

**16 September 2022**

Attn: Proposed Selwyn District Plan Submission  
Selwyn District Council  
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Submission by email via: [dprsubmissions@selwyn.govt.nz](mailto:dprsubmissions@selwyn.govt.nz)

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

**This is a submission on Variation 1 to the Proposed Selwyn District Plan (“PDP” or “the Plan”) from Selwyn District Council (“the Council” or “SDC”).**

The specific provisions of the proposal that this submission relates to is Variation 1 in its entirety.

This submission is to be read in conjunction with Kāinga Ora’s original submissions and further submissions on the PDP. Kāinga Ora continues to seek the amendments set out in those submission unless otherwise noted in this submission.

**The Kāinga Ora submission is:**

1. Kāinga Ora Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective 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 *Canterbury region*.
3. Kāinga Ora therefore has an interest in the Variation 1 and how it:
- i. 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**”);
  - ii. Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental, and market housing; and
  - iii. 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. The Kāinga Ora submission supports the following parts of Variation 1:
- i. *The introduction of a Medium Density Residential zone (MRZ);*
  - ii. *The inclusion of the mandatory objectives, policies and rules set out in Schedule 3A of the RMA; and*
  - iii. *The spatial extent of the Medium Density Residential zones (MRZ) in Rolleston, Lincoln, and Prebbleton.*
  - iv. *The rezoning of the Prebbleton centre from Local Centre Zone to Town Centre Zone.*
5. The Kāinga Ora submission supports in part, or opposes and seeks amendments to Variation 1 in the following topic areas:
- i. Kāinga Ora considers that residential intensification in and around the Rolleston Town Centre should be further encouraged and enabled in accordance with the NPS-UD. This is in line with the NPS-UD which notes that compact urban form in the context of existing urban areas requires further intensification.

- ii. The NPS-UD requires building height and density of urban form adjacent to town centre zones to be commensurate with the level of commercial activity and community services. Kāinga Ora is of the view that the Variation as notified does not incorporate the density uplifts required by the NPS-UD particularly in the larger Town Centre of Rolleston. Kāinga Ora seeks heights of 21 m in the Rolleston Town Centre Zone, and the inclusion of a 19m Height Variation Control to allow for residential buildings up to 19m within a walkable catchment of the centre as set out in **Appendix 3**. These changes in density and height are commensurate with the level of commercial activity services provided for and enabled within the Town Centre of Rolleston.
- iii. Kāinga Ora supports the general approach to qualifying matters in part, and in particular supports the limited spatial application of qualifying matters, and the limited use of qualifying matters to apply a lower density zoning or to explicitly limit density. However, a number of the qualifying matters relate to overlays and provisions which Kāinga Ora opposed or sought amendments to through Kāinga Ora's original submissions and further submissions on the Proposed Selwyn District Plan. Kāinga Ora continues to seek these changes as set out in our original submissions and further submissions.
- iv. Kāinga Ora seeks amendments to the Transport Chapter to ensure that the provisions do not frustrate the intent of the NPS-UD and MDRS.
- v. Kāinga Ora seeks amendments to the Subdivision Chapter to better reflect the intent of the NPS-UD and MDRS, and to ensure national consistency.
- vi. Kāinga Ora seeks amendments to the provisions of the MRZ, to better reflect the requirements and intent of the MDRS and NPS-UD and to provide greater clarity. Kāinga Ora considers that Variation 1 is not currently framed to recognise that as the character of planned urban areas evolves to deliver a more intensive and compact urban form, amenity values will change. There is still a focus on 'maintaining existing character' rather than enabling anticipated changes in density of development overtime throughout Variation 1. Amendments are sought to ensure this is reflected more consistently throughout the provisions, in language that is consistent with the NPS-UD.

- vii. Kāinga Ora seeks amendments to the RESZ matters of discretion for national consistency, to ensure the matters appropriately relate to the relevant standards, and to align with the intent of the MDRS and NPS-UD.
6. The changes sought by Kāinga Ora are made to:
  - i. Ensure that Kāinga Ora can carry out its statutory obligations;
  - ii. Ensure that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991;
  - iii. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
  - iv. Provide clarity for all plan users; and
  - v. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
7. The Kāinga Ora submission points and changes sought can be found within Table 1 of **Appendix 1** which forms the bulk of the submission.
8. Changes sought from Kāinga Ora to planning maps are included in **Appendix 2 and Appendix 3**.

**Kāinga Ora seeks the following decision from *Selwyn District Council*:**

9. That the specific amendments, additions or retentions which are sought as specifically outlined in **Appendix 1-3**, are accepted and adopted into the Proposed Selwyn District Plan via Variation 1, 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.**

10. Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on *Variation 1* to address the matters raised in its submission.
11. If others make a similar submission, Kāinga Ora would be willing to consider presenting a joint case with them at a hearing.



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**Kāinga Ora – Homes and Communities**

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## Appendix 1: Decisions sought to Variation 1

The following table sets out the amendments sought to the Variation 1 to the Proposed Selwyn District Plan and also identifies those provisions that Kāinga Ora supports.

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

Table 1

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Zoning</b>					
1.	Maps	Rolleston, Lincoln, Prebbleton Zoning	Support	Kāinga Ora supports the MRZ zoning applied to Rolleston, Lincoln, and Prebbleton and seeks that it is retained.	<i>Retain MRZ zoning in Rolleston, Lincoln, and Prebbleton as notified.</i>
2.	Maps	Prebbleton Town Centre Zoning	Support	Kāinga Ora supports the rezoning of the Prebbleton centre from Local Centre Zone to Town Centre Zone.	<i>Retain the Town Centre zoning for Prebbleton.</i>
3.	Maps	Darfield Zoning	Amendments sought	Kāinga Ora seeks changes to the zoning of Darfield, including to introduce the Medium Density Residential zone, as set out in Kāinga Ora's original submission on the Proposed Selwyn District Plan and the map included in <b>Appendix 2</b> .	<p><i>1. Amend the zoning of residential properties within approximately a 400m walkable catchment from the edge of the Centre Zoning in Darfield from Low Density Residential Zone (and a small area of Large Lot Residential Zone) to Medium Density Residential Zone. Changes sought are shown in Appendix 2.</i></p> <p><i>2. Amend the remaining Low Density Residential Zoned properties in Darfield to General Residential Zone. Changes sought are shown in Appendix 2.</i></p>
4.	Maps	Southbridge and Leeston Zoning	Amendments sought	Kāinga Ora seeks changes to the zoning of Darfield Southbridge and Leeston, as set out in Kāinga Ora's	<i>Amend the Low Density Residential zoned properties in Leeston and Southbridge to General Residential Zone. Changes sought are shown in Appendix 2.</i>

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				original submission on the Proposed Selwyn District Plan.	
<b>Qualifying matters</b>					
5.	n/a	Qualifying Matters - General	Support in part	<p>Kāinga Ora supports the general approach to qualifying matters in part, and in particular supports the limited spatial application of qualifying matters, and the limited use of qualifying matters to apply a lower density zoning or to explicitly limit density.</p> <p>A number of the qualifying matters relate to overlays and provisions which Kāinga Ora opposed or sought amendments to through Kāinga Ora's original submissions and further submissions on the Proposed Selwyn District Plan. These include changes sought to</p>	<p><i>Amend the Noise, and Energy, Infrastructure and Transport chapters as set in Kāinga Ora's original submissions and further submissions on the Proposed Selwyn District Plan and in the relevant submission points of this submission.</i></p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>the Noise, and Energy, Infrastructure and Transport chapters. Kāinga Ora continues to seek these changes as set out in our original submissions and further submissions.</p> <p>In particular Kāinga Ora seeks changes to the SH1 and Railway Network Noise Control Overlays and NOISE-R3 to provide an appropriate pathway for establishing new or altered buildings within all areas of the overlay in existing urban areas if appropriate mitigation measures are implemented.</p>	
<b>Strategic Direction</b>					
6.	SD	SD-UFD-01	Support	Kāinga Ora supports this strategic objective as it implements Objective 1 of the MDRS.	<i>Retain as notified.</i>

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<i>Transport</i>					
7.	TRAN	TRAN-R8	Oppose	<p>Kāinga Ora opposes residential activities being considered “high vehicle trip generating activities”. Kāinga Ora considers that the PDP should be enabling of residential development and requiring an ITA for this type of development is onerous and unnecessary. Kāinga Ora is particularly opposed to applying a lower threshold for requiring ITAs in the MRZ than in other residential areas.</p> <p>Amendments sought.</p>	<p><i>Amend TRAN-R8 to delete all references to residential activities from TRAN-TABLE2.</i></p>
8.	TRAN	TRAN-REQ7	Oppose	<p>Kāinga Ora opposes the requirements for access to be via a road for more than six sites and more than four sites in the MRZ. Kāinga Ora seeks that the PDP be enabling of</p>	<p><i>Amend TRAN-REQ7 as follows:</i></p> <p>.....</p> <p><del>16. Where access is shared to more than six sites this shall be via a road.</del></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>residential development and consider that this provision is onerous and unnecessary.</p> <p>Deletion sought.</p>	<p><del>Activity status where compliance is not achieved:</del></p> <p><del>17. When compliance with TRAN-REQ7.16 is not achieved: DIS</del></p> <p><del>18. Where access is shared to more than six sites this shall be via a road.</del></p> <p><del>Activity status where compliance is not achieved:</del></p> <p><del>19. When compliance with TRAN-REQ7.18 is not achieved: NC</del></p> <p><del>20. Where access is shared to more than four sites this shall be via a road.</del></p> <p><del>21. Where access is shared to more than six sites this shall be via a road.</del></p> <p><del>22. For sites serves by an existing accessway, the combined number of residential units shall not exceed six.</del></p> <p><del>Activity status where compliance is not achieved:</del></p> <p><del>23. When compliance with TRAN-REQ7.20 and 7.22 is not achieved: RDIS</del></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><del>24. When compliance with TRAN-REQ7.21 is not achieved: DIS</del></p> <p><b>Matters of discretion</b></p> <p><del>25. The exercise of discretion in relation to TRAN-REQ7.23 is restricted to the following matters:</del></p> <ul style="list-style-type: none"> <li><del>a. TRAN-MAT2.1 Vehicle manoeuvring</del></li> <li><del>b. TRAN-MAT2.4 The design and location the the vehicle crossing or accessway</del></li> <li><del>c. TRAN-MAT2.5 The anticipated number and type of vehicles, cycles, pedestrians or stock movements</del></li> <li><del>d. TRAN-MAT2.7 Development encumbrances</del></li> <li><del>e. TRAN-MAT2.8 Characteristics of the site or use</del></li> </ul>
9.	TRAN	TRAN-MAT8.6	Oppose	Kāinga Ora opposes TRAN-MAT8.6 and seeks its deletion. This is consequential to Kāinga Ora opposition to residential activities being considered “high vehicle trip generating activities” under TRAN-R8 above.	<i>Delete TRAN-MAT8.6.</i>
10.	TRAN	TRAN-SCHED1 - Table		Kāinga Ora considers it is onerous to require turning areas and that the requirement for these is best assessed on a case-	<i>Amend TRAN-SCHED1 – Table 3 as set out in Kāinga Ora’s primary submission on the Proposed District Plan.</i>

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				<p>by-case basis. Consistent with the wider submission on this chapter Kāinga Ora seeks provisions that are more enabling of residential activity.</p> <p>Kāinga Ora notes there is a potential conflict with this standard and other standards that require, for example turning areas and requirements for passing bays or two-way accesses. Kāinga Ora seeks that the rule package is revisited to ensure that the standards work together as a package.</p> <p>Kāinga Ora is also opposed to providing a separate standard for the MRZ and seeks that the same standard should be</p>	

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				applied across the Residential zones.	
11.	TRAN	TRAN-SCHED3	Oppose	<p>Kāinga Ora seeks the review of this Table 7 and consequential amendments so that the standards are more appropriately set to effectively manage the safety and efficiency of the transport network, while recognising and providing for residential intensification. Kāinga Ora is particularly opposed to providing more onerous road formation standards in the MRZ than the other Residential zones. This is consistent with what was sought in Kāinga Ora’s original submission on the PDP.</p> <p>Amendments sought.</p>	<p><i>Delete TRAN-TABLE7 and undertake a full review of the table so that the standards are more appropriately set to effectively manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.</i></p>

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<b>Subdivision</b>					
12.	SUB	SUB-R1	Support in part	<p>Kāinga Ora generally supports the rule as proposed, and in particular supports the introduction of a Controlled activity status for subdivision in the MRZ and the preclusion of public and limited notification.</p> <p>Amendment is sought to introduce the word 'vacant' to describe the standard. This is to clarify the relationship between the creation of vacant sites through subdivision, and the establishment of reduced site sizes that are deemed acceptable through an approved land use consent for developments involving multiple medium density residential units.</p>	<p><i>Amend rule as follows:</i></p> <p><b><u>Vacant Site</u> Subdivision in the Residential Zones</b></p> <p>Activity status: RDIS</p> <p>1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where this activity complies with the following rule requirements:</p> <ul style="list-style-type: none"> <li>SUB-REQ1 Site Area</li> <li>SUB-REQ2 Building Square</li> <li>SUB-REQ3 Outline Development Plan</li> <li><del>SUB-REQ4 Road Frontage Width</del></li> <li>SUB-REQ6 Access</li> <li>SUB-REQ7 Walkable Blocks</li> <li>SUB-REQ8 Corner Splays</li> <li>SUB-REQ9 Water</li> <li>SUB-REQ10 Wastewater Disposal</li> <li>SUB-REQ11 Point Strips</li> <li>SUB-REQ12 Land</li> </ul> <p>Disturbance and Earthworks for Subdivision</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SUB-R1.1 is restricted to the following matters:</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Further amendments are sought for consistency to the amendments sought to the residential zone framework.</p> <p>Kāinga Ora note this is in-conjunction with relief sought to introduce a new subdivision activity to provide for ‘subdivision in accordance with an approved land use consent’ set out in Kāinga Ora’s original submission.</p> <p>Amendments sought.</p>	<p>All matters set out in SUB – Matters for Control or Discretion</p> <p>a. NH-MAT3 Geotechnical Considerations.</p> <p>Notification:</p> <p>3. Any application arising from SUB-R1.1 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p> <p>Activity status when compliance not achieved:</p> <p>4. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.</p> <p><b>MRZ</b></p> <p>Activity status: CON</p> <p>5. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15.</p> <p>Where this activity complies with the following rule requirements:</p> <p>SUB-REQ1 Site Area          SUB-REQ2 Building Square          SUB-REQ3 Outline Development Plan          SUB-REQ4 Road Frontage Width</p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>SUB-REQ6 Access            SUB-REQ7 Walkable Blocks            SUB-REQ8 Corner Splays            SUB-REQ9 Water            SUB-REQ10 Wastewater Disposal            SUB-REQ11 Point Strips            SUB-REQ12 Land            Disturbance and Earthworks for Subdivision            SUB-REQ13 Development Areas</p> <p>Matters for control:            6. The exercise of discretion in relation to SUB-R1.5 is restricted to the following matters:</p> <p>All matters set out in SUB – Matters for Control or Discretion</p> <p style="padding-left: 40px;">a. NH-MAT3 Geotechnical Considerations.</p> <p>Notification:            7. Any application arising from SUB-R1.5 shall not be subject to public or limited notification and shall be processed on a non-notified basis.</p> <p>Activity status when compliance not achieved:</p>

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					8. When compliance with any rule requirement listed in this rule is not achieved: Refer to SUB – Rule Requirements.
13.	SUB	SUB-R12	Support in part	<p>Kāinga Ora generally supports the rule as proposed, and in particular supports the introduction of a Controlled activity status for boundary adjustments in the MRZ and the preclusion of public and limited notification.</p> <p>Kāinga Ora seeks amendment to achieve consistency with the changes sought to SUB-R1 above as necessary.</p>	<i>Amend SUB-R12 as necessary to achieve consistency with the changes sought to SUB-R1 above.</i>
14.	SUB	SUB-REQ1	Support in part	Kāinga Ora sought amendments to SUB-REQ.1 in their primary submission and continues to seek those changes.	<i>Amend SUB-REQ14.b.i as follows:</i>  i. <del>has a minimum net site area of 400m</del> <u>contains a building square of not less than 8m x 15m,</u> and

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				<p>In addition to the changes sought to SUB-REQ1 in Kāinga Ora's original submission on the PDP, Kāinga Ora seeks amendments to REQ1.14.b to delete the minimum net site area of 400m<sup>2</sup> for vacant site subdivision and replace this with reference to the shape factor rule. This is to achieve national consistency in relation to the MRZ.</p>	
15.	SUB	SUB-REQ2	Support	<p>Kāinga Ora supports SUB-REQ2 as notified and seeks that it is retained.</p>	<p><i>Retain SUB-REQ2 as notified.</i></p>
16.	SUB	SUB-REQ4	Oppose	<p>Kāinga Ora opposes the rule requirement as proposed.</p> <p>The width of sites will be assessed through SUB-MAT1. This additional rule requirement will</p>	<p><i>Delete SUB-REQ4.</i></p>

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				unnecessarily restrict development. This is consistent with Kāinga Ora’s original submission on the PDP.	
17.	SUB	SUB-MAT1	Support in part	<p>Kāinga Ora generally support the matter of control or discretion as proposed.</p> <p>Amendment is sought to introduce the word ‘vacant’ to describe the applications to which these matters apply. This is to clarify the relationship between the creation of vacant sites through subdivision, and the establishment of reduced lot sizes that are deemed acceptable through an approved land use consent for developments involving</p>	<p><i>Amend SUB-MAT1 as follows:</i></p> <p><b>Size and Shape <u>for Vacant Site Subdivision</u></b></p> <p>....</p> <p>4. The extent to which the proposal provides a variety of site sizes that are in keeping with the <del>recognised or anticipated</del> <u>planned urban form character</u> of the area.</p> <p>5. Whether the shape and alignment of sites relate well to existing roads, public spaces, and surrounding or neighbouring residential areas.</p> <p>6. Whether the shape and alignment of sites enable all of:</p> <p>a. the best and appropriate location of:</p>

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				<p>multiple medium density residential units.</p> <p>Kāinga Ora note this is in-conjunction with relief sought in Kāinga Ora’s original submission to introduce a new subdivision activity to provide for ‘subdivision in accordance with an approved land use consent’.</p> <p>Kāinga Ora seeks amendments to recognise that it may be appropriate to provide sites without car parking or vehicle crossings.</p> <p>Amendments sought.</p>	<ul style="list-style-type: none"> <li>i. the principal entrance to a residential unit;</li> <li>ii. outdoor living space; and</li> <li>iii. service areas for a residential unit;</li> <li>iv. car parking, <u>where provided</u>; and</li> <li>v. a vehicle crossing, <u>where provided</u>;</li> </ul> <ul style="list-style-type: none"> <li>b. energy efficiency and solar orientation;</li> <li>c. privacy for residents;</li> <li>d. passive surveillance; and</li> <li>e. place activation and a coherent street scene.</li> </ul>

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<b>Residential Zones</b>					
18.	RESZ	RESZ-PA	Support	Kāinga Ora supports this policy as it implements Policy 3 of the MDRS.	<i>Retain as notified.</i>
19.	RESZ	RESZ-PB	Support	Kāinga Ora supports this policy as it implements Policy 4 of the MDRS.	<i>Retain as notified.</i>
20.	RESZ	RESZ-PC	Support	Kāinga Ora supports this policy as it implements Policy 2 of the MDRS.	<i>Retain as notified.</i>
21.	RESZ	RESZ-MAT1 Residential Design	Amendments sought	Kāinga Ora seeks deletion and replacement of RESZ-MAT1 to reflect the intent of the MDRS and NPSUD, to ensure national consistency, and to ensure that the matters specifically relate to the effects of a higher intensity of development than that provided as a permitted activity.	<i>Kāinga Ora seeks deletion of RESZ-MAT1 as notified and replacement with the matters of discretion as follows:</i> <ol style="list-style-type: none"> <li>1. <u>The scale and form of the development is compatible with the planned urban built form of the neighbourhood;</u></li> <li>2. <u>The development contributes to a safe and attractive public realm and streetscape;</u></li> <li>3. <u>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</u></li> </ol>

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22.		RESZ-MAT2 Building Coverage	Support in part	<p>Kāinga Ora generally support the matters of discretion as proposed.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the “<i>planned urban built form</i>” when referring to the intended future state of the urban environment. Amendments are drafted to acknowledge the planned character of development in the zone, rather than fixing the assessment to the current ‘existing’ state.</p> <p>Additionally, the provision of ‘adequate outdoor living space’ is a separate issue covered by a separate MDRS standard and therefore should be deleted.</p>	<p><i>Amend as follows:</i></p> <ol style="list-style-type: none"> <li>1. Effects on visual amenity values, including dominance, <del>and the compatibility with the receiving environment</del> <u>having regard to the planned built form of the zone.</u></li> <li>2. <del>Provision of adequate outdoor living space on site.</del></li> </ol>

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				Amendments sought.	
23.	RESZ	RESZ-MAT3 Height	Support in part	<p>Kāinga Ora generally support the matters of discretion as proposed.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the “<i>planned urban built form</i>” when referring to the intended future state of the urban environment. Amendments are drafted to acknowledge the planned character of development in the zone, rather than fixing the assessment to the current ‘existing’ state.</p> <p>Further amendments sought to recognise that effects created by infringements to the height standard need to be managed in respect of</p>	<p><i>Amend as follows:</i></p> <ol style="list-style-type: none"> <li>1. <del>Effects on privacy, outlook, or shading on the affected neighbouring sites property.</del></li> <li>2. Effects on visual amenity values, including dominance, <del>and the compatibility with the receiving environment having regard to the planned built form of the zone.</del></li> <li>3. <u>The extent to which topography, building location and orientation and vegetation can mitigate the effects of the additional height of the building or structure.</u></li> <li>4. <u>The extent to which the increase in height provides for</u> the protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</li> <li>5. <u>The extent to which the increase in height provides for the Mmitigation</u> of the effects of natural hazards.</li> </ol>



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				<p>adjoining properties rather than the site itself.</p> <p>Amendments are also proposed to recognise potential features of the site which may reduce any adverse effects.</p> <p>Amendments sought.</p>	
24.	RESZ	RESZ-MAT4 Height in Relation to Boundary	Support in part	<p>Kāinga Ora generally support the matters of discretion as proposed in part but seeks amendments for clarity and to better recognise the potential positive effects from non-compliance with the standard. Amendments are also sought to recognise the potential positive effects of non-compliance with the standard.</p>	<p><i>Amend RESZ-MAT4 as follows:</i></p> <ol style="list-style-type: none"> <li>1. Effects on privacy, outlook, or shading on <u>the affected property neighbouring sites.</u></li> <li>2. <u>The extent to which the increase in height provides for t</u>The protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH-SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</li> <li>3. <u>Whether contextual site factors mean increased building height may be appropriate.</u></li> </ol>

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25.	RESZ	RESZ-MAT5 Road Boundary Setback	Support in part	<p>Kāinga Ora generally support the matters of discretion as proposed in part.</p> <p>Amendment sought to align language with the NPS-UD, which refers to the “planned urban built form” when referring to the intended future state of the urban environment. Amendments are drafted to acknowledge the planned character of development in the zone, rather than fixing the assessment to the current ‘existing’ state.</p>	<p><i>Amend RESZ-MAT5 as follows:</i></p> <ol style="list-style-type: none"> <li><del>1.— Effects on the safety and efficiency of the land transport infrastructure.</del></li> <li><del>2. Effects on visual amenity values, including dominance, and the compatibility with the receiving environment streetscape having regard to the planned urban form of the zone.</del></li> <li>3. <u>The extent to which the reduction in road boundary setback provides for</u> the protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</li> <li>4. The extent to which the design incorporates Crime Prevention Through Environment Design (CPTED) principles as required to achieve a safe, secure environment.</li> </ol>
26.	RESZ	RESZ-MAT6 Internal Boundary Setback	Support in part.	<p>Kāinga Ora generally support the RESZ-MAT6 as proposed.</p>	<p><i>Amend RESZ-MAT6 as follows:</i></p> <ol style="list-style-type: none"> <li><del>1.— Effects on privacy, outlook, or shading on the affected property.</del></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Amendment sought to ensure that the matters of discretion relate to the effects specific to non-compliance with the internal boundary setback standard and to remove any wording with inappropriately negative connotations.</p>	<p><del>2.</del> Effects on visual amenity values <u>of adjoining residential properties</u>, including <del>privacy,</del> <u>outlook and dominance,</u> <del>and the compatibility with the receiving environment.</del></p> <p>3. <u>The extent to which the reduction in setback provides for</u> the protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</p> <p>4. <u>The extent to which the reduction in setback provides for the M</u>itigation of the effects of natural hazards.</p> <p>5. <del>Reverse sensitivity effects.</del></p> <p><del>6.</del> <del>Effects on the accessibility of the space between buildings and the affected boundary for cleaning and maintenance; storage; and to keep the area free of vermin.</del></p>
27.	RESZ	RESZ-MAT7 Fences	Support in part	<p>Kāinga Ora generally support the matters of discretion as proposed.</p> <p>Amendment sought to clarify the streetscape</p>	<p><i>Amend RESZ-MAT7 as follows:</i></p> <p>1. The <del>degree to extent to</del> which <del>an open street scene is maintained and views passive surveillance opportunities are provided</del> between the residential unit and</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>outcomes sought in relation to how development contributes to the streetscape appearance and passive surveillance of the street and public open spaces.</p> <p>Amendments sought.</p>	<p>the public space, <del>private right of way, or shared access are retained</del> street.</p> <p>2. The <del>effects on the planned urban form and streetscape of the zone</del> and whether adequate mitigation of adverse effects can be achieved through landscaping or alternative design. <del>extent to which the visual appearance of the site from the street, or private right of way, or shared access over which the lot has legal use of any part, is dominated by garden planting and the residential unit, rather than front fencing.</del></p> <p>3. <del>The extent to which the proposed fence is constructed out of the same materials as the residential unit and incorporates articulation and modulation, landscaping, or visually permeable elements.</del></p> <p>4. <del>Where located in the Large Lot Residential Zone, in a way that is compatible with the open and spacious character anticipated within this zone.</del></p> <p>5. In the case of internal boundaries, to be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land;</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					6. Necessity as an integral part of a recreational facility such as a swimming pool or tennis court. <del>7. The extent to which the fencing will reduce the outlook space from habitable rooms.</del>
28.	RESZ	RESZ-MAT8 Additional Residential Unit	Oppose	Kāinga Ora seeks deletion of RESZ-MAT8 and for RESZ-MAT1 to be amended to provide a single set of matters of discretion to cover additional residential units or developments of 4 or more residential units. All other rule requirements should then be covered by matters of discretion specific to that standard.	<i>Delete RESZ-MAT8.</i>
29.	RESZ	RESZ-MATA Windows to Street	Support	Kāinga Ora supports the matters of discretion as proposed.	<i>Retain as notified.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
30.	RESZ	RESZ-MATB Outdoor Living Space	Amendments sought	Kāinga Ora supports the matters of discretion but seeks amendments for clarity and to ensure that the matters are related to the intent of the outdoor living space standard of providing amenity to residents of the site.	<p><i>Amend as follows:</i></p> <ol style="list-style-type: none"> <li>The degree to which any reduction in outdoor living space will adversely affect the ability of the site to provide for the outdoor living needs of residents of the site.</li> <li><del>The extent to which any outdoor living space intrudes in front of any residential unit such that it would be likely to give rise to pressure to erect high fences between the residential unit and the street, to the detriment of an open street scene.</del></li> <li>The degree to which <b>large</b> areas of public open space are provided within very close proximity to the site.</li> <li><del>The degree to which a reduction in outdoor living space would contribute to a visual perception of cramped development or over-development of the site.</del></li> </ol>
31.	RESZ	RESZ-MATC Outlook Space	Oppose	Kāinga Ora oppose RESZ-MATC as notified. Kāinga Ora consider these assessment matters are confusing and contain subjective terms. For example, it is unclear	<p><i>Delete RESZ-MATC and replace with the following:</i></p> <ol style="list-style-type: none"> <li><u>The extent to which habitable rooms have an outlook.</u></li> <li><u>The ability of the affected habitable rooms to receive daylight.</u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>what is meant by ‘sense of space’, or how a ‘visual perception of cramped living conditions’ should be assessed. The perception could vary significantly from person to person.</p> <p>Further, Kāinga Ora note that this standard is primarily intended to relate to ‘outlook’ not access to sunlight.</p> <p>RESZ-MATC requires consideration of access to natural sunlight on the shortest day of the year. As distinct from access to daylight, access to natural sunlight on the shortest day of the year would not be possible for a south facing habitable space or several other different arrangements and orientations.</p>	<p>3. <u>The visual and landscape quality of the outlook space from the habitable rooms.</u></p> <p>4. <u>The extent to which visual privacy is provided between habitable rooms of different residential units, on the same site.</u></p> <p>5. <u>The extent to which the development provides additional outlook spaces from habitable rooms.</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
32.	RESZ	RESZ-MATD Landscaping	Amendments sought	<p>Kāinga Ora seek deletion of matters of discretion RESZ-MATD1(d) relating to heat effects from intensification and impervious surfaces. It is not clear what expert assessment would be required to address this matter and this could be disproportionate to the scale of the non-compliance (eg: 1% short of the 20% landscaping requirement).</p> <p>The deletion of matters of RESZ-MATD.2 is also sought as it appears to relate more to building design considerations than landscaping.</p>	<p><i>Amend RESZ-MATD to delete point 1(d) as follows:</i></p> <ol style="list-style-type: none"> <li>1. The extent to which the proposed landscaping enhances residential amenity <del>and is integrated within the site design</del> to:             <ol style="list-style-type: none"> <li>a. define and enhance on-site outdoor living spaces;</li> <li>b. reduce the visual impact of large buildings through screening and planting;</li> <li>c. screen service areas, loading areas, and outdoor storage areas from public vantage points; and</li> <li>d. <del>contribute to a cooling effect of the urban environment.</del></li> </ol> </li> <li>2. <del>Whether the development incorporates CPTED principles as required to achieve a safe, secure environment.</del></li> <li>3. Effects on the permeability of the site for stormwater run-off and subsequent effects on adjoining sites.</li> </ol>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
33.	RESZ	RESZ-SCHED1 Measuring Setback	Oppose in part	Kāinga Ora is opposed to the exception provided for the MRZ for the purposes of measuring setbacks under SCHED1 and seeks that this is deleted. There is no reason to provide a different standard for measuring setback in the MRZ, and it is appropriate that setback is measured with eaves excluded.	<p><i>Amend SCHED1 as follows:</i></p> <p>In LLRZ, LRZ, GRZ, <b>MRZ</b> and SETZ, the required setback shall:</p> <ul style="list-style-type: none"> <li>a. be measured from the external wall of the building closest to the relevant boundary; and</li> <li>b. exclude eaves up to 0.6m in width from the wall of a building.</li> </ul> <p>...</p> <p><b>MRZ</b></p> <p><del>In MRZ, the required setback shall be measured in accordance with building coverage. No section of any building, including any part of the building that extends beyond the ground floor level of the building and overhangs the ground, may extend within the required setback.</del></p>
<b>General Residential Zone</b>					
34.	GRZ	GRZ-O1	Support in part	<p>Kāinga Ora generally supports the objective as proposed.</p> <p>Amendments are sought to recognise the evolving</p>	<p><del>Development within the</del> General Residential Zone <del>is in keeping with the planned</del> <u>provides a quality, urban residential amenity and a range of residential unit typologies to meet the diverse needs of the community, built form of predominantly two storey</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>character of the zone compared to existing development under the Operative Plan.</p> <p>Amendments sought.</p>	<u>buildings, in a variety of housing typologies and sizes.</u>
35.	GRZ	GRZ-R15	Support	Kāinga Ora supports the rule as proposed.	<i>Retain as notified.</i>
<b>Medium Density Residential Zone</b>					
36.	MRZ	MRZ-O1	Support in part	Kāinga Ora supports this policy as it implements Objective 2 of the MDRS. Kāinga Ora seeks a minor amendment to ensure consistency with the MDRS.	<p><i>Amend MRZ as follows:</i></p> <p>The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> <li>1. housing needs and demands; and</li> <li>2. the neighbourhood's planned urban built character, including 3-storey buildings.</li> </ol>
37.	MRZ	MRZ-P1	Support	Kāinga Ora supports this policy as it implements Policy 1 of the MDRS.	<i>Retain as notified.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
38.	MRZ	MRZ-P2	Support	Kāinga Ora supports this policy as it implements Policy 5 of the MDRS.	<i>Retain as notified.</i>
39.	MRZ	MRZ-R1 Residential Activity	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain as notified.</i>
40.	MRZ	MRZ-R2 Residential Unit or other Principal Building	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain as notified.</i>
41.	MRZ	MRZ-R3 Accessory Building	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain as notified.</i>
42.	MRZ	MRZ-R4 Any structure not otherwise listed in MRZ-Rule List	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain as notified.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
43.	MRZ	MRZ-R5 Fencing	Support in part	<p>Kāinga Ora generally supports the rule as proposed.</p> <p>Amendment requested to ensure the rule only applies to the road boundary, and to provide greater flexibility to provide for privacy for dwellings while still enabling opportunities for passive surveillance of the street.</p> <p>Amendments sought.</p>	<p><i>Amend MRZ-R5 as follows:</i></p> <p>Activity Status: PER</p> <p>1. Any fence or freestanding wall</p> <p>Where:</p> <p>a. <u>within 4m of any fronting a road boundary:</u></p> <p>i. is a maximum height of <u>1.2m; or</u></p> <p>ii. <u>where fences exceed 1.2m in height shall be at least 50% visually permeable up to a maximum height of 1.8m.</u></p> <p>.....</p>
44.	MRZ	MRZ-R6 Relocated Building	Oppose	<p>Kāinga Ora opposes separate recognition of relocated buildings, and requests deletion of the activity to recognise that new buildings (regardless of whether constructed or relocated) are a permitted activity subject to</p>	<p><i>Delete MRZ-R6.</i></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>compliance with the Standards and number of dwellings.</p> <p>The activity does not promote the adaptive reuse of existing buildings and materials, which is one way in which sustainable development can be achieved and also promote an increase in housing supply and affordability.</p> <p>Deletion sought.</p>	
45.	MRZ	MRZ-R8 Home Business	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
46.	MRZ	MRZ-R9 Supported Residential Accommodation	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
47.	MRZ	MRZ-R10 Visitor Accommodation	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
48.	MRZ	MRZ-R11 Commercial Activity	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
49.	MRZ	MRZ-R12 Educational Facility	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
50.	MRZ	MRZ-R13 Public Amenity	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
51.	MRZ	New Rule Proposed	Propose new rule	Kāinga Ora requests the insertion of a new rule for the MRZ to provide for retirement villages as a Restricted Discretionary activity. This would be consistent with the approach in the GRZ of the PDP which provides for retirement villages as a Restricted Discretionary activity. As notified, the MRZ rules are silent on retirement villages so this activity would default to Discretionary which is unnecessarily restrictive	<i>Insert a new Retirement Village rule into the MRZ which provides for retirement villages as a Restricted Discretionary activity.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				and inconsistent with the approach in the GRZ.	
52.	MRZ	MRZ-R14 Community Facility	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
53.	MRZ	MRZ-R15 Automotive Activity	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
54.	MRZ	MRZ-R16 Industrial Activity	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
55.	MRZ	MRZ-R17 Research Activity	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
56.	MRZ	MRZ-R18 Rural, Industry, Rural Production, and/or Rural Service Activity	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
57.	MRZ	MRZ-R19 Mineral Extraction and/or Mineral Prospecting	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
58.	MRZ	MRZ-R20 Firearms Range	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
59.	MRZ	MRZ-R21 Motor Sports	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
60.	MRZ	MRZ-R22 Waste and Diverted Material Facility	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
61.	MRZ	MRZ-R23 Landfill	Support	Kāinga Ora supports this rule and seeks that it is retained.	<i>Retain rule as notified.</i>
62.	MRZ	MRZ-R24 Any activity not otherwise listed in MRZ-Rule List	Support	Kāinga Ora supports this rule as proposed.	<i>Retain rule as notified.</i>
63.	MRZ	MRZ-REQ1 Servicing	Support	Kāinga Ora supports this rule requirement and seeks that it is retained.	<i>Retain rule as notified.</i>
64.	MRZ	MRZ-REQ2 Number of Residential Units per site.	Support in part	<p>Kāinga Ora supports this rule requirement in part but seeks amendment to preclude public and limited notification for non-compliance, in accordance with clause 5 of Schedule 3A of the RMA.</p> <p>Amendment also sought to delete reference to</p>	<p><i>Amend MRZ-REQ2 as follows:</i></p> <ol style="list-style-type: none"> <li>There must be no more than 3 residential units per site.</li> </ol> <p><b>Activity status when compliance not achieved:</b></p> <ol style="list-style-type: none"> <li>When compliance with MRZ-REQ2.1. is not achieved: RDIS</li> </ol> <p><b>Matters for discretion:</b></p>



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				RESZ-MAT8 as we have requested deletion of these matters of discretion.	<p>3. The exercise of discretion in relation to MRZ-REQ2.2. is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. RESZ-MAT1 Residential Design</li> <li><del>b. RESZ-MAT8 Additional Residential Units</del></li> </ul> <p><b>Notification:</b></p> <p>4. <u>Any application arising from MRZ-REQ3.2. shall not be subject to public or limited notification.</u></p>
65.	MRZ	MRZ-REQ3 Building Coverage	Support in part	<p>Kāinga Ora supports MRZ-REQ3 in part and supports the preclusion of public notification.</p> <p>Kāinga Ora seeks amendments to remove the preclusion of limited notification. Preclusion of limited notification is not mandatory under clause 5(1) of Schedule 3A of the RMA, and there may be circumstances where</p>	<p><i>Amend MRZ-REQ3.4 as follows.</i></p> <p>4. Any application arising from MRZ-REQ3.2. shall not be subject to public <del>or limited</del> notification.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				limited notification is appropriate.	
66.	MRZ	MRZ-REQ4 Height	Support in part	<p>Kāinga Ora supports MRZ-REQ4 in part but seeks the following amendments:</p> <p>In order to ensure appropriate levels of intensification around centres are encouraged and enabled in accordance with the NPS-UD Kāinga Ora seeks the inclusion of a Height Variation Control Area for the MRZ within a walkable catchment of the Rolleston Town Centre as set out in <b>Appendix 3</b>. Kāinga Ora seeks building heights of up to 19m within the Height Variation Control Area.</p>	<p><i>Amend MRZ-REQ4 as follows.</i></p> <ol style="list-style-type: none"> <li>1. Buildings must not exceed 11m in height, when measured from ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in MRZ-DIAGRAMA: Measurement of Height, <u>except in the Height Variation Control area, buildings must not exceed 19 metres in height.</u></li> <li>2. When compliance with MRZ-REQ4.1. is not achieved: RDIS</li> <li>3. The exercise of discretion in relation to MRZ-REQ4.2. is restricted to the following matters:             <ol style="list-style-type: none"> <li>a. RESZ-MAT3 Height</li> </ol> </li> <li>4. Any application arising from MRZ-REQ4.2. shall not be subject to public <del>or limited</del> notification.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora seeks amendments to remove the preclusion of limited notification. Preclusion of limited notification is not mandatory under clause 5(1) of Schedule 3A of the RMA, and there may be circumstances where limited notification is appropriate.</p>	
67.	MRZ	MRZ-REQ5 Height in Relation to Boundary	Oppose	<p>Kāinga Ora is generally opposed to MRZ-REQ5 as proposed as it does not achieve consistency with the MDRS and is insufficiently clear.</p> <p>Kāinga Ora supports the preclusion of public notification but seeks deletion of the preclusion of limited notification. Preclusion of limited</p>	<p><i>Amend MRZ-REQ5 as follows:</i></p> <p>a. <del>Any building or structure shall comply with the Height in Relation to Boundary D requirement in APP3 – Height in Relation to Boundary. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to</del></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>notification is not mandatory under clause 5(1) of Schedule 3A of the RMA, and there may be circumstances where limited notification is appropriate.</p> <p>Amendments sought to improve clarity and plan usability, and to achieve consistency with the MDRS.</p>	<p><u>boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u></p> <p>b. <u>This standard does not apply to—</u>            (a) <u>a boundary with a road:</u>            (b) <u>existing or proposed internal boundaries within a site:</u>            (c) <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u></p> <p><b>Activity status when compliance not achieved:</b></p> <p>c. When Compliance with MRZ-REQ5.1. is not achieved: RDIS</p> <p><b>Matters for discretion:</b></p> <p>d. The exercise of discretion in relation to MRZ-REQ5.2. is restricted to the following matters:            a. RESZ-MAT4 Height in Relation to Boundary</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><b>Notification:</b></p> <p>e. Any application arising from MRZ-REQ5.2. shall not be subject to public <del>or limited</del> notification.</p>
68.	MRZ	MRZ-REQ6 Setbacks	Support in part	<p>Kāinga Ora supports MRZ-REQ6 in part and supports the preclusion of public notification.</p> <p>Kāinga Ora seeks amendments to remove the preclusion of limited notification. Preclusion of limited notification is not mandatory under clause 5(1) of Schedule 3A of the RMA, and there may be circumstances where limited notification is appropriate.</p>	<p><i>Amend MRZ-REQ6.4 as follows.</i></p> <p>4. Any application arising from MRZ-REQ6.2. shall not be subject to public <del>or limited</del> notification.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
69.	MRZ	MRZ-REQ7 Windows to Street	Support	Kāinga Ora supports MRZ-REQ7 as notified and particularly supports the preclusion of public and limited notification.	<i>Retain MRZ-REQ7 as notified.</i>
70.	MRZ	MRZ-REQ8 Outdoor Living Space	Support	Kāinga Ora supports MRZ-REQ8 as notified and particularly supports the preclusion of public and limited notification.	<i>Retain MRZ-REQ8 as notified.</i>
71.	MRZ	MRZ-REQ9 Outlook Space	Support	Kāinga Ora supports MRZ-REQ9 as notified and in particular supports the preclusion of limited and public notification.	<i>Retain MRZ-REQ9 as notified.</i>
72.	MRZ	MRZ-REQ10 Landscape Area	Support in part	Kāinga Ora supports MRZ-REQ10 in part, to the extent that it gives effect to Schedule 3A clause 18 but seeks amendments to remove the additional requirements provided under MRZ-REQ10. These	<i>Amend MRZ-REQ10 as follows.</i> <ol style="list-style-type: none"> <li>1. A residential unit at ground floor level must have a landscaped area:               <ol style="list-style-type: none"> <li>a. of a minimum of 20% of a developed site with grass or plants and can</li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>additional requirements around landscaping and specimen trees are overly detailed and specific, and unnecessary for achieving consistency with Schedule 3A.</p>	<p>include the canopy of trees regardless of the ground treatment below them; which</p> <p>b. may be located on any part of the development site and does not need to be associated with each residential unit.</p> <p><del>2. Except as provided for in MRZ-REQ10.1, the area between the road boundary and the principal building, excluding those parts used for either vehicle or pedestrian access, shall be:</del></p> <p><del>a. landscaped with a mix of lawn, garden beds, or shrubs; and</del></p> <p><del>b. provided with one specimen tree for every 10m of frontage that is:-</del></p> <p><del>i. a minimum of of 1.8m high at time of plating; and</del></p> <p><del>ii. capable of achieving a height at maturity of 8m.</del></p> <p>....</p>
73.	MRZ	MRZ-REQ11 Outdoor Storage	Support in part	Kāinga Ora supports MRZ-REQ11 in part but seeks amendments to ensure that the matters of discretion only relate to non-compliance with the	<p><i>Amend MRZ-REQ11.3 as follows:</i></p> <p>3. The exercise of discretion in relation to MRZ-REQ11.3.a is restricted to the following matters:</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Outdoor Storage standard specifically.	a. <a href="#">RESZ-MAT1 Residential Design Effects of outdoor storage areas on the amenity of the streetscape, adjoining public space and adjoining residential sites.</a>
74.	MRZ	MRZ-REQ12 Development Areas	Oppose	Kāinga Ora is opposed to MRZ-REQ12 and seeks that it is deleted. As notified this rule requirement will make the MRZ less enabling of development but it has not been justified as a qualifying matter in accordance with s77I of the RMA.	Delete MRZ-REQ12
<b>Neighbourhood Centre Zone</b>					
75.		NCZ-REQ2 Height	Support in part	Kāinga Ora supports the increased height provided under the Variation 1 version of NCZ-REQ2 in part but seeks amendments to increase the height standard in the NCZ to 12m. This will	<i>Amend NCZ-REQ2.1 as follows:</i>  The maximum height of any building or structure shall be <a href="#">12m</a> <del>11m plus 1m for a gable.</del>

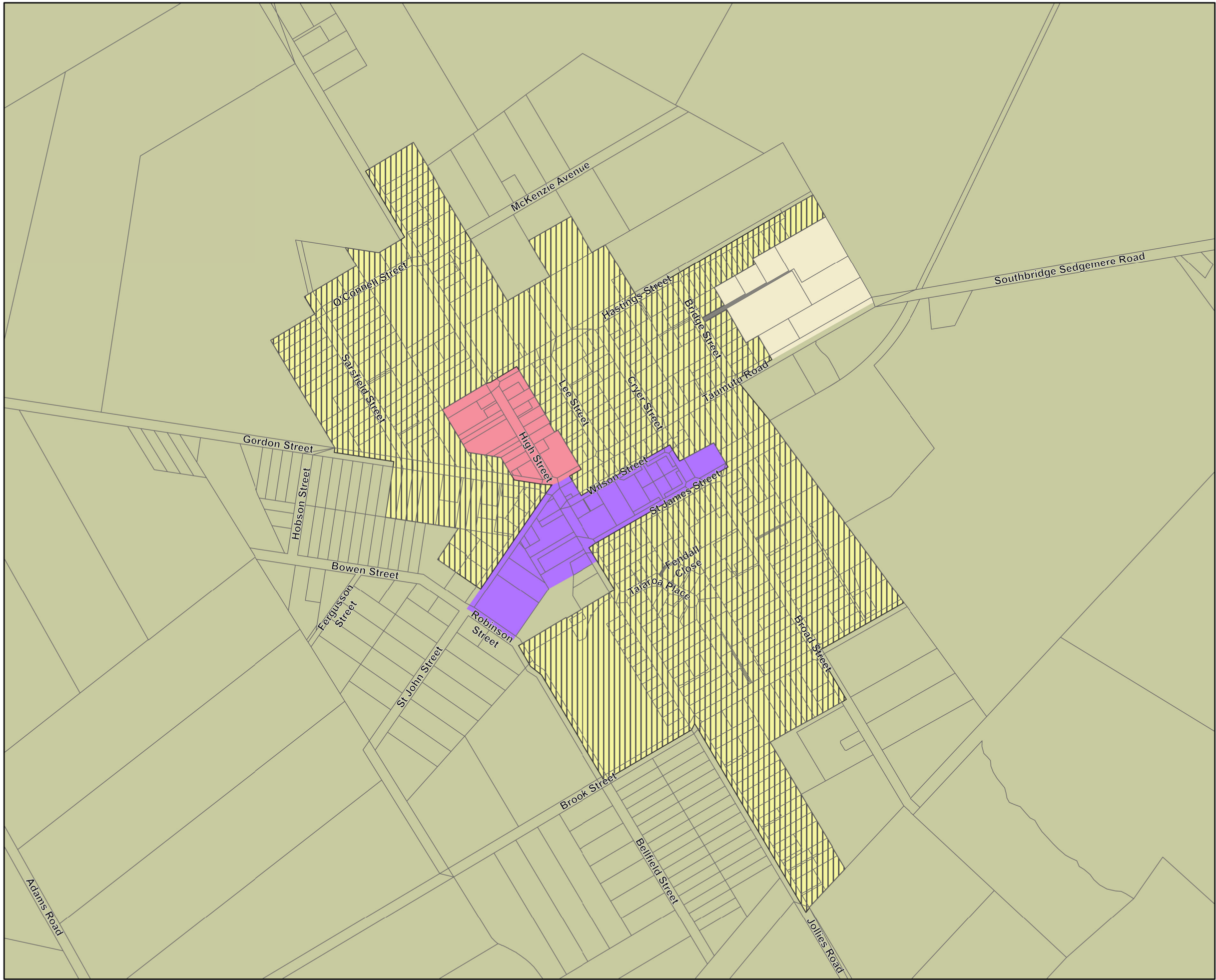


ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>ensure that 3 storey commercial buildings, with higher ceilings and varied rooflines can be accommodated and is proportionate to the heights provided in the adjoining MRZ areas.</p>	
<b>Town Centre Zone</b>					
76.	TCZ	TCZ-REQ2	Support in part	<p>Kāinga Ora supports the Variation 1 amendments to TCZ-REQ2 which apply a 12m height to the Prebbleton centre.</p> <p>Kāinga Ora seeks amendments to TCZ-REQ2, to increase maximum height in Town Centre zones. In Kāinga Ora's view centres should be areas which are</p>	<p><i>Amend TCZ-REQ2 to provide:</i></p> <ul style="list-style-type: none"> <li>- <i>a maximum building height of 18m in Lincoln.</i></li> <li>- <i>a maximum building height of 21m for Rolleston PREC1 and PREC2.</i></li> <li>- <i>a maximum building height of 12m for all other Town Centre Zones.</i></li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>identified for growth and intensification.</p> <p>Encouraging greater height will contribute to making centres a vibrant focal point for communities. These increased heights are consistent with Policy 3(d) of the NPS-UD which directs district plans to provide building heights and densities of urban form commensurate with the level of commercial activity and community services, within and adjacent to town centre zones.</p>	

## Appendix 2: Maps

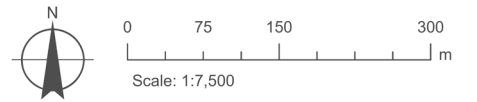
The following maps set out the amendments sought from Kāinga Ora to Variation 1 to the Proposed Selwyn District Plan.



**Legend**

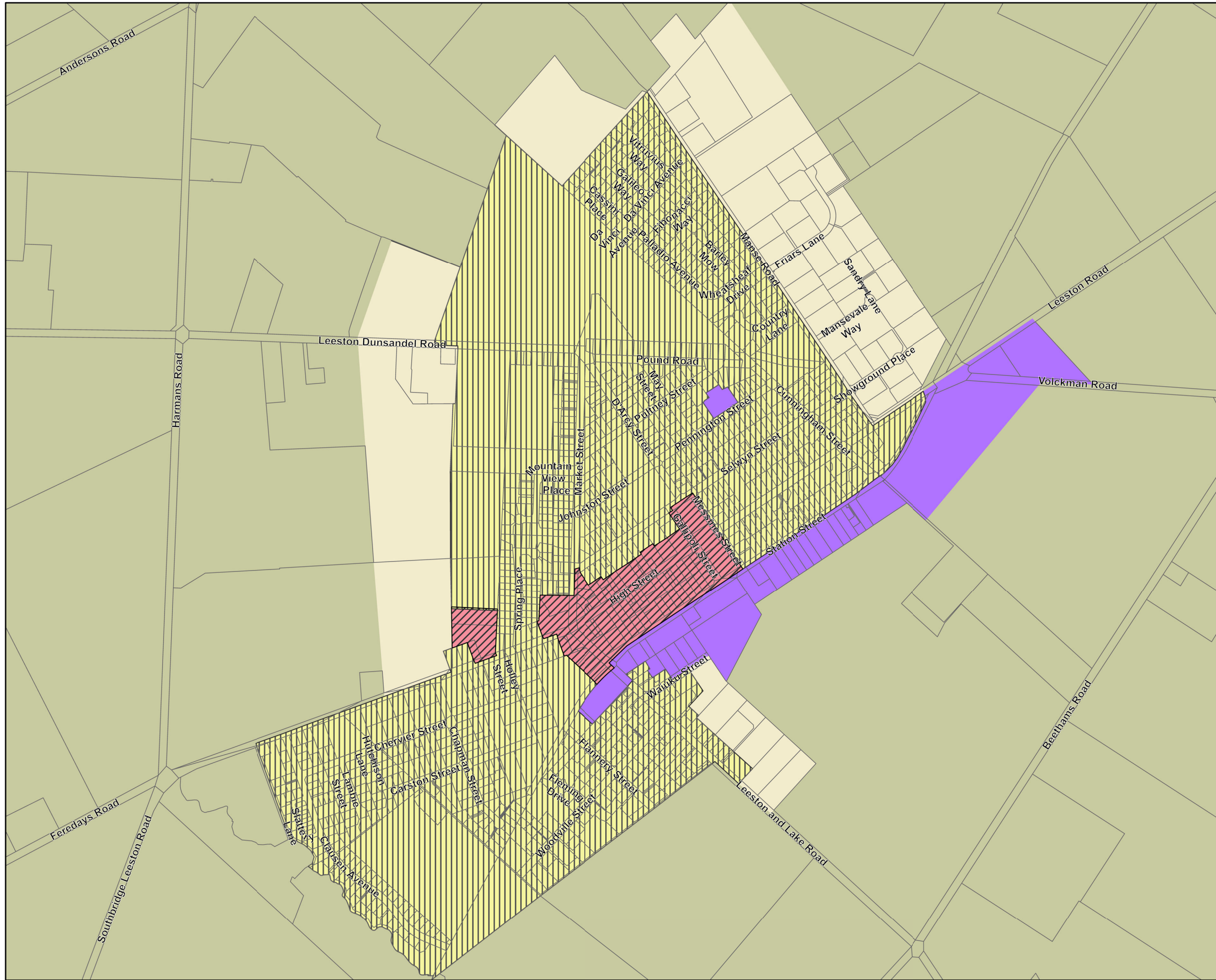
- Special Purpose
- General Industrial
- General Rural
- General Residential
- Local Centre
- Large Format Retail
- Large Lot Residential
- Low Density Residential
- Neighbourhood Centre
- Settlement
- Town Centre
- Proposed Local Centre
- Proposed Medium Density Residential
- Proposed General Residential

**Southbridge**



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland  
 Urban & Environmental  
 Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

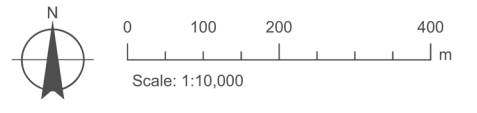
Prepared for:  
**Kāinga Ora**  
 Homes and Communities



**Legend**

- Special Purpose
- General Industrial
- General Rural
- General Residential
- Local Centre
- Large Format Retail
- Large Lot Residential
- Low Density Residential
- Neighbourhood Centre
- Settlement
- Town Centre
- Proposed Local Centre
- Proposed Medium Density Residential
- Proposed General Residential

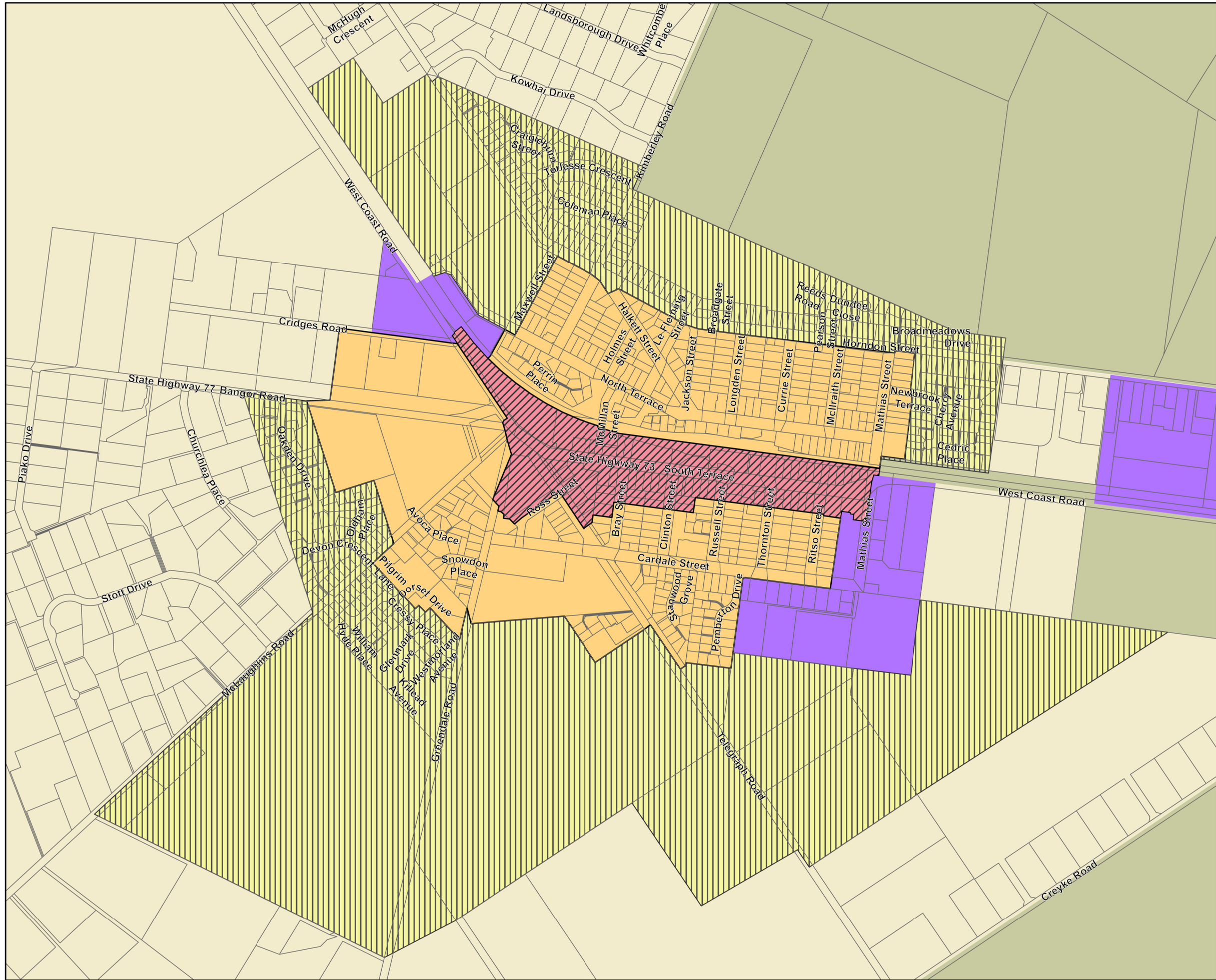
**Leeston**



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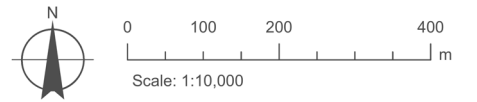
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**Legend**

- Special Purpose
- General Industrial
- General Rural
- General Residential
- Local Centre
- Large Format Retail
- Large Lot Residential
- Low Density Residential
- Neighbourhood Centre
- Settlement
- Town Centre
- Proposed Local Centre
- Proposed Medium Density Residential
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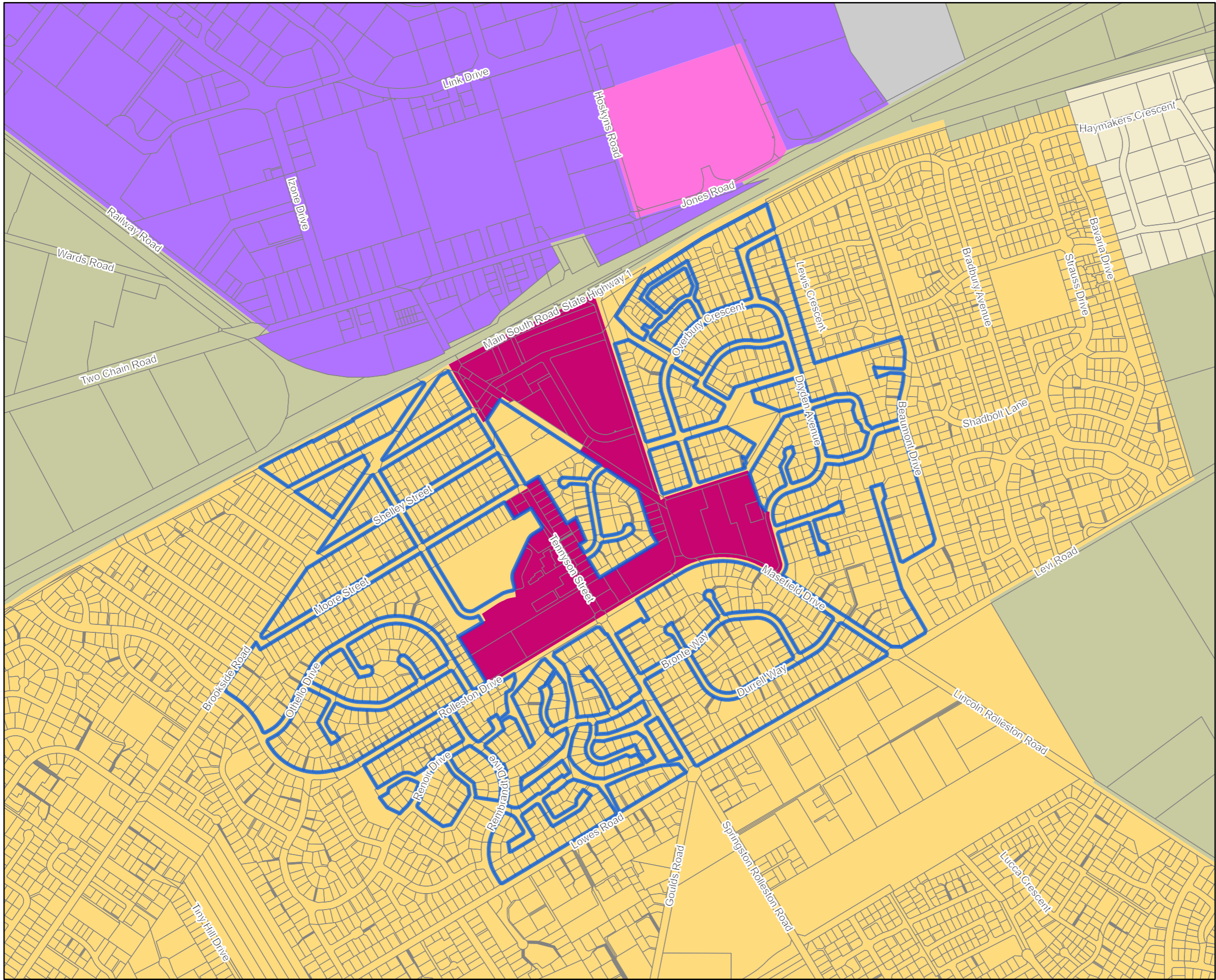
**Darfield**



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**Kāinga Ora**  
 Homes and Communities

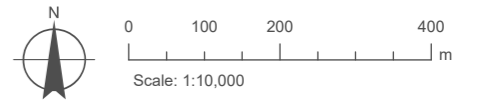
## **Appendix 3: Proposed Height Variation Control Overlay**



**Legend**

- General Industrial
- General Rural
- Medium Density Residential
- Large Format Retail
- Large Lot Residential
- Special Purpose
- Town Centre
- Proposed Height Control Overlay (19m)

**Rolleston**



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