table 3 – Minimum access and formation widths. In particular, Kāinga Ora supports the inclusion of 8-20 residential units – increasing the maximum number of residential units that may share a private access from ‘8’ to ‘20’.	Retain the proposed amendments to Table 3 – Minimum access and formation widths within standard SUB-S9.2.b, as notified.
38.	SUB	SUB-S14.2 – Cross lease, unit title, company lease subdivision	Support	Kāinga Ora supports the proposed amendments to standard SUB-S14.2 to include and recognises subdivision in accordance with an approved land use resource consent.	Retain the proposed amendments to standard SUB-S14.2, as notified.
39.	SUB	SUB-S14.3 – Conversion of cross lease to freehold requirements	Support	Kāinga Ora supports the proposed amendments to standard SUB-S14.3 to include and recognises subdivision in accordance with an approved land use resource consent.	Retain the proposed amendments to standard SUB-S14.2, as notified.
40.	SUB	SUB-S14.6 – Subdivision of sites (other than cross lease titles) with existing buildings	Support	Kāinga Ora supports the proposed amendments to standard SUB-S14.6 to include and recognises subdivision in accordance with an approved land use resource consent.	Retain the proposed amendments to standard SUB-S14.6, as notified.

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41.	SUB	SUB-MC1.2 – General matters of control	Support	Kāinga Ora supports the proposed amendments to the matters of control contained in SUB-MC1.2. In particular, Kāinga Ora supports the deletion of matter (j) and the removal of ‘maintain and enhance’ from matter (g).	Retain the proposed amendments to the matters of control contained in SUB-MC1, as notified.
42.	SUB	SUB-MD2 – Areas susceptible to inundation	Oppose	Kāinga Ora opposes the proposed matters of discretion contained in SUB-MD2 on the basis that these matters are addressed within the Natural Hazards chapter. Specifically, these matters are considered when new buildings are proposed within areas susceptible to flooding and / or alterations are proposed to existing buildings in areas susceptible to flooding and these alterations do not meet the permitted activity criteria.	Delete the proposed matters of discretion contained in SUB-MD2, as follows: a. The appropriateness of the proposed building locations and the extent to which the proposal minimises the risks to people and property on the site from flooding; b. The extent to which development of the site will increase risks from flooding to people and property on other sites or infrastructure; and the extent to which the proposal mitigates this effect; c. Whether the development of the site will reduce the carrying capacity and storage capacity of any river corridor or major overland flowpath; and d. Where overland flowpaths affect the site: <ol style="list-style-type: none"> a. the extent to which the development of the site will provide for the continued conveyance of water; b. whether the development of the site will change the entry and/or exit points of the overland flowpaths and the impact on other sites and infrastructure; c. management of any potential erosion caused by any overland flowpaths; and d. provision for access and maintenance to the overland flowpaths
43.	SUB	SUB-AC1 – General assessment criteria	Support	Kāinga Ora supports the proposed amendments to the assessment matters contained in SUB-AC1.1. In particular, Kāinga Ora supports the removal of ‘maintain and enhance’ from matter (j).	Retain the proposed amendments to the assessment matters contained in SUB-AC1, as notified.
44.	SUB	SUB-AER6	Support	Kāinga Ora generally supports increased density and diversity of housing.	Retain the anticipated environmental result SUB-AER6, as notified.
General District Wide Matters					
45.	FC	FC – R1 Financial contributions for reserves	Support	Kāinga Ora generally supports the approach set out in standard FC – R1. In particular, Kāinga Ora supports the proposed amendments to reduce the operative ‘contribution rate’ for additional residential units from 5%, down to 3.5%. Moreover, Kāinga Ora generally supports the proposed amendments to the following standards: <ul style="list-style-type: none"> • FC-R1.1 Subdivision; and • FC-R1.2 Residential units. 	Retain the notified amendments which seek to reduce the ‘contribution rate’ for residential units from the operative 5%, down to the now proposed 3.5%.

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46.	PK	PK-R1 – Papakāinga (including kaumatua flats)	Support in part	<p>Kāinga Ora supports in part, the proposed amendments to standard PK-R1. In particular, Kāinga Ora generally supports the proposed amendments to: enable papakāinga to locate on land that does not adjoin or is adjacent to a Marae; ensure that the provisions are consistent with the MDRS, where appropriate; increasing the density of papakāinga development in rural zones; and providing further clarity around non-residential activities that form part of a papakāinga development in rural zones. However, Kāinga Ora seeks that both the restriction on locating papakāinga on Māori multiple-owned land, or land which is otherwise under the jurisdiction of the Māori Land Court is removed and that a revised definition is included within the plan change to allow mana whenua to develop papakāinga on general title land – noting that the current definition of papakāinga is limited to land held under the Te Ture Whenua Māori Act (1993).</p> <p>Moreover, Kāinga Ora seeks amendments to ensure that provision is made for a permitted level of papakāinga development, similar to that of general residential developments, with the residential zones. Kāinga Ora considers papakāinga housing to be inherently residential in nature and provisions should be drafted to reflect this. Moreover, the provision of a permissive framework for papakāinga housing is in accordance with policy 1(a)(ii) of the NPS-UD.</p>	<p>1. Delete the definition of ‘papakāinga’ and ‘papakāinga housing’ and replace with a new definition, as follows: <u>Papakāinga means residential and ancillary activities (including social, cultural, educational, conservation, recreational, and commercial activities) to support the cultural, environmental, and economic wellbeing of tangata whenua on their ancestral land.</u></p> <p>2. Amend standard PK-R1 to remove restrictions on locating papakāinga on Māori multiple-owned land, or land which is otherwise under the jurisdiction of the Māori Land Court, as follows:</p> <table border="1" data-bbox="1605 772 2769 1852"> <thead> <tr> <th data-bbox="1605 772 1991 856">Applicable Spatial Layers</th> <th data-bbox="1991 772 2377 856">1. Activity Status: Permitted Where:</th> <th data-bbox="2377 772 2769 856">2. Activity Status: Restricted Discretionary Where:</th> </tr> </thead> <tbody> <tr> <td data-bbox="1605 856 1991 1852">All Zones except in <u>Rural and Industrial Zones</u> <u>Commercial 4 Zone</u></td> <td data-bbox="1991 856 2377 1852"> <p>The papakāinga or kaumātua flats have not been approved through the development plan process set out in PK-R2</p> <p>Performance Standards:</p> <p>a. Activities shall comply with the performance standards of the zone for <u>residential household units, except in respect of the density of kaumātua flats (see b. below);</u></p> <p>b. The density for kaumātua flats shall not exceed one per 150m² of land area;</p> <p><u>c. The activity must be located on land that adjoins or is adjacent to a Marae, and is on Māori multiple-owned land, or land which is otherwise under the</u></p> </td> <td data-bbox="2377 856 2769 1852"> <p>Compliance is not achieved with the performance standards for PK-R1(1).</p> <p>Matters of Discretion:</p> <p>a. Those matters of non-compliance and the objectives and policies relevant to the matters of discretion;</p> <p>b. Where performance standards of the zone are not met: the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion;</p> <p>c. PK-MD1 General;</p> <p>d. The extent to which papakāinga affects the natural landscape,</p> </td> </tr> </tbody> </table>	Applicable Spatial Layers	1. Activity Status: Permitted Where:	2. Activity Status: Restricted Discretionary Where:	All Zones except in <u>Rural and Industrial Zones</u> <u>Commercial 4 Zone</u>	<p>The papakāinga or kaumātua flats have not been approved through the development plan process set out in PK-R2</p> <p>Performance Standards:</p> <p>a. Activities shall comply with the performance standards of the zone for <u>residential household units, except in respect of the density of kaumātua flats (see b. below);</u></p> <p>b. 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					<p>jurisdiction of the Māori Land Court; and</p> <p>d.—The land concerned must be vested in trustees whose authority is defined in a Trust Order or other empowering instrument which will ensure that:</p> <p>i.—The land remains vested in the trustees without power of sale; and</p> <p>ii.—The occupation or beneficial interest in the land shall be restricted to members of the hapū.</p>		
					<p>Applicable Spatial Layers</p> <p>All Rural Zones</p>	<p>3. Activity Status: Permitted</p> <p>Where:</p> <p>The papakāinga or kaumātua flats have not been approved through the development plan process set out in PK-R2</p> <p>Performance Standards:</p> <p>a. <u>Activities shall comply with the performance standards of the zone for household units, except in respect to RURZ-S4 Household unit density;</u></p> <p>b. <u>The number of residential units per site</u></p>	<p>4. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p><u>Compliance is not achieved with the performance standards for PK-R1(3).</u></p> <p>Matters of Discretion:</p> <p>a. <u>Those matters of non-compliance and the objectives and policies relevant to the matters of discretion;</u></p> <p>b. <u>Where performance standards of the zone are not met: the effects of the non-compliance in achieving the</u></p>

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						<p>does not exceed one residential unit per 2,000m² of net site area.</p> <p>c. <u>The density for kaumātua flats shall not exceed one per 150m² of land area;</u></p> <p>d. <u>Any places of assembly and commercial or industrial activities are established in conjunction with, and are directly associated with, the residential activities of the papakāinga.</u></p> <p>e. <u>Non-residential activities are set back at least 100m from any existing residential unit on a separate site.</u></p> <p>f. <u>Non-residential activities shall not cumulatively exceed 500m² in gross floor area on any one site.</u></p> <p>g.—The activity must be located on Māori multiple owned land, or land which is otherwise under the jurisdiction of the Māori Land Court; and</p> <p>h.—The land concerned must be vested in trustees whose</p>	<p>purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion;</p> <p>c. <u>PK-MD1 General;</u></p> <p>d. <u>The extent to which papakāinga affects the natural landscape, geothermal or wildlife resources;</u></p> <p>e. <u>The extent to which papakāinga affects the sustainable management of the natural and physical resources of the district;</u></p> <p>f. <u>The extent to which papakāinga affects streams, rivers, lakes or other elements of the water environment; and</u></p> <p>g. <u>The extent to which papakāinga affects the character and amenity of the underlying zone.</u></p>	

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						<p>authority is defined in a Trust Order or other empowering instrument which will ensure that:</p> <p>i. The land remains vested in the trustees without power of sale; and</p> <p>ii. The occupation or beneficial interest in the land shall be restricted to members of the hapū.</p>
Zones – Residential						
47.	RESZ	Chapter-wide	Support	Kāinga Ora supports the inclusion of the prescribed Medium Density Residential Standard (MDRS) as required by the Housing Supply Act into the District Plan.	Retain, as notified, where they are consistent with the prescribed MDRS (including the consequential amendments, including deletions, to ensure the correct references within the framework).	
48.	RESZ	Introduction	Support in part	Kāinga Ora generally supports the proposed amendments to the introduction section of the Residential Zones chapter to reflect the corresponding amendments to the Residential Zones framework resulting from the implementation and integration of the prescribed MDRS - as required by the Housing Supply Act. However, Kāinga Ora seek consequential changes to the zone descriptions to respond to the specific relief sought in this submission.	Amend the proposed amendments to the introduction section of the Residential Zones chapter to reflect the proposed amendments sought in this submission, where appropriate.	
49.	RESZ	RESZ-I1 – Activities in a Residential Zone RES-I2 – The design, layout and appearance of residential sites	Support	Kāinga Ora supports the proposed amendments to the relevant issues contained in the Residential Zones chapter to reflect the corresponding amendments to the Residential Zones framework resulting from the implementation and integration of the prescribed MDRS - as required by the Housing Supply Act.	Retain the proposed amendments to the issues section of the Residential Zones chapter, as notified.	

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50.	RESZ	RESZ-O1 – MDRZ Objective	Support	Kāinga Ora supports the proposed Objective RESZ-O1 insofar as recognising the new Medium Density Residential Zone and the subsequent increasing housing supply and choice for the District as a result of the new zone.	Retain newly proposed Objective RESZ-O1, as notified.
51.	RESZ	RESZ-O2 – MDRS Objective	Support in part	Kāinga Ora supports, in part, proposed Objective RESZ-O2. However, Kāinga Ora opposes the use of the phrase “surrounded by open space” as this could be confused with providing for Open Space Zone around proposed Medium Density Residential developments. Therefore, to avoid confusion, it is considered appropriate to delete reference to “open space” from this Objective and instead borrow the same phrase from RESZ-O9 (“integrated with on-site landscaped areas”).	Amend the newly proposed Objective RESZ-O2 to remove reference to “surrounding be open space” and replace with “integrated with on-site landscaped areas”, as follows: <u>Development contributes to the creation of neighbourhoods with a medium density residential built character comprising residential buildings generally up to three storeys, surrounded by open space integrated with on-site landscaped areas.</u>
52.	RESZ	RESZ-O3 – MDRZ Objective RESZ-O10 – HDRZ Objective	Support	Kāinga Ora supports proposed Objectives RESZ-O3 and RESZ-O10 insofar as recognising the influence development has on the interface between the Residential Zone and streets / open space.	Retain newly proposed Objectives RESZ-O5 and RESZ-O10, as notified.
53.	RESZ	RESZ-O4 – MDRZ Objective	Support	Kāinga Ora supports proposed Objective RESZ-O4 insofar as it responds to the broader Objective 1 and Policy 3 of the MDRS provisions.	Retain newly proposed Objective RESZ-O5, as notified.
54.	RESZ	RESZ-O5 – MDRZ Objective RESZ-O12 – HDRZ Objective	Support	Kāinga Ora supports proposed Objectives RESZ-O5 and RESZ-O12 insofar as ensuring the provisions of adequate infrastructure for residential development.	Retain newly proposed Objectives RESZ-O5 and RESZ-O12, as notified.
55.	RESZ	RESZ-O6 – MDRZ Objective RESZ-O13 – HDRZ Objective	Support	Kāinga Ora supports proposed Objectives RESZ-O6 and RESZ-O13 insofar as the objectives emphasise the rationale / aim of enabling greater densities of development is to support public and active transport over private transport.	Retain newly proposed Objectives RESZ-O6 and RESZ-O13, as notified.
56.	RESZ	RESZ-O8 – HDRZ Objective	Support	Kāinga Ora supports proposed Objective RESZ-O8 insofar as recognising the High Density Residential Zone as an efficient use of land that has good accessibility to those matters identified in the objective.	Retain newly proposed Objective RESZ-O8, as notified.

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57.	RESZ	RESZ-09 – HDRZ Objective	Support	Kāinga Ora supports proposed Objective RESZ-09. In particular, Kāinga Ora supports reference of six storeys within the objective.	Retain newly proposed Objective RESZ-09, notified.
58.	RESZ	RESZ-O11 – HDRZ Objective	Support	Kāinga Ora support proposed Objective RESZ-O11 insofar as it responds to the broader Objective 1 and Policy 3 of the MDRS provisions.	Retain newly proposed Objective RESZ-O11, as notified.
59.	RESZ	RESZ-P2 – MDRZ Policy	Support	Kāinga Ora supports proposed Policy RESZ-P2 insofar as outlining the built character resulting from the Medium Density Residential Zone.	Retain newly proposed Policy RESZ-P2, as notified.
60.	RESZ	RESZ-P5 – MDRZ Policy	Support	Kāinga Ora supports proposed Policy RESZ-P5 recognising the proposed rule framework contained within the Residential 1 and 2 Zones which cascade from this policy.	Retain newly proposed Policy RESZ-P5, as notified.
61.	RESZ	RESZ-P6 – MDRZ Policy	Support in part	Kāinga Ora supports, in part, proposed policy RESZ-P6. However, Kāinga Ora seeks that reference to “4+ residential unit developments” is deleted noting these design techniques should be encouraged for all developments where potential adverse effects on adjoining sites have been identified.	<p>Amend newly proposed Policy RESZ-P6 to extend clause 4 to all development and recognise landscaping on the front boundary may also be appropriate mitigation, as follows:</p> <p><u>Mitigate the potential adverse effects of development on adjoining sites, without limiting the ability to achieve the planned medium density residential built character, including by:</u></p> <ol style="list-style-type: none"> 1. <u>Setting buildings back from side and rear boundaries;</u> 2. Limiting the length of buildings along side and rear boundaries; 3. <u>Providing opportunities for sunlight access to adjoining sites;</u> 4. For 4+ residential unit developments, encouraging the use of other design techniques such as building recesses, varied architectural treatment and landscaping along side and rear all boundaries.
62.	RESZ	RESZ-P7 – MDRZ Policy RESZ-P16 – HDRZ Policy	Support in part	Kāinga Ora supports, in part, proposed Policies RESZ-P7 and RESZ-P16. However, Kāinga Ora seeks that the policy is amended to be more absolute in the requirement for demonstration of adequate capacity in the infrastructure networks to support development. The amendments proposed better reflect proposed Objective RESZ-O5. Kāinga Ora also seek that infrastructure is confirmed at the point of connection so as to narrow the extent of any infrastructure assessment.	<p>Amend newly proposed Policies RESZ-P7 and RESZ-P16, as follows:</p> <p><u>Require p-Proposals for four or more residential units to must demonstrate that there is adequate capacity in the infrastructure networks to support the development at the point of connection.</u></p>

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63.	RESZ	RESZ-P8 – MDRZ Policy RESZ-P17 – HDRZ Policy	Support in part	Kāinga Ora supports, in part, proposed Policies RESZ-P8 and RESZ-P17. However, Kāinga Ora considered “promoting” provision of cycle parking on site is more appropriate than requiring cycle parking – noting the appropriateness in the context of providing a consent pathway where such requirements cannot be met.	Amend newly proposed Policies RESZ-P8 and RESZ-P17, as follows: Require proposals for four or more residential units to <u>Promote the provisione of adequate storage for cycle parking on site.</u>
64.	RESZ	RESZ-P14 – HDRZ Policy	Support in part	Kāinga Ora supports proposed Policy RESZ-P14 recognising the proposed rule framework contained within the Residential 1 and 2 Zones which cascade from this policy.	Retain newly proposed Policy RESZ-P14, as notified.
65.	RESZ	RESZ-P15 – HDRZ Policy	Support in part	Kāinga Ora supports, in part, proposed Policy RESZ-P15. However, Kāinga Ora seeks the deletion of clause 2 – noting the consequential amendments contained in this submission table regarding the Residential Zone rule framework – and, that reference to “4+ residential unit developments” in clause 4 is deleted - noting these design techniques should be encouraged for all developments where potential adverse effects on adjoining sites have been identified. Consequential renumbering required.	Amend newly proposed Policy RESZ-P15 by deleting clause 2 and amending clause 4, as follows: <u>Mitigate the potential adverse effects of development on adjoining sites, without limiting the ability to achieve the planned high density residential built character, including by:</u> 1. <u>Setting buildings back from site and rear boundaries;</u> 2. Limiting the length of buildings along side and rear boundaries; 3. <u>Providing opportunities for sunlight access to neighbouring sites.</u> 4. For 4+ residential unit development, e <u>ncouraging the use of other design techniques such as building recesses, varied architectural treatment and landscaping along side and rear all boundaries.</u>
66.	RESZ	RESZ-R3	Support in part	Kāinga Ora supports, in part, the proposed amendments to the residential units’ standard RESZ-R3 to reflect the prescribed requirements of the MDRS into the Residential Zones chapter frameworks – as relevant to both the Residential 1 and 2 Zones. However, Kāinga Ora seeks amendments to clause 3 of standard RESZ-R3 to provide for up to six residential units on a site as a permitted activity within the Residential 2 Zone. The amendments proposed as a means to differentiate the enablement of development provided for between the medium density of the Residential 1 Zone and the high density of the Residential 2 Zone. Note Kāinga Ora supports the consequential amendments and deletions of the remaining standards contained in the activity table resulting from these amendments.	Amend proposed standard RESZ-R3.3 to provide for 6 residential units on a site as a permitted activity within the Residential 2 Zone.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
67.	RESZ	RESZ-S1.2 – Maximum height and daylight envelope (Residential 2 Zone)	Support in part	<p>Kāinga Ora supports, in part, the more enabling height and height in relation to boundary provisions for the Residential 2 Zone. However, Kāinga Ora seeks the following changes to better enable flexibility in design choice for developments:</p> <ul style="list-style-type: none"> the permitted height is increased from 19.50m to 22m. increase clause (i) from 12m to 19m and apply only to side boundaries. insert a new clause for buildings 25m from the frontage. delete the height in relation to boundary clause (iii); and insert a more sympathetic height in relation to boundary when adjoining a lower zone hierarchy. 	<p>Amend proposed standard RESZ-S1.2 to increase the maximum permitted height within the Residential 2 Zone from 19.5m to 22m and provide more enabling height in relation to boundary standards, as follows:</p> <ol style="list-style-type: none"> <u>Buildings must not exceed 2219.5m in height.</u> <u>Buildings must not project beyond a 60° recession plane measured from a point:</u> <ol style="list-style-type: none"> <u>19m 2m vertically above ground level along all the side boundaries within 25m <u>3.5m</u> from the road frontage.</u> <u>8m vertically above ground level along the side boundaries 22m from the frontage.</u> 4m vertically above ground level along all other boundaries, <u>Buildings must not project beyond a 60° recession plane measured from a point 4m vertically above ground level along boundaries where the Residential 2 Zone interfaces with a lower zone hierarchy (Residential 1 Zone and Reserves 1-3 Zones).</u> <u>Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u> <u>This standard does not apply to—</u> <ol style="list-style-type: none"> <u>A boundary with a road:</u> <u>existing or proposed internal boundaries within a site:</u> <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>
68.	RESZ	RESZ-S2 – Yard Requirements	Support in part	<p>Kāinga Ora supports, in part the proposed standard pertaining to yards for the Residential 1 Zone. However, Kāinga Ora does not consider it appropriate for the Residential 2 Zone to comply with a front yard setback and seeks an alternative side and rear yard setback for the Residential 2 Zone when windows are proposed along these boundaries.</p>	<p>Amend proposed standard RESZ-S2 to delete the front yard requirement for the Residential 2 Zone and insert the following side and rear yard requirement specific to the Residential 2 Zone:</p> <p><u>0m unless windows are proposed on side and rear walls, then a 2m setback is required.</u></p>
69.	RESZ	RESZ-S4 – Residential unit density	Support	<p>Kāinga Ora supports the proposed deletion of the Residential 1 and 2 Zones from standard RESZ-S4 – insofar as removing residential unit requirements from these two zones.</p>	<p>Retain the deletion of the Residential 1 and 2 Zone requirements from standard RESZ-S4, as notified.</p>
70.	RESZ	RESZ-S3 – Site Coverage	Support in part	<p>Kāinga Ora does not support the reduction of maximum site coverage for impermeable surfaces from 80% to 70% within the Residential 1 zone and seeks that the operative</p>	<p>Amend proposed standard RESZ-S3 for the Residential 2 Zone to increase the maximum permitted site coverage for buildings from 50% to 60%, as follows:</p>

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				<p>level is maintained. Kāinga Ora considers that the operative level of 80% provides appropriate on-site amenity and that any flooding effects are managed through the natural hazard chapter provisions.</p> <p>Kāinga Ora supports the adoption of the prescribed 50% maximum site coverage for buildings within the Residential 1 Zone. However, given the Residential 2 Zone is a high density residential zone, it is considered more appropriate to differentiate the two zones with increasing the enablement of the Residential 2 Zone. Therefore, Kāinga Ora seeks that the maximum site coverage for buildings in the Residential 2 Zone is increased from 50% to 60%. For clarity, Kāinga Ora supports the proposed amendments to the maximum site coverage for impermeable surfaces.</p>	<p>Residential 1:</p> <ul style="list-style-type: none"> a. Maximum site coverage for buildings: 40%<u>50%</u> of the net site area. b. Maximum site coverage for impermeable surfaces: 80% <u>70%</u> <u>80%</u> of the site area. <p>Residential 2:</p> <ul style="list-style-type: none"> a. Maximum site coverage for buildings: <u>56%</u> of the net site area. There is no maximum site coverage. b. Maximum site coverage for impermeable surfaces: <u>80%</u> 100% of the site area.
71.	RESZ	RESZ-S5 – Parking, access and turning (Residential 2 Zone)	Support	Kāinga Ora supports the proposed amendments to the table contained in standard RESZ-S5 outlining the minimum access and formation widths for the residential zones. In particular, Kāinga Ora supports the inclusion of 9-20 residential units – increasing the maximum number of residential units that may share a private access from ‘8’ to ‘20’.	Retain the proposed amendments to the table outlining the minimum access and formation widths within standard RESZ-S5, as notified.
72.	RESZ	RESZ-S6A.1 – Minimum size of residential units (Residential 1 and 2 Zones)	Support in part	Kāinga Ora supports, in part, the introduction of a standard pertaining to the minimum size of residential units within both the Residential 1 and 2 Zone framework. However, Kāinga Ora considers it more appropriate to lower the minimum net floor area threshold for studio units from 35m ² to 30m ² and a 1 or more bedroom units from 45m ² to 40m ² – as consistent with relief sought for both the City Centre and Commercial Zones framework and nationally.	<p>Amend proposed standard RESZ-S6A.1 to decrease the minimum net floor area threshold of a studio unit from 35m² to 30m² and a 1 bedroom unit from 45m² to 40m², as follows:</p> <p><u>Minimum size of residential units:</u></p> <ul style="list-style-type: none"> a. <u>The minimum net floor area a studio unit shall be 350m²</u> b. <u>The minimum net floor area a 1 or more bedroom units shall be 405m²</u>
73.	RESZ	RESZ-S6A.2 – Outdoor Living Space (per unit)	Support	Kāinga Ora supports proposed standard RESZ-S6A.2 pertaining to outlook space. In particular, Kāinga Ora supports the proposed minimum dimensions noting the differences between both the Residential 1 and 2 Zones.	Retain newly proposed standard RESZ-S6A.2, as notified.
74.	RESZ	RESZ-S6A.4 – Windows to street (Residential 1 and 2 Zones)	Support	Kāinga Ora supports the additional clauses to the prescribed MDRS glazing standard to enable clarity for plan users as to what constitutes towards glazing.	Retain proposed standard RESZ-S6A.4, as notified.

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75.	RESZ	RESZ-S6A.5 – Maximum Building Length (Residential 1 and 2 Zones)	Oppose	Kāinga Ora opposes the proposed standard pertaining to maximum building length for both Residential 1 and 2. Kāinga Ora does not support the inclusion of an additional standard to restrict development potential.	Delete standard RESZ-S6A.5 in its entirety. Maximum Building length (Residential 1 and 2 Zones) a. The maximum length of a building above ground floor level shall be 22m, measured parallel to side and rear boundaries, after which there shall be a minimum separation of 4m between any other building on the same site.
76.	RESZ	RESZ-S6A.6 – Landscaped Area (Residential 1 and 2 Zone)	Support in part	Kāinga Ora supports, in part the proposed standard pertaining to landscaping for the Residential 1 Zone. However, Kāinga Ora does not consider it appropriate for the Residential 2 Zone to comply with clause c of the standard noting the amendments sought in relation to the yard requirements for the Residential 2 Zone (that is, removing the front yard setback requirement)	Amend proposed standard RESZ-S6A.6 to apply clause c to the Residential 1 Zone only, as follows: a. <u>A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them;</u> b. <u>The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u> c. <u>For the Residential 1 Zone, at least 50% of the area of the front yard must comprise landscaped area.</u>
77.	RESZ	RESZ-MDA – Residential units – specific non-compliance matters	Oppose in part	Kāinga Ora generally opposes the proposed matters of discretion pertaining to residential units contained in RESZ-MDA. It is considered that the overall framework could be simplified and clarified – such as referring back to the various matters are discretion which are already set out in the activity table listings.	Delete the proposed amendments to the matters of discretion contained in RESZ-MDA and replace with a simplified set of matters, as per Appendix 3 of this submission.
78.	RESZ	RESZ-MDRB – 4+ residential unit developments	Support in part	Kāinga Ora generally supports the proposed matters of discretion pertaining to development containing 4+ residential dwellings in RESZ-MDB. However, Kāinga Ora seeks a consequential change to the application of the listed matters of discretion for 6+ residential units within the Residential 2 Zone and seeks for the simplification of these matters and to recognise that the objectives and policies of the zones covers many of the matters identified by council. Kāinga Ora notes that any matters pertaining to parking and access should be addressed within the transportation chapter.	Replace the proposed matters of discretion contained in RESZ-MDB to reflect changes sought in this submission, as follows: <u>RESZ-MDB 4+ residential unit developments in the Residential 1 Zone, or 6+ residential units in the Residential 2 Zone</u> 1. <u>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</u> 2. <u>The development contributes to a safe and attractive public realm and streetscape;</u> 3. <u>The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u> 4. <u>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale; and</u> 5. <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
					<p>1. Attractive and safe streets and open spaces:</p> <p>a. Whether development provides a quality and attractive frontage to the street or public open space. This includes orientating residential units to front the street with clear and direct pedestrian access, and minimising long expanses of blank walls and at grade carparking/garage doors.</p> <p>b. Whether the orientation of development and the placement of doors, windows, balconies and habitable rooms maximises visibility over the street and public open space to enhance safety and security.</p> <p>c. Whether development optimises landscaping within the front yard to provide privacy for residential units at ground level and visual interest and safety along the street.</p> <p>2. Quality on site living environments:</p> <p>a. Whether principal living rooms and outdoor living spaces are orientated and designed to provide privacy between residential units and optimise sunlight access.</p> <p>b. The extent to which outdoor living spaces are directly accessible from the principal living room.</p> <p>c. Whether landscaped areas can be consolidated to allow opportunities for large scale trees on site, and contribute to the overall quality of outlook space and allow some privacy between residential units.</p> <p>d. Where communal open space is provided on site, whether it is located to provide convenient access for all residents and maximise sunlight access, amenity and use.</p> <p>e. Whether storage areas for rubbish are sufficiently sized, conveniently located and appropriately screened.</p> <p>3. Effects on adjoining sites:</p> <p>a. Without limiting the ability to achieve the planned future character for the zone, whether:</p> <p>i. The development is designed to be visually attractive when viewed from neighbouring sites and mitigate privacy effects on adjoining sites, through the orientation and design of habitable rooms and outdoor living spaces relative to adjoining sites, and the use of architectural treatments and landscaping;</p> <p>ii. The development provides opportunities for sunlight access to adjoining sites through building placement or breaks in building form along side or rear boundaries, acknowledging that there will be reduced opportunities to achieve this in the High Density Residential zone given the greater building heights enabled.</p> <p>4. Parking, access and servicing</p> <p>a. Whether safe and direct pedestrian access that is easily identifiable is provided from the street to residential units on the site.</p>

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					<p>b. Whether a good level of connectivity is provided within the site to the existing transport network and to local services and facilities</p> <p>c. Whether vehicle access and carparking areas are designed as low speed environments that prioritise pedestrian movement.</p> <p>d. Whether storage areas for rubbish are sufficiently sized, conveniently located and appropriately screened and can be safely serviced by appropriate collection vehicles (if on site collection is proposed).</p> <p>e. Whether access for emergency service vehicles is appropriately designed so that staff can access the site safely and efficiently.</p> <p>f. Whether each residential unit has sufficient space within the site for the secure storage of at least one bicycle. g. For 20 or more residential units, whether a transport assessment is provided in accordance with APP1 (4)(b) demonstrating that the adjacent road network can operate safely and efficiently.</p> <p>5. Infrastructure capacity and stormwater management</p> <p>a. Encourage development to apply low impact stormwater design.</p>
79.	RESZ	RESZ-AER11-12	Support	Kāinga Ora supports the proposed anticipated environmental result pertaining to increasing residential density and diversity of housing in the Residential 1 and 2 Zones and improving the perception of neighbourhoods as safe and attractive with convenient access.	Retain the newly proposed anticipated environmental results contained in AER-11-12, as notified.
Zones – City Centre					
80.	CCZ	<p>CCZ-O4 - Vibrancy and vitality of the city centre</p> <p>CCZ-O6 – Reverse sensitivity</p> <p>CCZ-P4 – Vibrancy and vitality of the city centre</p> <p>CCZ-P8 - Vibrancy and vitality of the city centre</p> <p>CCZ-P10 - Vibrancy and vitality of the city centre</p>	Support in Part	Kāinga Ora considers that consequential amendments are necessary to Objective CCZ-O4 and CCZ-O6 and Policies CCZ-P4, CCZ-P8, CCZ-P10, CCZ-P12, CCZ-P13 and CCZ-P14, in response to the proposed amendments to the City Centre Zone through PC9 and as consequential amendments to the relief sought in this submission table. In particular to promote and enable residential activity through the city and taking the opportunity to providing further clarity to the operative objective and policy framework of the City Centre Zone.	<p>1. Amend Objectives CCZ-O4 and CCZ-O6, as follows:</p> <p>CCZ-O4 Rotorua Central Mall <u>is promoted and retained as having</u> an integral role to the primary commercial and retail centre of the district.</p> <p>CCZ-O6 Subdivision, use and development that enables the <u>continued</u> efficient operation of <u>existing</u> development and activities.</p> <p>2. Amend Policies CCZ-P4, CCZ-P8, CCZ-PP10, amend and combine Policies CCZ-P12 and CCZ- P13, and delete Policy CCZ-P14, as follows:</p> <p>CCZ-P4 Enable residential, <u>dwelling</u>s and tourism accommodation throughout the city centre.</p>

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		CCZ-P12 – Design and appearance of buildings CCZ-P13 – Design and appearance of buildings CCZ-P14 – Reverse Sensitivity			<p><u>Only allow for residential dwellings and tourism accommodation but only</u> on the upper storeys of pedestrian focussed streets <u>identified in the Planning Maps when designed in a manner that to ensure active retail and commercial activity occurs on the street level.</u> avoids reverse sensitivity impacts on commercial activities.</p> <p>CCZ-P8 Enable F<u>Enable</u> the continued operation and development of the lakefront along the northern interface of the lake where this complements the natural and cultural values associated with Lake Rotorua.</p> <p>CCZ-P10 <u>Enable and p</u>Provide for Rotorua Central Mall to continue as part of the city centre through maintaining strong pedestrian linkages with Tutanekei Street.</p> <p>CCZ-P12 / CC-P13 (combine) The application of urban design principles within building design to p<u>romote and seek for</u> a vibrant, active and safe pedestrian focussed environment, <u>through building design.</u> Seek innovative building design that provides visual interest and diversity to the streetscape and enhances the walkability of the city centre through the use of prominent entrances and different building elements.</p> <p>CCZ-P14 Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.</p>
81.	CCZ	CCZ-P5 – Vibrancy and vitality of the city centre	Support in part	<p>Kāinga Ora supports, in part, the proposed amendments to Policy CCZ-P5. However, Kāinga Ora considered that the policy can be further simplified and still retain the outcome (that is, high amenity residential units within the City Centre Zone) that the policy is seeking to enable.</p> <p>Kāinga Ora seeks the deletion to references to private open space, storage and outlook space consequential to the deletion sought of those specific standards. Kāinga Ora considers that the proximity of the City Centre to outdoor spaces and amenities is sufficient to provide amenity for residents.</p>	<p>Amend Policy CCZ-P6 to simplify the wording, as follows:</p> <p>Encourage the provision of high amenity residential units accommodation within the City Centre 1 zone above ground level.</p> <p>This will be achieved by e<u>Ensuring</u> residential units provide good access to sunlight from living rooms, <u>good quality outdoor living spaces, outlook spaces, storage spaces,</u> appropriate noise insulation, and are of a size and shape that will enable for the functional use of the units.</p>
82.	CCZ	CCZ-R2 – Alterations to a building exterior	Support in part	<p>Kāinga Ora generally supports the permitted activity status for the maintenance and repair of a building exterior or the external alterations less than 25m² for a building within the City Centre Zones 1 and 2. Moreover, Kāinga Ora supports the cascade to Restricted Discretionary Activity when compliance cannot be achieved with rule COMZ-R2.1.</p>	<p>Amend rule CCZ-R2 insofar as refining the matters of discretion for non-compliance with CCZ-R2.1 to avoid two Restricted Discretionary Activity cascades within the same rule.</p>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
				However, Kāinga Ora queries why non-compliance with rule CCZ-R2.3 results in the same activity status, albeit a more comprehensive matters of discretion.	
83.	CCZ	CCZ-R3 – Construction of new buildings	Support in part	Kāinga Ora generally supports the proposed amendments to rule CCZ-R3 to change the activity status from Permitted to Restricted Discretionary Activity for new buildings within City Centre Zones 1 and 2. However, Kāinga Ora queries why non-compliance with rule CCZ-R3.2 results in the same activity status, albeit a more comprehensive matters of discretion.	Amend rule CCZ-R3 insofar as refining the matters of discretion for non-compliance with CCZ-R3.2 to avoid two Restricted Discretionary Activity cascades within the same rule.
84.	CCZ	CCZ-R16 – Residential Units	Support	Kāinga Ora supports the proposed amendments to standard CCZ-R16. In particular, Kāinga Ora supports the removal of the non-compiling activity status for locating residential units within the City Centre 2 Zone.	Retain the proposed amendments to standard CCZ-R16, as notified.
85.	CCZ	CCZ-R16A – Conversion of a building to residential units	Support	Kāinga Ora supports proposed standard CCZ-R16A to enable a framework for the conversion of a building within the City Centre 1 and 2 Zones to a residential unit – where it is not located on the ground floor of Tutanekai Street.	Retain newly proposed standard CCZ-R16A, as notified.
86.	CCZ	CCZ-S1 – Maximum height and daylight envelop	Support	Kāinga Ora supports the proposed amendments to standard CCZ-S1. In particular, Kāinga Ora supports the increases to the maximum permitted height within City Centre Zone 1 from 20m to 32m and supports the proposed 24m height limit for the City Centre 2 and 3 Zones.	Retain the proposed amendments to standard CCZ-S1, as notified.
87.	CCZ	CCZ-S3 – Household unit density	Support	Kāinga Ora supports the proposed deletion of standard CCZ-S3 pertaining to household unit densities for the City Centre 1 and 3 Zones.	Retain the deletion of standard CCZ-S3, as notified.
88.	CCZ	CCZ-S4.1 – Minimum size of residential units	Support in part	Kāinga Ora supports, in part, the inclusion of a standard pertaining to the minimum size of residential units within the City Centre Zone performance standards. However, Kāinga Ora considers it more appropriate to lower the minimum net floor area threshold for studio units from 35m ² to 30m ² and 1 or more bedroom units from 45m ² to	Amend proposed standard CCZ-S4.1 to decrease the minimum net floor area threshold of a studio unit from 35m ² to 30m ² and a 1 bedroom unit from 45m ² to 40m ² , as follows: <u>Minimum size of residential units:</u> c. <u>The minimum net floor area a studio unit shall be 350m²</u> d. <u>The minimum net floor area for 1 or more bedroom units shall be 405m²</u>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
				40m ² – as consistent with relief sought in the Commercial Zone framework.	
89.	CCZ	CCZ-S4.2 – Outdoor Living Space (per unit)	Oppose	Kāinga Ora opposes this standard and considers the City Centre is a zone where it may be appropriate to develop residential units without outdoor living space given the access to public spaces and facilities. Deletion sought.	Delete CCZ-S4.2.
90.	CCZ	CCZ-S4.3 – Storage	Support	Kāinga Ora supports the proposed deletion of standard CCZ-S4.3 pertaining to storage within residential units.	Retain the deletion of standard CCZ-S4.3, as notified.
91.	CCZ	CCZ-S4.4 – General Amenity – Heating and Ventilation	Support	Kāinga Ora supports the proposed deletion of standard CCZ-S4.4 pertaining to hearing and ventilation within residential units.	Retain the deletion of standard CCZ-S4.4, as notified.
92.	CCZ	CCZ-S4.5 – Outlook Space	Oppose	Kāinga Ora opposes this provision as it sets a standard that may not be possible to meet for dwellings that would otherwise provide a decent standard of living. Deletion sought.	Delete standard CCZ-S4.5.
93.	CCZ	CCZ-S9 – Landscaping	Support	Kāinga Ora supports the proposed deletion of standard CCZ-S9 pertaining to landscaping within the City Centre 2 Zone.	Retain the deletion of standard CCZ-S9, as notified.
94.	CCZ	CCZ-S5 – Parking, access and turning	Neutral	Kāinga Ora considers that consequential amendments are necessary to standard CCZ-S5 in response to the proposed amendments to the City Centre Zone through PC9. In particular, reference should be made to the specific standards document (and, therefore, the document should be notified pre-notification of plan change).	Amend standard CCZ-S5 to reference the specific standards document the standard pertains to, as follows: [...] 1. City Centre 1 Zone and City Centre 3 Zone: a. [...] d. All vehicle crossings into local roads shall be provided and constructed to the standard of <u>[insert name of document]</u> Rotorua District Council . Where new vehicle crossings are proposed onto a State Highway, written consent from the New Zealand Transport Agency shall be provided.
95.	CCZ	CCZ-MDA – Building design and site layout	Oppose in part	Kāinga Ora generally opposes the proposed amendments to the matters of discretion pertaining to building design and site layout, contained in CCZ-MDA. It is considered that the overall framework could be simplified and clarified	Amend the proposed amendments to the matters of discretion contained in CCZ-MDA and replace with a simplified set of matters or as follows: CCZ-MDA Building design and site layout

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
				<p>– such as referring back to the various matters of discretion which are already set out in the activity table listings.</p>	<ol style="list-style-type: none"> 1. Compliance with the performance standards of the zone; <u>2. Whether the development provides a quality and attractive frontage to the street or public open space, this includes, minimising long expanses of blank walls and visually breaking the mass of buildings into distinct elements. Techniques to achieve this include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and facade modulation and articulation;</u> 3. Whether the building has well proportioned windows and opening that relate to the shape, form and size of the building; 4. <u>How the building façade of each tenancy or lot is visually different through the use of different materials and architectural design features; Whether tenancies are visually expressed as separate entities within a building’s form and façade;</u> 5. The provision of separate pedestrian entranceways for each tenancy or lot; 6. <u>How all buildings greater than one floor in height are designed to ensure a clear visual horizontal division between the ground floor of a building, the middle portion and the roof line;</u> 7. How servicing and loading is proposed to be managed for buildings that have street frontage. vehicle access for servicing purposes is provided to the rear of buildings that have street frontage; 8. Whether the roof line of any portion of a building adjoining the front boundary (excluding corner sites) is highlighted through the use or incorporation of: <ol style="list-style-type: none"> a. materials different to that used on the building façade; or b. architectural design features; 9. <u>Buildings over 25m in height: Whether the building is designed to minimise adverse wind conditions for pedestrians on public streets and public open spaces.</u> 10. The extent to which: <ol style="list-style-type: none"> a. The location of buildings and structures and location of outdoor activities mitigates potential adverse cumulative effects on adjoining sites. b. The principles of CPTED are implemented, including provision for the passive surveillance of any adjoining road or reserve and contribution to an active pedestrian orientated environment. c. The amenity of the adjoining properties and the properties within the zone is maintained and enhanced. 11. <u>Whether buildings provide a variety of architectural detail at ground and middle levels including maximising doors, windows, and balconies overlooking the street.</u> 12. Whether internal space at all levels within buildings are designed to maximise outlook over adjoining streets and public open space. 13. <u>Whether safe and direct pedestrian access that is easily identifiable is provided from the street to activities on the site.</u>

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					<p>14. <u>Whether suitable provision is made for on-site rubbish storage and sorting of recyclable materials, that is sufficiently sized to cater for the rubbish generated by the activity, and is accessible for rubbish collection.</u> For new buildings, rubbish areas should be located within the building. Where a building is being altered and this is not possible, the rubbish areas should not be visible from the street and be appropriately screened.</p> <p>15. <u>Whether mechanical plant/units for heating and ventilation will be screened from public view, and, in the case of residential units, separated from the outdoor living space for other residential units.</u></p> <p>16. <u>Additional matters for residential units:</u></p> <ul style="list-style-type: none"> a. <u>Where residential units are proposed at ground floor, whether they are designed to enable passive surveillance of the adjoining street and provide privacy for residents.</u> This could be achieved by: <ul style="list-style-type: none"> i. Providing balconies overlooking the street; ii. Providing a planted setback and/or fenced setback where the site adjoins the street. iii. Fences or landscaping should be low enough to allow for direct sightlines from a pedestrian to the front of the balcony; iv. Raising the balcony and floor plate of the ground floor residential units above the level of the adjoining street to a height sufficient to provide privacy for residents and enable them to overlook the street. b. <u>Whether residential units are located, proportioned and orientated within a site to provide a good standard of amenity for future residents, including by maximising passive solar access while balancing the need for buildings to front the street, and encouraging natural cross ventilation and the provision of communal open space.</u> c. Whether each residential unit has sufficient space within the site for the sheltered and secure storage of at least one bicycle, which is conveniently located for users.

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96.	CCZ	CCZ-MD2 – Residential units – specific non-compliance matters	Support in part	Kāinga Ora supports in part, the proposed deletion of matters 1 – 4 from CCZ-MD2 and their replacement with a revised set of matters. However, Kāinga Ora opposes the inclusion of “furniture” within the matters of discretion when not achieving standard CCZ-S4.1 – minimum size of residential units and seeks deletion of the outdoor living space and outlook space matters consequential to the deletion sought of these provisions within the CCZ.	<p>Amend the matters of discretion for minimum size of residential units to remove reference to “furniture,” as follows:</p> <table border="1" data-bbox="1605 520 2804 1436"> <thead> <tr> <th data-bbox="1605 520 2027 573">Standards not achieved</th> <th data-bbox="2027 520 2804 573">Matter of Discretion</th> </tr> </thead> <tbody> <tr> <td data-bbox="1605 573 2027 835"><u>Minimum size of residential unit</u></td> <td data-bbox="2027 573 2804 835"> <ol style="list-style-type: none"> <li data-bbox="2027 573 2804 625">1. <u>Effects on the quality of on-site living environments</u> <li data-bbox="2027 625 2804 741">2. <u>Whether the layout of residential units provides sufficient room for the day to day needs of residents, including space for both furniture and internal circulation.</u> <li data-bbox="2027 741 2804 835">3. <u>Whether each unit has access to communal facilities (e.g. shared laundry) and/or storage facilities within the building.</u> </td> </tr> <tr> <td data-bbox="1605 835 2027 1014">Outdoor living space</td> <td data-bbox="2027 835 2804 1014"> <ol style="list-style-type: none"> <li data-bbox="2027 835 2804 888">1. <u>Effects on the quality of on-site living environments.</u> <li data-bbox="2027 888 2804 1014">2. <u>Whether the outdoor living space is conveniently located and is of a functional size and dimension for the intended number of residents.</u> </td> </tr> <tr> <td data-bbox="1605 1014 2027 1436">Outlook space</td> <td data-bbox="2027 1014 2804 1436"> <ol style="list-style-type: none"> <li data-bbox="2027 1014 2804 1066">1. <u>Privacy effects on adjacent sites</u> <li data-bbox="2027 1066 2804 1119">2. <u>Effects on the quality of on-site living environments</u> <li data-bbox="2027 1119 2804 1308">3. <u>The extent to which direct overlooking of another residential unit’s habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.</u> <li data-bbox="2027 1308 2804 1436">4. <u>Whether any secondary outlook spaces of a reasonable size and orientation have been provided from habitable rooms associated with an outlook space infringement.</u> </td> </tr> </tbody> </table>	Standards not achieved	Matter of Discretion	<u>Minimum size of residential unit</u>	<ol style="list-style-type: none"> <li data-bbox="2027 573 2804 625">1. <u>Effects on the quality of on-site living environments</u> <li data-bbox="2027 625 2804 741">2. <u>Whether the layout of residential units provides sufficient room for the day to day needs of residents, including space for both furniture and internal circulation.</u> <li data-bbox="2027 741 2804 835">3. <u>Whether each unit has access to communal facilities (e.g. shared laundry) and/or storage facilities within the building.</u> 	Outdoor living space	<ol style="list-style-type: none"> <li data-bbox="2027 835 2804 888">1. <u>Effects on the quality of on-site living environments.</u> <li data-bbox="2027 888 2804 1014">2. <u>Whether the outdoor living space is conveniently located and is of a functional size and dimension for the intended number of residents.</u> 	Outlook space	<ol style="list-style-type: none"> <li data-bbox="2027 1014 2804 1066">1. <u>Privacy effects on adjacent sites</u> <li data-bbox="2027 1066 2804 1119">2. <u>Effects on the quality of on-site living environments</u> <li data-bbox="2027 1119 2804 1308">3. <u>The extent to which direct overlooking of another residential unit’s habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.</u> <li data-bbox="2027 1308 2804 1436">4. <u>Whether any secondary outlook spaces of a reasonable size and orientation have been provided from habitable rooms associated with an outlook space infringement.</u>
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Zones – Commercial													
97.	COMZ	Introduction	Support	Kāinga Ora supports the amendments to the introduction section of the Commercial Zones Chapter – specifically, those amendments to the COMZ1, COMZ2, COMZ3, COMZ4 and COMZ6 zone descriptions.	<ol style="list-style-type: none"> <li data-bbox="1587 1488 2843 1583">1. Retain the introduction of the statement pertaining to opportunities for residential units to be provided above ground floor within Commercial Zone 1, 2, 3 and 6 descriptions, as notified. <li data-bbox="1587 1583 2843 1698">2. Retain the deletion of references to maximum ground floor area and building heights from the Commercial Zone 3 description and the typologies, bulk and location from the Commercial 4 Zone description, as notified. <li data-bbox="1587 1698 2843 1831">3. Retain the introduction of reference to ‘high density residential’ within the Commercial Zone 4 description. 								

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
98.	COMZ	COMZ-I1 – Commercial Centres	Support	Kāinga Ora supports the proposed amendments to the Commercial Centres issue 1 to represent the revised framework resulting from PC9.	Retain the proposed amendments to issue COMZ-I1, as notified.
99.	COMZ	COMZ-I2 – The design and appearance of buildings	Support	Kāinga Ora supports the amendments to the design and appearance of buildings issue to represent the revised framework resulting from PC9.	Retain the proposed amendments to issue COMZ-I2, as notified.
100.	COMZ	COMZ-O2 – Design and appearance of buildings	Support	Kāinga Ora supports the proposed amendments to Objective COMZ-O2. In particular, Kāinga Ora supports recognising that the commercial zone is “mixed-use” with the proposed enablement of residential development above the ground floor within the zone.	Retain the proposed amendments to Objective COMZ-O1, as notified.
101.	COMZ	COMZ-O3 – Design and appearance of buildings	Support	Kāinga Ora supports replacing the proposed amendments to Objective COMZ-O3. Specifically, Kāinga Ora supports the proposed replacement of the word “avoids” with “mitigates.”	Retain the proposed replacement of the word “avoids” with “mitigates” in Objective COMZ-O3, as notified.
102.	COMZ	COMZ-O3A – Design and appearance of buildings	Support	Kāinga Ora supports the newly proposed Objective COMZ-O3A. The introduction of this objective now establishes a policy framework to recognise the proposed enablement of residential development to locate above ground floor within the Commercial Zone. Moreover, Kāinga Ora supports the outcomes the proposed objective seeks to achieve.	Retain the newly proposed Objective COMZ-O3A, as notified.
103.	COMZ	COMZ-O4 – Commercial activities located within Non-commercial Zones	Neutral	Kāinga Ora considers that consequential amendments are necessary to Objective COMZ-O4, in response to the proposed amendments to the Commercial Zone through PC9 and as consequential amendments to the relief sought in this submission table.	Amend Objective COMZ-O4, as follows: Subdivision, use and development that enables the continued efficient operation of existing development and activities
104.	COMZ	COMZ-P1 – Commercial centres	Support	Kāinga Ora supports proposed Policy COMZ-P1 insofar as enabling increased density and scale of the Commercial Zone.	Retain newly proposed Policy COMZ-P1, as notified.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
105.	COMZ	COMZ-P2 – Commercial centres	Support	Kāinga Ora supports the proposed amendments to Policy COMZ-P2 to enable a range of activities within the Commercial 1 Zone (Ngongotahā Village). In particular, Kāinga Ora supports the deletion of the word “maintain” from the policy.	Retain the proposed amendments to Policy COMZ-P2, as notified.
106.	COMZ	COMZ-P5 – City Entranceway Accommodation	Support	Kāinga Ora supports the newly proposed policy COMZ-P5 insofar as the policy recognises the proposed enablement of residential development to locate above ground floor within the Commercial 4 Zone.	Retain newly proposed Policy COMZ-P5, as notified.
107.	COMZ	COMZ-P7 – Southern Edge Commercial Centre	Support	Kāinga Ora supports the proposed amendment to Policy COMZ-P7 to introduce the word “residential” into the policy. The policy framework for the Southern Edge Commercial Centre would now provide for the establishment of residential activities – thus responding to the enablement of residential development to locate above ground floor within the Commercial Zone.	Retain the proposed amendment to Policy COMZ-P7 to include the word “residential”, as notified.
108.	COMZ	COMZ-P8 – Design and appearance of buildings	Support	Kāinga Ora generally supports proposed Policy COMZ-P8 insofar as it recognises the influence of commercial development on streets and public open spaces.	Retain newly proposed Policy COMZ-P8, as notified.
109.	COMZ	COMZ-P10 – Design and appearance of buildings	Support	Kāinga Ora supports proposed Policy COMZ-P10 insofar as the policy enables increased density of housing within the Commercial Zone.	Retain newly proposed Policy COMZ-P10, as notified.
110.	COMZ	COMZ-P12 – Design and appearance of buildings	Support	Kāinga Ora generally supports the proposed outcomes sought through proposed Policy COMZ-P12.	Retain newly proposed Policy COMZ-P12, as notified.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>			
111.	COMZ	COMZ-P13 – Design and appearance of buildings	Support in part	<p>Kāinga Ora supports proposed Policy COMZ-P13 insofar as outlining the criteria to achieve ‘quality’ on site living environments for residential units located within the Commercial Zone.</p> <p>Kāinga Ora seeks deletion of reference to private outdoor space and outlook consequential to the relief sought to delete the relevant private open space and outlook standards within the commercial zone.</p> <p>Consequential renumbering will be required.</p>	<p>Retain newly proposed Policy COMZ-P13, as notified.</p> <p>a. <u>Require the design of residential buildings to achieve quality on site living environments for people by providing:</u></p> <ul style="list-style-type: none"> i. Private open space that is functional and accessible; ii. <u>A reasonable level of visual privacy and outlook;</u> iii. <u>Safe and convenient pedestrian access to residential units from the street; and</u> iv. <u>Where located outside of commercial centres:</u> <ul style="list-style-type: none"> i) <u>Opportunities for on-site landscaping; and</u> ii) <u>Opportunities for passive surveillance of the street, while allowing privacy for residents.</u> 			
112.	COMZ	<p>COMZ-P9 – Design and appearance of buildings</p> <p>COMZ-P11 – Design and appearance of buildings</p> <p>COMZ-P15 – Reverse Sensitivity</p>	Support in part	<p>Kāinga Ora considers that consequential amendments are necessary to Policies COMZ-P9, COMZ-P11 and COMZ-P15, in response to the proposed amendments to the Commercial Zone through PC9 and as consequential amendments to the relief sought in this submission table. In particular taking the opportunity to providing further clarity to the operative policy framework of the Commercial Zone as it responds to the enablement proposed through PC9.</p>	<p>Amend Policies COMZ-P9, COMZ-P11 and COMZ-P15, as follows:</p> <p>COMZ-P9 Manage the design location of activities within commercial centres to maintain or enhance the character, public safety and efficient functioning operation of the transport network.</p> <p>COMZ-P11 Manage the effects and design of activities to e Ensure that the amenity of adjoining residential properties <u>to commercial zones</u> is not adversely affected <u>by the adjacent commercial activities and built form</u>.</p> <p>COMZ-P15 Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.</p>			
113.	COMZ	COMZ-R2 – Alteration to a building’s exterior	Support in part	<p>Kāinga Ora supports the permitted activity status for the maintenance and repair of a building exterior or the external alterations less than 25m² for a building within the Commercial Zones 1, 2, 3, 4 and 6. However, seek this also includes Commercial Zone 5 which currently has no permitted pathway for these activities and therefore would fall under rule COMZ-R1 as a non-complying activity.</p>	<p>Amend both COMZ-R2.1 and COMZ-R2.3 to include a reference to ‘Commercial 5 Zone’, as follows:</p> <table border="1" data-bbox="1605 1608 2769 1860"> <tr> <td data-bbox="1605 1608 1991 1860"> <p>Applicable Spatial Layers All Commercial Zones</p> </td> <td data-bbox="1991 1608 2377 1860"> <p>a. Activity Status: Permitted</p> <p>Where: Alterations <u>In the Commercial 1, 2, 3, 4, 5 and 6 Zones;</u></p> </td> <td data-bbox="2377 1608 2769 1860"> <p>b. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with the performance</p> </td> </tr> </table>	<p>Applicable Spatial Layers All Commercial Zones</p>	<p>a. Activity Status: Permitted</p> <p>Where: Alterations <u>In the Commercial 1, 2, 3, 4, 5 and 6 Zones;</u></p>	<p>b. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with the performance</p>
<p>Applicable Spatial Layers All Commercial Zones</p>	<p>a. Activity Status: Permitted</p> <p>Where: Alterations <u>In the Commercial 1, 2, 3, 4, 5 and 6 Zones;</u></p>	<p>b. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with the performance</p>						

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				In addition, Kāinga Ora supports the cascade to Restricted Discretionary Activity when compliance cannot be achieved with rule COMZ-R2.1 and COMZ-R2.3.		<p>a. The activity is <u>Are</u> maintenance and repair of the building façade<u>exterior</u>; or</p> <p>b. Do not modify the external cladding of the building façade unless otherwise specified.</p> <p>c. <u>External alterations are less than 25m².</u></p> <p>Performance Standards:</p> <p>a. Height COMZ-S1;</p> <p>b. Commercial 1 Zone and Commercial 4 Zone: <u>Yards COMZS2;</u></p> <p>c. Commercial 4 Zone: Site coverage COMZ-S3:</p> <p>d. Parking, access and turning COMZ-S6;</p> <p>e. Glazing (Commercial 1,2 and 3 Zones) COMZ-S7;</p> <p>f. Verandahs (Commercial 1, 2, 3 and 6 Zones) COMZ-S8; and</p> <p>g. Landscaping COMZ-S9 (<u>Commercial 5 Zone</u>).</p>	<p>standards in COMZ-R2(1) or (2).</p> <p>Matters of Discretion:</p> <p>a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion;</p> <p>b. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites;</p> <p>c. How the activity provides more efficient and practical use of the remainder of the site;</p> <p>d. <u>Height – specific non-compliance matters COMZ-MDA</u></p> <p>e. Natural hazards COMZ-MD4; and</p> <p>f. Financial contributions COMZ-MD6</p>	
					<p>Applicable Spatial Layers</p> <p>All Commercial 1, 2, 3, 4 and 6 Zones</p>	[...]	[...]	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>			
114.	COMZ	COMZ-R3 – New buildings	Support in part	Kāinga Ora supports the change from Permitted to Restricted Discretionary Activity for new buildings within the Commercial 1, 2, 3, 4 and 6 Zone. Moreover, Kāinga Ora supports the cascade to Restricted Discretionary Activity when compliance cannot be achieved with rule COMZ-R3.3. However, Kāinga Ora queries why non-compliance with rule COMZ-R3.1 results in the same activity status, albeit a more comprehensive matters of discretion.	Amend rule COMZ-R3 insofar as refining the matters of discretion for non-compliance with COMZ-R3.1 to avoid two Restricted Discretionary Activity cascades within the same rule.			
115.	COMZ	COMZ-R32 – Residential units	Support in part	Kāinga Ora supports the proposed amendments to standard COMZ-R32. In particular, Kāinga Ora supports the inclusion of the ‘Commercial 6 Zone’ within the applicable spatial layers – thus enabling residential units within the Commercial 6 Zone as a permitted activity, subject to compliance with the relevant performance standards. However, it is noted that while the ‘Commercial 4 Zone’ is included within the ‘applicable spatial layers’ column, it is not listed in the clause 1 ‘where’. Therefore, Kāinga Ora seeks that reference to the ‘Commercial 4 Zone’ is included within the ‘where’ statement for standard COMZ-R33.	Amend standard COMZ-R32 to include reference to the ‘Commercial 4 Zone’, as follows: <table border="1" data-bbox="1602 840 2775 1627"> <tr> <td data-bbox="1602 840 1988 1627"> Applicable Spatial Layers Commercial 1, 2, 3, and <u>4 and 6</u> Zones </td> <td data-bbox="1988 840 2374 1627"> 1. Activity Status: Permitted Where: If the units are in Commercial Zones 1, 2 or <u>3, 4, or 6</u> Zones they are not located on the ground floor. Performance Standards: a. Height COMZ-S1; b. [...] </td> <td data-bbox="2374 840 2775 1627"> 2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards in COMZ-R32(1). Matters of Discretion: a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. [...] </td> </tr> </table>	Applicable Spatial Layers Commercial 1, 2, 3, and <u>4 and 6</u> Zones	1. Activity Status: Permitted Where: If the units are in Commercial Zones 1, 2 or <u>3, 4, or 6</u> Zones they are not located on the ground floor. Performance Standards: a. Height COMZ-S1; b. [...]	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards in COMZ-R32(1). Matters of Discretion: a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. [...]
Applicable Spatial Layers Commercial 1, 2, 3, and <u>4 and 6</u> Zones	1. Activity Status: Permitted Where: If the units are in Commercial Zones 1, 2 or <u>3, 4, or 6</u> Zones they are not located on the ground floor. Performance Standards: a. Height COMZ-S1; b. [...]	2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with the performance standards in COMZ-R32(1). Matters of Discretion: a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. [...]						

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116.	COMZ	COMZ-R33 – Conversion of buildings to residential units	Oppose in part	Kāinga Ora seeks that the conversion of buildings into residential units should be a permitted activity within the Commercial 1, 2, 3, 4 and 6 zones to align with COMZ-R32 above. Consequentially, this will provide a consolidated list of matters of discretion.	<p>Amend rule COMZ-R33 to a permitted activity and consolidate the matters of discretion as follows:</p> <table border="1" data-bbox="1602 478 2828 1814"> <thead> <tr> <th data-bbox="1602 478 2012 531">Applicable Spatial Layers</th> <th data-bbox="2012 478 2421 531">Activity Status Controlled</th> <th data-bbox="2421 478 2828 531"></th> </tr> </thead> <tbody> <tr> <td data-bbox="1602 531 2012 1814"> Commercial 1, 4 and 5 Zones All Commercial Zones <u>Commercial 1, 2, 3, 4 and 6 Zones</u> </td> <td data-bbox="2012 531 2421 1814"> Restricted Discretionary Permitted a. Height COMZ-S1; b. Yards COMZ-S2; Commercial 4 Zone: Site coverage COMZ-S3; Household unit density COMZ-S4; c. Residential unit design and landscaping COMZ-S5 d. Parking, access and turning COMZ-S6; e. Glazing COMZ-S7 (Commercial 1 Zone); f. Verandahs (Commercial 1 Zones) COMZ-S8; and g. Landscaping COMZ-S9.(Commercial 5 Zone) Matters of Control Discretion: a. Access to a private outdoor living area facing north, east or west. b. Provision for secure storage in a convenient location. c. Mitigation of potential reverse sensitivity effects of the activity on adjoining sites. </td> <td data-bbox="2421 531 2828 1814"> Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in COMZ-R33(1). Matters of Discretion: a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; c. How the activity provides more efficient and practical use of the remainder of the site; <u>d. Building design and site layout COMZ-MD1;</u> <u>e. Residential units – specific non-compliance matters COMZ-MD3;</u> f. Natural hazards COMZ-MD4; and g. Financial contributions COMZ-MD6. </td> </tr> </tbody> </table>	Applicable Spatial Layers	Activity Status Controlled		Commercial 1, 4 and 5 Zones All Commercial Zones <u>Commercial 1, 2, 3, 4 and 6 Zones</u>	Restricted Discretionary Permitted a. Height COMZ-S1; b. Yards COMZ-S2; Commercial 4 Zone: Site coverage COMZ-S3; Household unit density COMZ-S4; c. Residential unit design and landscaping COMZ-S5 d. Parking, access and turning COMZ-S6; e. Glazing COMZ-S7 (Commercial 1 Zone); f. Verandahs (Commercial 1 Zones) COMZ-S8; and g. Landscaping COMZ-S9.(Commercial 5 Zone) Matters of Control Discretion: a. Access to a private outdoor living area facing north, east or west. b. Provision for secure storage in a convenient location. c. Mitigation of potential reverse sensitivity effects of the activity on adjoining sites.	Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in COMZ-R33(1). Matters of Discretion: a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; c. How the activity provides more efficient and practical use of the remainder of the site; <u>d. Building design and site layout COMZ-MD1;</u> <u>e. Residential units – specific non-compliance matters COMZ-MD3;</u> f. Natural hazards COMZ-MD4; and g. Financial contributions COMZ-MD6.
Applicable Spatial Layers	Activity Status Controlled										
Commercial 1, 4 and 5 Zones All Commercial Zones <u>Commercial 1, 2, 3, 4 and 6 Zones</u>	Restricted Discretionary Permitted a. Height COMZ-S1; b. Yards COMZ-S2; Commercial 4 Zone: Site coverage COMZ-S3; Household unit density COMZ-S4; c. Residential unit design and landscaping COMZ-S5 d. Parking, access and turning COMZ-S6; e. Glazing COMZ-S7 (Commercial 1 Zone); f. Verandahs (Commercial 1 Zones) COMZ-S8; and g. Landscaping COMZ-S9.(Commercial 5 Zone) Matters of Control Discretion: a. Access to a private outdoor living area facing north, east or west. b. Provision for secure storage in a convenient location. c. Mitigation of potential reverse sensitivity effects of the activity on adjoining sites.	Activity Status: Restricted Discretionary Where: Compliance not achieved with the performance standards in COMZ-R33(1). Matters of Discretion: a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matters of discretion; b. How the degree of non-compliance will reduce the amenity of the zone and affect adjoining sites; c. How the activity provides more efficient and practical use of the remainder of the site; <u>d. Building design and site layout COMZ-MD1;</u> <u>e. Residential units – specific non-compliance matters COMZ-MD3;</u> f. Natural hazards COMZ-MD4; and g. Financial contributions COMZ-MD6.									

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						d. Maintenance of the amenity of the streetscape and sites in the same and adjacent zones.
117.	COMZ	COMZ-S1 – Maximum height and daylight envelope	Support	Kāinga Ora support the proposed amendments to the performance standard pertaining to maximum height limits in the Commercial Zone. In particular, Kāinga Ora supports the proposed increase in height from 12m to 20m in both the Commercial 1 and Commercial 2 zones.	Retain the proposed amendments to standard COMZ-S1, as notified.	
118.	COMZ	COMZ-S2 – Yard requirements	Support	Kāinga Ora supports the proposed amendments to standard COMZ-S2 pertaining to yard requirements within the Commercial 1, 2, 3, 4 and 6 Zones. In particular, Kāinga Ora supports the removal of front and side yard setbacks for Commercial 1, 2, 3, 4 and 6 Zones except where the site adjoins a Residential 1 or 2 Zone.	Retain the proposed amendments to standard COMZ-S2, as notified.	
119.	COMZ	COMZ-S3 – Site Coverage	Support	Kāinga Ora supports the deletion of the site coverage performance standard COMZ-S3 from the Commercial Zone framework.	Retain the deletion of standard COMZ-S3, as notified.	
120.	COMZ	COMZ-S4 – Household unit density	Support	Support the proposed deletion of the household unit density performance standard COMZ-S4 from the Commercial Zone framework.	Retain the deletion of standard COMZ-S4, as notified.	
121.	COMZ	COMZ-S5.1 – Minimum size of residential units	Support in part	Kāinga Ora supports, in part, the introduction of a standard pertaining to the minimum size of residential units within the Commercial Zone framework. However, Kāinga Ora considers it is more appropriate to lower the minimum net floor area threshold for studio units from 35m ² to 30m ² and 1 or more bedroom units from 45m ² to 40m ² – as consistent with relief sought for the City Centre Zone framework.	Amend proposed standard COMZ-S5.1 to decrease the minimum net floor area threshold of a studio unit from 35m ² to 30m ² and a 1 bedroom unit from 45m ² to 40m ² , as follows: <u>Minimum size of residential units:</u> e. <u>The minimum net floor area a studio unit shall be 350m²</u> f. <u>The minimum net floor area 1 or more bedroom units shall be 450m²</u>	
122.	COMZ	COMZ-S5.2 – Outdoor living space (per unit)	Oppose	Kāinga Ora opposes this standard and considers the Commercial Zones are zones where it may be appropriate to develop residential units without outdoor living space given the access to public spaces and facilities. Deletion sought.	Delete standard COMZ-S5.2.	

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123.	COMZ	COMZ-S5.2 – Storage	Support	Kāinga Ora supports the proposed deletion of standard COMZ-S5.2 pertaining to storage within residential units from the Commercial Zone framework.	Retain the deletion of standard COMZ-S5.2, as notified.
124.	COMZ	COMZ-S5.3 – General amenity – heating and ventilation	Support	Kāinga Ora support the proposed deletion of standard COMZ-S5.3 pertaining to heating and ventilation within residential units from the Commercial Zone framework.	Retain the deletion of standard COMZ-S5.3, as notified.
125.	COMZ	COMZ-S5.4 – Outlook space	Oppose	Kāinga Ora opposes this provision as it sets a standard that may not be possible to meet for dwellings that would otherwise provide a decent standard of living. Deletion sought.	Delete standard CCZ-S4.5.
126.	COMZ	COMZ-S5.5 – Landscaped area (Commercial Zone 4)	Support	Kāinga Ora supports the proposed standard COMZ-S5.5 pertaining to landscaping for residential units located on the ground floor within the Commercial 4 Zone – recognising residential units can locate on the ground floor of the Commercial 4 Zone as a Discretionary Activity.	Retain newly proposed standard COMZ-S5.5, as notified.
127.	COMZ	COMZ-S6 - Parking access and turning	Neutral	Kāinga Ora considers that COMZ-S6 should refer to the Regional Infrastructure Technical Specifications (or new applicable document).	Amend standard COMZ-S6 to reference the specific standards document the standard pertains to, as follows: [...] 3. All Commercial Zones: All vehicle crossings into local roads shall be provided and constructed to the standard of <u>the Regional Infrastructure Technical Specifications Rotorua District Council</u> . Where new vehicle crossings are proposed onto a State Highway, written consent from the New Zealand Transport Agency shall be provided.
128.	COMZ	COMZ-MDA – Height-specific non-compliance matters	Support	Kāinga Ora supports the proposed matters of discretion contained in COMZ-MDA as they relate to non-compliance with the various height standards of the Commercial Zones.	Retain the proposed matters of discretion contained in COMZ-MDA, as notified.

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129.	COMZ	COMZ-MD1 – Building design and site layout	Support	<p>Kāinga Ora generally opposes the proposed amendments to the matters of discretion pertaining to building design and site layout, contained in COMZ-MD1. It is considered that the overall framework could be simplified and clarified – such as referring back to the various matters are discretion which are already set out in the activity table listings.</p> <p>Consequential renumbering will be required.</p>	<p>Delete the proposed amendments to the matters of discretion contained in COMZ-MD1 and replace with a simplified set of matters.</p> <p>COMZ-MD12 Building design and site layout</p> <p>X. How the building provides an active edge though providing a minimum of 50% of each building storey with transparent windows that do not consist of mirrored glass. Whether the development provides a quality and attractive frontage to the street or public open space, this includes, minimising long expanses of blank walls and visually breaking the mass of buildings into distinct elements. Techniques to achieve this include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and facade modulation and articulation;</p> <p>X. Whether the building has well proportioned windows and opening that relate to the shape, form and size of the building;</p> <p>1. <u>How the building façade of each tenancy or lot is visually different through the use of different materials and architectural design features; Whether tenancies are visually expressed as separate entities within a building’s form and façade, and are located to front and activate the street, including through the use of entrances, pedestrian shelter and glazing;</u></p> <p>X. The provision of separate pedestrian entranceways for each tenancy or lot. How all buildings greater than one storey in height are designed to ensure a clear visual horizontal division between the ground floor of a building, the middle portion and the roof line.</p> <p>2. <u>How servicing and loading is proposed to be managed for buildings that have street frontage. How vehicular access for servicing purposes is able to be gained from the rear of buildings that have street frontage.</u></p> <p>X. Whether the roof line of any portion of a building adjoining the front boundary (excluding corner sites) is highlighted though the incorporation of:</p> <p style="padding-left: 40px;">b. — materials different to that used on the building façade or;</p> <p style="padding-left: 40px;">c. — architectural design features.</p> <p>X. Whether:</p> <p style="padding-left: 40px;">a. — The location of buildings and structures and location of outdoor activities mitigates potential adverse cumulative effects on adjoining sites.</p> <p>3. <u>The principles of CPTED are implemented, including provision for the passive surveillance of any adjoining road or reserve and contribution to an active pedestrian orientated environment.</u></p> <p>4. <u>Whether buildings provide a variety of architectural detail at ground and middle levels including maximising doors, windows, and balconies overlooking the street.</u></p>

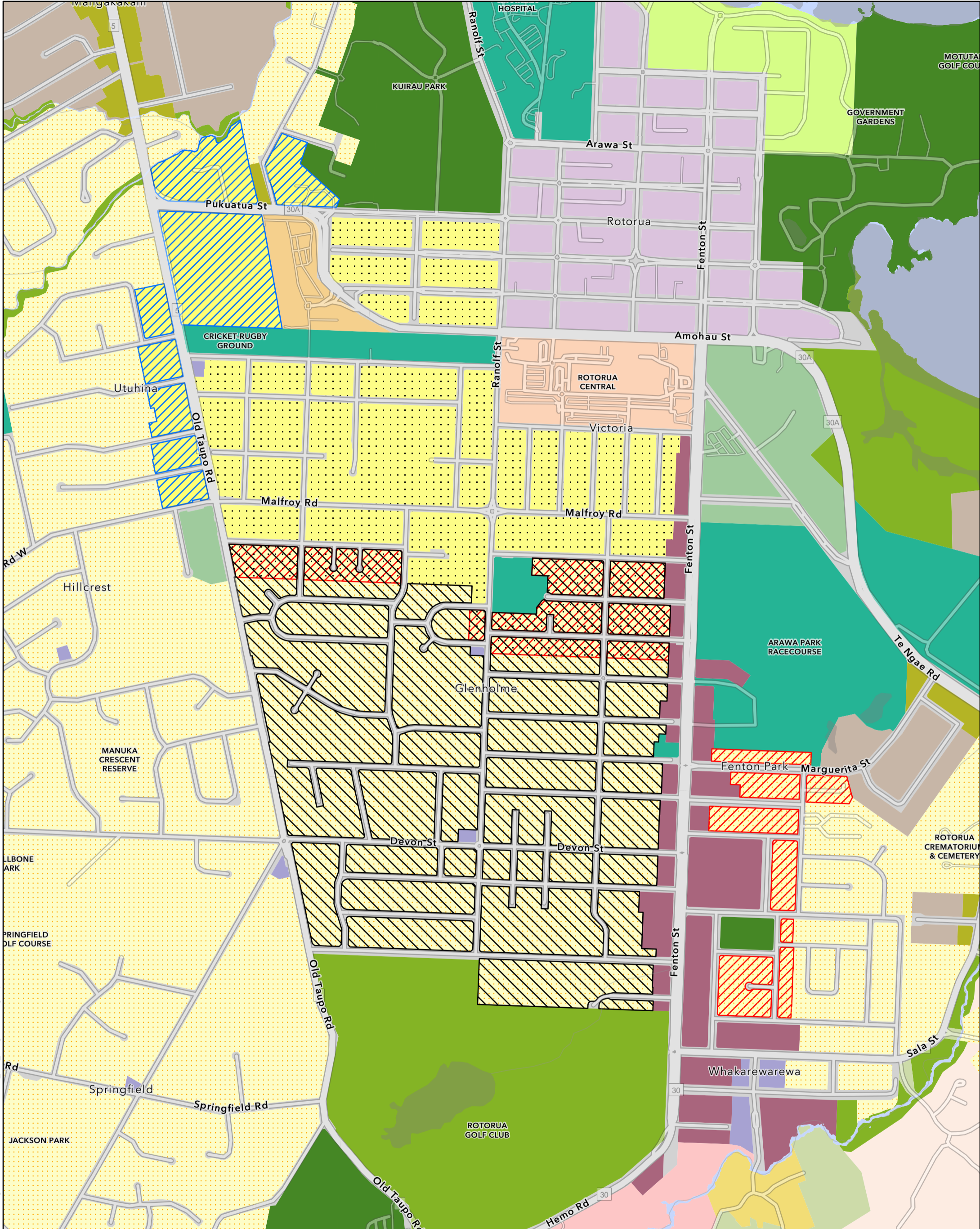
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>		
					<p>X. Whether internal space at all levels within buildings are designed to maximise outlook over adjoining streets and public open space.</p> <p>5. <u>Whether safe and direct pedestrian access that is easily identifiable is provided from the street to activities on the site.</u></p> <p>6. <u>Whether suitable provision is made for on-site rubbish storage and sorting of recyclable materials, that is sufficiently sized to cater for the rubbish generated by the activity, and is accessible for rubbish collection. For new buildings, rubbish areas should be located within the building. Where a building is being altered and this is not possible, the rubbish areas should not be visible from the street and be appropriately screened.</u></p> <p>7. <u>Whether mechanical plant/units for heating and ventilation will be screened from public view, and, in the case of residential units, separated from the outdoor living space for other residential units.</u></p> <p>8. <u>Whether any parking areas visible from the street and screened from public view by buildings and landscaping.</u></p> <p>9. <u>Additional matters for residential units:</u></p> <p>a. <u>Where residential units are considered to be appropriate at ground floor, whether they are designed to enable passive surveillance of the adjoining street and provide privacy for residents. This could be achieved by:</u></p> <p>i. Providing balconies overlooking the street;</p> <p>ii. Providing a planted setback and/or fenced setback where the site adjoins the street. Fences or landscaping should be low enough to allow for direct sightlines from a pedestrian to the front of the balcony;</p> <p>iii. Raising the balcony and floor plate of the ground floor residential units above the level of the adjoining street to a height sufficient to provide privacy for residents and enable them to overlook the street.</p> <p>b. <u>Whether residential units are located, proportioned and orientated within a site to provide a good standard of amenity for future residents, including by maximising passive solar access while balancing the need for buildings to front the street, and encouraging natural cross ventilation and the provision of communal open space.</u></p> <p>c. Whether each residential unit has sufficient space within the site for the sheltered and secure storage of at least one bicycle, which is conveniently located for users.</p>		
130.	COMZ	COMZ-MD3 – Residential units – specific non-compliance matters	Support in part	Kāinga Ora supports, in part, the proposed deletion of matters 1 – 4 from COMZ-MD3 and their replacement with a revised set of matters. However, Kāinga Ora opposes the inclusion of “furniture” within the matters of discretion when not achieving standard COMZ-S5.1 – minimum size of residential units and seeks deletion of the outdoor living	<p>Amend the matters of discretion for minimum size of residential units to remove reference to “furniture,” as follows:</p> <table border="1" data-bbox="1605 1766 2769 1818"> <tr> <td data-bbox="1605 1766 2101 1818"><u>Standards not achieved</u></td> <td data-bbox="2101 1766 2769 1818"><u>Matter of Discretion</u></td> </tr> </table>	<u>Standards not achieved</u>	<u>Matter of Discretion</u>
<u>Standards not achieved</u>	<u>Matter of Discretion</u>						

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>	
				space and outlook space matters consequential to the deletions sought of these provisions within the COMZ.	<u>Yards – side and rear yards sites adjoining residential and rural zones</u>	1. <u>Visual dominance, privacy, and shading effects on neighbouring sites.</u>
					<u>Minimum size of residential unit</u>	1. <u>Effects on the quality of on-site living environments</u> 2. <u>Whether the layout of residential units provides sufficient room for the day to day needs of residents, including space for both furniture and internal circulation.</u> 3. <u>Whether each unit has access to communal facilities (e.g. shared laundry) and/or storage facilities within the building.</u>
					Outdoor living space	1. Effects on the quality of on-site living environments. 2. Whether the outdoor living space is conveniently located and is of a functional size and dimension for the intended number of residents.
					Outlook space	1. Privacy effects on adjacent sites 2. Effects on the quality of on-site living environments 3. The extent to which direct overlooking of another residential unit's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening. 4. Whether any secondary outlook spaces of a reasonable size and orientation have been provided from habitable rooms associated with an outlook space infringement.
131.	COMZ	COMZ-AER11 – Anticipated Environmental Results	Support	Kāinga Ora supports the proposed anticipated environmental result pertaining to increasing residential activity within centre and commercial areas, where permitted.	Retain the newly proposed anticipated environmental results AER-11, as notified.	
Development Areas						

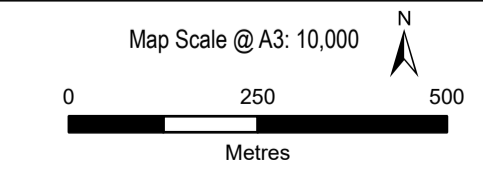
ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought <i>Proposed changes are shown as strikethrough for deletion and <u>underlined</u> for proposed additional text.</i>
132.	PHDA	Pukehāngi Heights Development Area Wharenui Development Area	Support	Kāinga Ora generally supports the proposed amendments to the Pukehāngi Heights Development Area and the Wharenui Development Area to integrate and implement the Housing Supply Act.	Retain the proposed amendments to the development areas where they are consistent with the prescribed MDRS and seek to integrate and implement the requirements of the Housing Supply Act, as notified.
Appendices – Parking Access and Turning					
133.	APP1	4B – Information requirement for a Transport Assessment (20-100 residential units or lots)	Oppose	Kāinga Ora opposes the proposed amendments to APP1.4B to require a transport assessment for 20 or more residential units and considers that in the case of land use consent applications, thresholds for Integrated Transportation Assessments should be tied to number of car parking spaces rather than number of units – noting each residential unit is not required to provide on-site car parking.	Delete the transport assessment requirements in full and retain the requirement for an integrated transport assessment however, the trigger for this assessment should be tied to 100 on-site carparks, rather than 100 residential units. <u>A transport assessment is a simple review of the effects of a development on the road network immediately surrounding the site and must be prepared by a suitably qualified person. Its purpose is to assess the effects of the development on the safe and efficient operation of the adjacent road network, including ensuring the road network can accommodate relevant service vehicles (waste collection trucks, delivery trucks) and emergency service vehicles.</u> A transport assessment is required for a subdivision or land use consent for 20 or more residential units or lots on a site and up to 100 carparks or more residential units or lots, above which an Integrated Transport Assessment will be required in accordance with APP1 (4)(a).

Appendix 2: Maps

The following maps set out the amendments sought from Kāinga Ora to PC9.



Kāinga Ora Proposed Changes	
	High Density Residential
RLC Notified PC9 Zone Changes	
	Medium Density Standards
	Applied
	Rezoned to Residential 2 Zone
	High density zoning (5-6 storeys)
	Rezoned to Residential 1 Zone
Rotorua Lakes Council Zoning	
	Business and Innovation 1 Zone
	City Centre 1 Zone
	City Centre 2 Zone
	City Centre 3 Zone
	Commercial 2 Zone
	Commercial 3 Zone
	Commercial 4 Zone
	Commercial 5 Zone
	Commercial 6 Zone
	Industrial 1 Zone
	Industrial 1E Zone
	Reserve 1 Zone
	Reserve 2 Zone
	Reserve 3 Zone
	Residential 1 Zone
	Residential 2 Zone
	Residential 3 Zone
	Road
	Rural 1 Zone
	Water Zone



This map contains data derived in part or wholly from sources other than Beca, and therefore, no representations or warranties are made by Beca as to the accuracy or completeness of this information. Contains information sourced from Rotorua Lakes Council, Crown Copyright Reserved, Esri Community Maps Contributors, LINZ, Eagle Technology, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS. Map intended for distribution as a PDF document.

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Project	PC9 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-R1

Kāinga Ora Proposed Zoning

Plan Change 9 - Rotorua Central



Path: P:\4281218\1-WIP\WG-GIS\01-Map\Rotorua Walking Catchments\GIS-4281218-R1-RLC_PC9_KaingaOraZoningProposal.aprx

Appendix 3: Matters of Discretion for Residential 1 and 2 Zones

The following provides proposed wording for standard RESZ-MDA, as sought from Kāinga Ora as part of the submission on PC9.

Please note that the layout of this section does not follow the layout of the existing rule framework and plan structure – noting difference in how standards are named / combined.

Kāinga Ora seeks the proposed provisions are re-structured to align with the plan structure and chapter format, along with incorporating any references to existing matters.

Proposed RESZ-MDA Residential Units – specific non-compliance matters

<u>Standard</u>	<u>Activity Status where compliance not achieved</u>
<u>Building Height</u>	<p><u>Assessment Criteria where the standard is infringed:</u></p> <ol style="list-style-type: none"> <u>Whether topographical or other site constraints make compliance with the standard impractical.</u> <u>Streetscape and visual amenity effects;</u> <u>Dominance, privacy and shading effects on adjoining sites; and</u> <u>Wind effects (where a building exceeds 25m).</u>
<u>Height in relation to boundary</u>	<p><u>Activity Status: Restricted discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>Dominance, privacy and shading effects on adjoining sites.</u>
<u>Yards</u>	<p><u>Activity Status: Restricted discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>Streetscape and visual amenity effects; and</u> <u>Dominance, privacy and shading effects on adjoining sites.</u>
<u>Building coverage</u>	<p><u>Assessment Criteria where the standard is infringed:</u></p> <ol style="list-style-type: none"> <u>Streetscape and visual amenity effects; and</u> <u>Whether topographical or other site constraints make compliance with the standard impractical.</u>
<u>Outdoor living space (per unit)</u>	<p><u>Assessment criteria where the standard is infringed:</u></p> <p><u>The extent to which:</u></p> <ol style="list-style-type: none"> <u>Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</u> <u>Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</u> <u>The availability of public open space in proximity to the site.</u>
<u>Outlook Space (per unit)</u>	<p><u>Assessment criteria where the standard is infringed:</u></p> <p><u>The extent to which:</u></p> <ol style="list-style-type: none"> <u>Acceptable levels of natural light are provided to habitable rooms; and</u> <u>The design of the proposed unit provides a healthy living environment.</u>

<p><u>Windows to Street</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <ol style="list-style-type: none"> 1. <u>Streetscape and visual amenity effects; and</u> 2. <u>Passive surveillance and safety.</u>
<p><u>Landscaped area</u></p>	<p><u>Assessment Criteria where the standard is infringed:</u></p> <ol style="list-style-type: none"> 1. <u>Streetscape and visual amenity effects; and</u> 2. <u>Hard surfacing is minimised as far as practicable.</u>
<p><u>Fences and Walls</u></p>	<p><u>Assessment Criteria where the standard is infringed:</u></p> <ol style="list-style-type: none"> 1. <u>Streetscape and visual amenity effects;</u> 2. <u>Passive surveillance to the street, public open space or public walkway; and</u>