

For office use only
Submission No: 122




**15 September 2022**

Attn: Kāpiti Coast District Council  
175 Rimu Road  
Paraparaumu 5032  
*Submission by email via: [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz)*

**KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON A NOTIFIED PROPOSAL FOR PROPOSED PLAN CHANGE 2 TO THE OPERATIVE KĀPITI COAST DISTRICT PLAN 2021 UNDER CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991**

**This is a submission by Kāinga Ora - Homes and Communities on Proposed Plan Change 2 (“PC2”) from Kāpiti Coast District Council (“the Council” or “KCDC”) on the Operative Kapiti Coast District Plan 2021 (“the Plan” or “PDP”):**

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

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

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

Proposed Plan Change 2 to the Operative Kāpiti Coast District Plan 2021 in its entirety.

**This document and its attachments outlines the relief sought from Kāinga Ora – Homes and Communities to PC2.**

## **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 Kāpiti and the broader Wellington region.
3. Kāinga Ora therefore has an interest in PC2 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. Minimise barriers that constrain the ability to deliver housing development across the public housing, affordable housing, affordable rental, and market housing; and
  - iii. Provide 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 seeks amendments and relief to the PC2 in the following:**
  - i. **Across the Proposed Plan Change** – References to Design Guides are deleted across the plan and provisions are updated to reflect design outcomes sought, external design guides are referenced as a guidance note, or guidance is streamlined and simplified.

- ii. **Definitions** - Changes are sought in the definitions section, including a new definition for Rapid Transit Stop, the renaming of the General Residential Zone and the Coastal Qualifying Matter Precinct, and amendments to the definition of papakāinga.
- iii. **Strategic Direction** – Changes to wording, including deletion of reference to Residential Intensification Precincts and changes to building height references.
- iv. **Subdivision** – Amendments to provide more design and density flexibility.
- v. **General District-Wide Matters** -
  - a. **Financial Contributions** – Amendments sought to reduce ambiguity about when financial contributions are incurred.
  - b. **Papakāinga** – General support with minor amendments for the provision for papakāinga in the District.
- vi. **Residential Zones** – Deletion of General Residential Zone and the Residential Intensification Precincts with a replacement of a Medium Density Residential Zone and a High Density Residential Zone to incorporate the MDRS standards more accurately in the District; and improve consistency with other Councils in the Wellington region, including:
  - a. **Medium Density Residential Zone (“MRZ”)** – Provide design flexibility, recognise the planned urban built form, and increase height limits to 18m when proximate to a Local Centre Zone (within 400m walkable catchment). A proposed MRZ chapter is included in **Appendix 2**. MRZ is sought to apply across the current notified General Residential Zone spatial extent. Spatial changes to the maps are shown in **Appendix 4**.
  - b. **High Density Residential Zone (“HRZ”)** – Provide design flexibility, recognise the planned urban built form, and increase height limits to 36m when proximate to the Metropolitan Centre Zone (“MCZ”). A proposed HRZ chapter is included in **Appendix 3**. HRZ is sought to apply across the current notified Residential Intensification Precincts spatial extent. Spatial changes to the maps are shown in **Appendix 4**.
  - c. **Coastal Qualifying Matter Precinct** – Rename of the precinct to “Coastal Hazard Precinct” to better reflect the purpose of the precinct.

vii. **Commercial and Mixed Use Zones -**

a. **Centres** – generally better reflect design flexibility, planned urban built form, development density and height/daylight expectations, including as follows:

1. Metropolitan Centre – proposed maximum height at 53m;
2. Town Centre – proposed maximum height at 22m; and
3. Local Centre – proposed maximum height at 18m.

Noting that where centres walkable catchments overlap the higher height limit would apply.

b. **Mixed Use** – generally improve design flexibility and increase maximum height to 22m.

viii. **Appendices** – Remove Design Guides from appendices, with external design guides referenced as a guidance note, or guidance is streamlined and simplified.

ix. **Changes to the Planning maps** – Kāinga Ora seeks a number of changes to the planning maps, outlined in **Appendix 4**. Mapping changes are required to reflect amendments to the Centres hierarchy and a wider geographical spread of the HRZ to better achieve well-functioning urban environments and national and regional consistency as follows:

a. Expand the HRZ to apply to areas that are generally:

1. 15-20min/1500m walkable catchment from the edge of MCZ ;
2. 5-10 min/400-800m walkable catchment from existing and planned rapid transit stops; and
3. 5-10 min/400-800m walkable catchment from Town Centre Zones.

b. Expand the geographical extent of centres and height limits, to better reflect their role and function in the centre's hierarchy.

c. Rezone the site on the corner of Mazengarb Road and The Drive to MRZ due to a lack of evidence to support this site being within the Local Centre Zone, as notified.

- x. Any consequential changes necessary to give effect to the changes sought above or in the appendices attached to this submission.
5. Kāinga Ora has an interest to ensure national and regional consistency in resource management documents across the Wellington Region. From reviewing the Wellington regional plan changes/reviews and associated s32 documentation, it has become apparent that there has been little time for Councils to align their thinking. Accordingly, Kāinga Ora submits that KCDC should take the time to align the PC2 with other regional planning documents ahead of the hearings for those documents.
6. Kāinga Ora seeks that the hearing process for the PC2 follows that of Plan Change 1 (PC1) to the Wellington Regional Policy Statement so that consistency can be provided across the Wellington region and RMA s73 can be met which requires district plans to “give effect” to the Regional Policy Statement. It is unclear how this has been achieved as PC1 was notified after PC2.
7. The changes sought by Kāinga Ora are made to:
  - i. Ensure that Kāinga Ora can carry out its statutory obligations;
  - ii. 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;
  - iii. Ensure that a robust s32 analysis is carried out to justify the proposed plan provisions as the justification for a number of provisions is currently unclear;
  - iv. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
  - v. Provide clarity for all plan users; and
  - vi. 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 can be found within Table 1 of **Appendix 1**.
9. A proposed Medium Density Residential Zone chapter is included in **Appendix 2**.

10. A proposed High Density Residential Zone chapter is included in **Appendix 3**.
11. Changes to the planning mapping sought by Kāinga Ora are included in **Appendix 4**.

**Kāinga Ora seeks the following decision from KCDC:**

That the specific amendments, additions or retentions which are sought as specifically outlined in this **submission document and Appendix 1-4**, are accepted and adopted into Proposed Plan Change 2, 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 Proposed Plan Change 2 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.



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**Kāinga Ora – Homes and Communities**

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## Appendix 1: Decisions sought Proposed Plan Change 2

The following table sets out the amendments sought to Proposed Plan Change 2 to the Operative Kāpiti Coast District Plan 2021 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>General Submission Points</b>					
1.	All	District Plan Wide  Centres Hierarchy and scale	Support in part	<p>Kāinga Ora generally supports the approach to implement the NPS-UD and the Housing Supply Act by incorporating a Centres hierarchy and intensification provisions into the KCDC District Plan.</p> <p>The Kāinga Ora submission as a whole seeks improvements to better align with national direction and achieve regional consistency with this direction. Consequently, a review of the Wellington Region’s Centres hierarchy and intensification provisions is considered necessary given the broad range of approaches taken across the Wellington Region.</p> <p>Examples are provided throughout this submission and include misalignment with National Planning Standard definitions for centres and the notification timing of the PC2 with other</p>	<ol style="list-style-type: none"> <li>1. Review the Centres hierarchy and commercial and residential intensification provisions in the Commercial and Mixed-Use zones along with replacement of the General Residential Zone with a MRZ and HRZ to improve national and regional consistency and increase density and heights across the District.</li> <li>2. Recommend that this re-alignment across the Wellington region happen ahead of hearings that RPS decisions on these matters are released ahead of District Plans and that KCDC should consider having joint hearing panels for these matters.</li> <li>3. Accept and include the proposed MRZ chapter provisions sought in <b>Appendix 2</b>.</li> <li>4. Accept and include the proposed HRZ chapter provisions sought in <b>Appendix 3</b>.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>District Plans and PC1 to the Regional Policy Statement. There is also a lack of explanation in the s32 documentation for a number of changes relating to the matters above.</p>	<ol style="list-style-type: none"> <li>5. Expand Centre Zoning and residential intensification standards to reflect an increase in intensification anticipated in and around centres and rapid transit stops.</li> <li>6. Expand the HRZ to apply to areas that are generally:             <ol style="list-style-type: none"> <li>i. 15-20min/1500m walkable catchment from the edge of MCZ;</li> <li>ii. 5-10 min/400-800m walkable catchment from existing and planned rapid transit stops; and</li> <li>iii. 10 min/400-800m walkable catchment from Town Centre Zones.</li> </ol> </li> <li>7. Seek the spatial extent and properties zoned as of General Residential Zone (when notified) are rezoned to the MRZ. <b>See Appendix 4.</b></li> <li>8. Seek the spatial extent and properties subject to the Residential Intensification Precincts (when notified) are rezoned to HRZ. <b>See Appendix 4.</b></li> <li>9. Seek the properties within 400m of a local centre are rezoned MRZ and applied with a maximum</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>height of 18m (to provide for 5 storeys). <b>See Appendix 4.</b></p> <p>10. Rezone the site on the corner of Mazengarb Road and The Drive to MRZ. <b>See Appendix 4.</b></p> <p>11. Delete the Residential Intensification Precincts.</p> <p>12. Accept the spatial changes and height limits sought from Kāinga Ora in <b>Appendix 4</b> into the Plan.</p> <p>13. Undertake any consequential changes necessary across the District Plan to address this submission and relief sought.</p>
2.	All	District Plan Wide Standards	Support in part	Kāinga Ora generally supports the use of standards to address adverse effects across the District Plan. A number of changes to the building height controls have been requested in this submission to help ensure the NPS-UD and the Housing Supply Act are effectively and efficiently implemented.	<ol style="list-style-type: none"> <li>1. Amend standards across the plan to be proportionate to the building height changes sought in this submission.</li> <li>2. Undertake any consequential changes necessary across the District Plan to address this submission and relief sought.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>There may be a number of other consequential changes needed to standards to give effect to these height adjustments as noted in this submission such as increasing height and associated wind and daylight standards.</p> <p>These changes should be proportionate to the changes in building height sought to address any transition issues between zones and provide for increased levels of intensification.</p>	
3.	All	District Plan Wide Qualifying Matters – method	Oppose	Kāinga Ora request all qualifying matters be controlled by overlays, with overlay provisions contained within the Part 2 General District-Wide section of the District Plan. Qualifying matters are additional provisions that apply to sites and are therefore more appropriately captured and communicated by overlays, rather than zones or precincts.	All qualifying matters be identified by District Plan overlays, with supporting overlay provisions contained within Part 2 General District-Wide section of the District Plan.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
4.	All	District Plan Wide  Coastal Qualifying Matter Precinct	Support in part	<p>Kāinga Ora generally supports the identification of a coastal hazard as a qualifying matter under s771 and s770 of the RMA, retaining the status quo for development in these areas until such time as a future plan change.</p> <p>Kāinga Ora does not support the proposed naming of the qualifying matter as a 'Coastal Qualifying Matter Precinct' as this does not clearly articulate what the qualifying matter is. Further, Kāinga Ora consider that the qualifying matter, being a hazard, should be identified as a district-wide overlay, with supporting District Plan provisions for the overlay. It is noted that the use of an overlay is consistent with the National Planning Standard in its spatial identification of a risk applying to an area of the District.</p>	<ol style="list-style-type: none"> <li>1. Amend reference from the 'Coastal Qualifying Matter Precinct' to the 'Coastal Hazard Overlay' throughout the District Plan.</li> <li>2. Amend the provisions to provide for the Qualifying Matter as an overlay in the District-wide chapter of the Plan.</li> <li>3. Undertake any consequential changes necessary across the District Plan to address this submission and relief sought.</li> </ol>

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4.	All	District Plan wide  Reference to Design Guides and design guidelines	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guides or design guidelines in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports the design guidelines for residential subdivision, multi-unit development and residential development in commercial centres (city, metro, etc) sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guide or design guideline that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the Design Guides and Design guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:  <i>Note:</i>  <u>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</u></li> <li>2. Delete all references to the Design Guides and design guidelines.</li> <li>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</li> <li>4. If the Council does not provide the relief sought, in deleting the Design Guides and design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<p>a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. If the relief sought in this submission point is not granted, Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document.</p> <p>6. Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.</p>
<b>Part 1 – Introduction and General Provisions / Interpretation / Definitions</b>					
7.	<b>Definitions</b>	Add a new definition of “ACCESS SITE”	Support	Kāinga Ora supports the definition of “Access Site”, noting that this new term provides for greater certainty with regard to sites that cannot be constructed on.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
8.	<b>Definitions</b>	Add a new definition of “ANCESTRAL LAND”	Support	Kāinga Ora supports this definition, noting it is consistent with section 6 of the Act.	<i>Retain as notified</i>
9.	<b>Definitions</b>	Add a new definition of “DRIVEWAY (IN RELATION TO OUTLOOK SPACE)”	Support in part	Kāinga Ora supports the definition of “Driveway (in relation to outlook space)”, noting that this new term provides for greater certainty with regard to sites that cannot be constructed on. The definition should only refer to access terms defined in the District Plan.	<i>Amend as follows:</i>  DRIVEWAY (IN RELATION TO OUTLOOK SPACE):  <u>means an access <del>way-leg, site or access strip</del> designed and constructed for use by motor vehicles, pedestrians or cyclists</u>
10.	<b>Definitions</b>	Add a new definition of “ENTRANCE STRIP”	Support	Kāinga Ora supports this definition to clarify the terms used for the same type of access.	<i>Retain as notified</i>
11.	<b>Definitions</b>	Add a new definition of “GENERAL TITLE LAND (IN RELATION TO PAPA KĀINGA)”	Support	Kāinga Ora supports this definition, noting it is consistent with section 8 of the Act.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
12.	<b>Definitions</b>	Add a new definition of “LAND DEVELOPMENT MINIMUM REQUIREMENTS”	Support	Kāinga Ora supports this definition to include an updated reference to the relevant document, and the location of this document outside the District Plan.	<i>Retain as notified</i>
13.	<b>Definitions</b>	Delete the definition of “MEDIUM DENSITY HOUSING”	Support	Kāinga Ora supports this deletion of this definition.	<i>Delete as notified</i>
14.	<b>Definitions</b>	Add a new definition of “MEDIUM DENSITY RESIDENTIAL STANDARDS or MDRS”	Support	Kāinga Ora supports the inclusion of this definition to confirm how this term should be interpreted in the District Plan.	<i>Retain as notified</i>
15.	<b>Definitions</b>	Amend definition of “NOISE SENSITIVE ACTIVITY”	Support	Kāinga Ora supports the inclusion of the amendment to this definition to include specific reference to <u>papakāinga</u> .	<i>Retain as notified</i>
16.	<b>Definitions</b>	Amend the definition of “PAPAKĀINGA”	Support in part	Kāinga Ora supports the amendments to this definition, but seek some amendments to be more regionally and nationally consistent.	<i>Amend as follows:</i>  PAPAKĀINGA

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					PAPAKĀINGA means housing and any ancillary activities (including social, cultural, educational, recreational, <u>conservation and/or commercial activities</u> ) <u>to support the cultural, environmental and economic wellbeing of tangata whenua on their ancestral land</u>
17.	<b>Definitions</b>	Add a new definition of “QUALIFYING MATTER AREA”	Support in part	Kāinga Ora generally supports this definition, noting it is consistent with section 2 of the RMA, but: <ol style="list-style-type: none"> <li>requests for clarity that the <i>Coastal Qualifying Matter Precinct</i> be renamed as Coastal Hazard Precinct</li> <li>requests the General Residential Zone be changed to the Medium Density Residential Zone, consistent with other points raised in this submission.</li> </ol>	<i>Amend as follows:</i> <ol style="list-style-type: none"> <li>Replace the term Coastal Qualifying Matter Precinct with Coastal Hazard Precinct.</li> <li>Replace the term General Residential Zone with Medium Density Residential Zone.</li> </ol>
18.	<b>Definitions</b>	Add a new definition of “RELEVANT RESIDENTIAL ZONE”	Support in part	Kāinga Ora supports the inclusion of this definition, but restates its position that there should be a Medium Density Residential Zone (MRZ) and a High Density Residential Zone (HRZ).	<i>Amend as follows:</i>  RELEVANT RESIDENTIAL ZONE  means the <u>General Residential Zone Medium Density Residential Zone or the High Density Residential Zone</u>

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19.	Definitions	Amend the definition of “TINO RANGATIRATANGA	Support	Kāinga Ora supports the proposed amendments to this definition.	<i>Retain as notified</i>
20.	Definitions	Add a new definition of “TIPUNA/TUPUNA”	Support	Kāinga Ora supports the proposed amendments to this definition.	<i>Retain as notified</i>
21.	Definitions	Amend the definition of “YARD”	Support	Kāinga Ora supports the proposed amendments to this definition.	<i>Retain as notified</i>
22.	Definitions	NEW DEFINITION REQUESTED BY KĀINGA ORA <b><u>Rapid Transit Stop</u></b>		Kāinga Ora seeks the introduction of a new definition for “Rapid Transit Stop”. This definition aligns with that proposed by Hutt City Council and is consistent with the outcomes sought by the NPD-UD.	<i>Proposed new definition</i> <b><u>Rapid Transit Stop</u></b> <u>Has the meaning in the National Policy Statement on Urban Development, and for the avoidance of doubt includes any railway station with regularly scheduled passenger services.</u>
23.	Definitions	DELETION OF DEFINITION REQUESTED BY KĀINGA ORA <b><u>Infill</u></b>		Kāinga Ora seeks amendments to remove reference to “infill” housing. Kāinga Ora notes this term, where it refers to ‘focussed infill’ is proposed for deletion through PC2.	<b><u>Infill</u></b> <del>means subdivision or development of a site of less than 3,000m<sup>2</sup> in area.</del>

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<i>Part 2 – District-Wide Matters / Strategic Direction / District Objectives</i>					
24.	<b>DO – District Objectives</b>	DO - Chapter Introduction	Support	Kāinga Ora supports the deletion of the numerical reference.	<i>Retain as notified</i>
25.	<b>DO – District Objectives</b>	DO-03 Development Management	Support in part	<p>Kāinga Ora supports this objective in part, but:</p> <ul style="list-style-type: none"> <li>seeks an amendment so as not to be overly constraining of where urban intensification can occur; and</li> <li>notes that the matters contained within do not form a Qualifying Matter in which to limit application of Policy 3(c) of the NPS-UD.</li> </ul>	<p><i>Amend as follows:</i></p> <p>To maintain a consolidated urban form <del>within existing urban areas and a limited number of identified growth areas,</del> <u>which</u> and to provide for the development of new <u>urban areas where these can be efficiently serviced and integrated with existing townships-centres</u>, delivering:</p> <p>...</p>
26.	<b>DO – District Objectives</b>	Explanatory text to objective DO-03 - Local Issues	Support in part	<p>Kāinga Ora supports the changes to this objective, but notes that the matters contained within do not form a Qualifying Matter in which to limit application of Policy 3(c) of the NPS-UD.</p> <p>Kāinga Ora also requests the removal of reference to ‘existing’ urban environments to provide for the potential</p>	<p><i>Amend as follows:</i></p> <p>...</p> <p>The approach to managing these challenges is to:</p> <ul style="list-style-type: none"> <li><u>enable more people to live within Kāpiti’s existing urban environments, particularly where these are well connected to transport, infrastructure, commercial activities and community services;</u>...</li> </ul>

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				for development in other urban environments that may be developed in the future.	
27.	<b>DO – District Objectives</b>	DO-Ox1 Well-functioning Urban Environments	Support	Kāinga Ora supports this objective, noting it incorporates the objectives of Clause 6 of Schedule 3A of the Act.	<i>Retain as notified</i>
28.	<b>DO – District Objectives</b>	DO-Ox2 Housing in <i>Relevant Residential Zones</i>	Support	Kāinga Ora supports this objective, noting it incorporates the objectives of Clause 6 of Schedule 3A of the Act.	<i>Retain as notified</i>
29.	<b>DO – District Objectives</b>	DO-Ox3 Residential Intensification Precincts	Oppose	Kāinga Ora does not support the approach of applying the General Residential Zone across the district, incorporating identified Residential Intensification Precincts as a planning tool to enable focused intensification. It is noted that this approach is inconsistent with that otherwise being taken by other councils in the greater Wellington region and does not provide the same degree of transparency with regard to the scale and extent of development that is being enabled by the underlying precincts and as directed by the NPS-UD. Kāinga Ora seeks the introduction of a distinct zoning	<ol style="list-style-type: none"> <li>1. Delete the Residential Intensification Precincts and replace with a MRZ and HRZ chapter and relevant objectives. Reasons outlined in this submission.</li> <li>2. Delete this objective.</li> </ol>

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				<p>framework to give clear effect to the intensification policy of the NPS-UD. In particular, Kāinga Ora seeks the introduction of a Medium Density Residential Zone (MRZ), which could incorporate a control or precinct to enable additional height and density of urban built form in areas directed by Policy 3 of the NPS-UD. Kāinga Ora would also support the introduction of a High Density Residential Zone (HRZ) in locations where development of at least 6 storeys is to be enabled, such as land located within proximity to the city centre and/or train stations.</p>	
30.	<b>DO – District Objectives</b>	DO-O11 Character and Amenity Values	Support	Kāinga Ora supports the changes to this objective.	<i>Retain as notified</i>
31.	<b>DO – District Objectives</b>	DO-O11 Explanation	Support	Kāinga Ora supports the changes to this explanatory text, but notes that the matters contained within do not form a Qualifying Matter in which to limit application of Policy 3(c) of the NPS-UD.	<i>Retain as notified</i>

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32.	<b>DO – District Objectives</b>	DO-O16 Centres	Support in part	Kāinga Ora supports the changes to this objective to introduce higher density development, but requests changes to reflect the increase in development capacity requested throughout this submission.	<p><i>Amend as follows:</i></p> <p>...</p> <p>5. <u>provide for higher density urban built character and high-quality development, including:</u></p> <p>b. <u>buildings up to <del>12</del>15-storeys within the Metropolitan Centre Zone;</u></p> <p>c. <u>buildings up to <del>6</del>8-storeys within:</u></p> <p>i. <u>the Town Centre Zone;</u></p> <p>ii. <u>the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone;</u></p> <p>iii. <u>the Local Centre Zone at Paekākāriki; and</u></p> <p>d. <u>buildings up to <del>4</del>6-storeys within the Local Centre Zone.</u></p>
33.	<b>DO – District Objectives</b>	DO-O16 Explanation	Support	Kāinga Ora supports the changes to this explanatory text.	<i>Retain as notified</i>
34.	<b>DO – District Objectives</b>	DO-Ox4 Papakāinga	Support	Kāinga Ora supports the changes to this objective to include updated provision for papakāinga.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
35.	<b>DO – District Objectives</b>	DO-Ox5 Papakāinga – Kia ora te mauri o te Whānau (Māori living as Māori)	Support	Kāinga Ora supports the changes to this objective to include updated references to papakāinga.	<i>Retain as notified</i>
36.	<b>DO – District Objectives</b>	DO-Ox6 <i>Papakāinga – Provide for the sustained occupation of Ancestral Land</i>	Support	Kāinga Ora supports the changes to this objective to include updated references to papakāinga.	<i>Retain as notified</i>
37.	<b>DO – District Objectives</b>	DO-Ox7 Papakāinga – Provide for the development of land owned by Tangata Whenua	Support	Kāinga Ora supports the changes to this objective to include updated references to papakāinga.	<i>Retain as notified</i>
38.	<b>DO – District Objectives</b>	DO-Ox8 Papakāinga – Working in partnership with Tangata Whenua to exercise their Tino Rangatiratanga	Support	Kāinga Ora supports the changes to this objective to include updated references to papakāinga.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
39.	<b>DO – District Objectives</b>	DO-Ox9 Papakāinga – Increasing the visibility of Tangata Whenua through the design of papakāinga	Support	Kāinga Ora supports the changes to this objective to include updated references to papakāinga.	<i>Retain as notified</i>
40.	<b>DO – District Objectives</b>	DO-Ox10 Papakāinga – Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga development	Support	Kāinga Ora supports the changes to this objective to include updated references to papakāinga.	<i>Retain as notified</i>
41.	<b>DO – District Objectives</b>	DO-Ox10 Explanation	Support	Kāinga Ora supports the changes to this explanatory text to include updated references to papakāinga.	<i>Retain as notified</i>
<b>Part 2 – District-Wide Matters / Strategic Direction / Urban Form and Development</b>					
42.	<b>UFD – Urban Form and Development</b>	UFD-Px Urban Built Form	Support in part	Kāinga Ora supports the introduction of this policy, subject to: <ul style="list-style-type: none"> <li>the deletion of reference to the General Residential Zone, as</li> </ul>	<i>Amend as follows:</i>  <u>Provide for heights and densities of urban built form that enable more people to live in, and more businesses and community services to be located in,</u>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>requested elsewhere in this submission, and replacement with reference to a Medium Density Residential Zone and High Density Residential Zone</p> <ul style="list-style-type: none"> <li>incorporation of amended provision for height, as requested elsewhere in this submission.</li> </ul>	<p>the District’s urban environments, by:</p> <ol style="list-style-type: none"> <li><u>enabling the greatest <i>building</i> heights and densities in the <i>Metropolitan Centre Zone</i>, including <i>buildings</i> up to <del>12</del>15-storeys;</u></li> <li><u>enabling greater <i>building</i> heights and densities within a walkable catchment of the <i>Metropolitan Centre Zone</i>, including <i>buildings</i> up to 12-storeys</u></li> <li><u>enabling greater <i>buildings</i> heights and densities within a walkable catchment of <del>and</del> the train stations at Paekākāriki, Paraparaumu and Waikanae, including <i>buildings</i> up to 6-storeys;</u></li> <li><u>enabling greater <i>building</i> heights and densities in the <i>Town Centre Zone</i>, including <i>buildings</i> up to 6-storeys;</u></li> <li><u>enabling increased <i>building</i> heights and densities in the <i>Local Centre Zone</i>, including <i>buildings</i> up to <del>4</del>5-storeys;</u></li> <li><u>enabling increased <i>building</i> heights and densities adjacent to the <i>Town Centre Zone</i>, and <del>adjacent to the</del> <i>Local Centre Zone</i>, including <i>buildings</i> up to <del>4</del> 5-6 storeys; and</u></li> <li><u>enabling a variety of <i>building</i> heights and densities in the <del>General</del> <i>Medium Density Residential Zone</i> and <i>High Density Residential Zone</i>, including <i>buildings</i> up</u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<del>to 3 storeys;</del> while avoiding inappropriate <i>buildings, activities, heights and densities within <u>qualifying matter areas.</u></i>
43.	UFD – Urban Form and Development	UFD- P1 Growth Management	Support in part	<p>Kāinga Ora supports the proposed amendments to this policy, subject to:</p> <ul style="list-style-type: none"> <li>• an amendment so as not to be overly constraining of where urban intensification can occur; and</li> <li>• the deletion of reference to the General Residential Zone, as requested elsewhere in this submission, and replacement with reference to a Medium Density Residential Zone and High Density Residential Zone.</li> </ul>	<p>New urban development for residential activities <del>will only be located within existing urban areas and identified growth areas,</del> and will be undertaken in a manner which:</p> <ol style="list-style-type: none"> <li>1. supports the District’s consolidated urban form;</li> <li>2. maintains the integrity of the urban edge north of Waikanae and Ōtaki;</li> <li>3. manages residential densities by: <ol style="list-style-type: none"> <li>a. <u>providing for a variety of housing types and densities in the <del>General-Medium Density Residential Zone</del> and <del>High Density Residential Zone</del>;</u></li> <li>b. <u>enabling increased housing densities:</u> <ol style="list-style-type: none"> <li>i. <u>in, and within a walkable catchment of the <i>Metropolitan Centre Zone</i>;</u></li> <li>ii. <u>within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae; and</u></li> <li>iii. <u>in and adjacent to the <i>Town Centre Zone</i> and <i>Local Centre Zone</i>;</u></li> </ol> </li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					4. avoids urban expansion that would compromise the distinctiveness of existing settlements and unique character values in the rural <i>environment</i> between and around settlements; 5. can be sustained within and makes efficient use of existing capacity of public services and <u>strategic infrastructure, or is integrated with the planned capacity of public services and infrastructure</u> ; and 6. promotes the efficient use of energy and water.
44.	UFD – Urban Form and Development	UFD-P2 Housing Choice	Support in part	Kāinga Ora supports the proposed amendments to this policy, subject to amendments to recognise that residential activities encompass a wide range of housing and living arrangements. This includes transitional housing, emergency housing, community housing and multi-generational living.	An increased mix of housing forms, <del>and</del> <u>types, sizes and tenures</u> will be encouraged within parts of the District where increased variety and densities of housing are able to cater for changing demographics, while <del>maintaining</del> <u>encouraging</u> high <i>amenity values</i> . This will include provision for: <ol style="list-style-type: none"> <li>1. smaller <i>household sizes</i>, <u>including 1 and 2 bedroom typologies and residential units</u>;</li> <li>2. housing for older persons;</li> <li>3. <i>supported living accommodation</i>;</li> <li>4. <del>papakāinga</del> <u>papakāinga</u>;</li> <li>5. <i>shared and group accommodation</i>, <u>including community housing and multi-generational living</u>;</li> <li>6. <u>transitional and emergency housing</u>;</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>7. <i>minor residential units; and</i></p> <p>8. <i>a range of allotment sizes and land tenure arrangements to facilitate these typologies.</i></p>
45.	UFD – Urban Form and Development	UFD-P3 Managing Intensification	Support	Kāinga Ora supports the proposed amendments to this policy.	<i>Retain as notified</i>
46.	UFD – Urban Form and Development	UFD-P4 Residential Density	Support in part	Kāinga Ora supports the proposed amendments to this policy, subject to the deletion of reference to the General Residential Zone, as requested elsewhere in this submission, and replacement with reference to a Medium Density Residential Zone and High Density Residential Zone.	<p>The density of <i>subdivision</i> and <i>development</i> will be managed through an area-specific approach to achieve an appropriate range of housing types across the District, as set out below:</p> <ol style="list-style-type: none"> <li>1. the highest densities, including apartments as part of mixed use developments, will be located within <del>and in immediate proximity to</del> <i>centres</i>;</li> <li>2. <del>medium density housing will be limited to specific precinct areas within walking distance of</del> <i>centres</i> <u>higher density development, including multi-storey apartments, will be provided for within a walkable catchment of the Metropolitan Centre Zone, train stations at Paekākāriki, Paraparaumu and Waikanae, and adjacent to the Town Centre Zone and Local Centre Zone;</u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>3. <i>focused infill</i> will be encouraged in specific areas where there is good access to <i>shops</i> and <i>services</i> a variety of densities will be provided for in the <del>General</del> <b>Medium Density Residential Zone</b> and <b>High Density Residential Zone</b>;</p> <p>4. within the <i>Neighbourhood Development Areas</i> identified in the Ngārara Development Area Structure Plan in Appendix 7, the provision of affordable housing will be encouraged at appropriate locations with good access to <i>shops</i> and <i>services</i>; and</p> <p>5. <del>8. in areas where infrastructure constraints exist (such as water, wastewater or roading), densities will reflect those constraints</del> residential densities will be integrated with existing or planned <i>infrastructure</i> capacity.</p> <p>...</p>
47.	UFD – Urban Form and Development	Deletion of UFD-P5 Papakāinga	Support	Kāinga Ora supports the proposed deletion of this policy, noting these matters are addressed through the new ‘Papakāinga’ chapter.	<i>Delete as notified</i>
48.	UFD – Urban Form and Development	UFD-P11 Amenity Values	Support	Kāinga Ora supports the proposed amendments to this policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
49.	UFD – Urban Form and Development	UFD-P13 Zoning Framework	Support in part	<p>Kāinga Ora supports the changes to this objective, subject to:</p> <ul style="list-style-type: none"> <li>the deletion of the GRZ chapter from the list of zone and replacement with MRZ and HRZ chapters, as requested elsewhere in this submission;</li> <li>the renaming of the ‘Coastal Qualifying Matter’ as the ‘Coastal Hazard Overlay’.</li> </ul>	<p><i>Amend as follows:</i></p> <p><i>Subdivision, use and development in the Residential Zones will be managed through the following zoning framework:</i></p> <ol style="list-style-type: none"> <li><del>General-Medium Density Residential Zone and the High Density Residential Zone</del>, including the following <del>areas precincts</del>: <ol style="list-style-type: none"> <li><del>Medium Density Housing (also located within various Centres Zones)</del> <del>Residential Intensification</del>;</li> <li><del>Focused Infill Coastal Qualifying Matter Hazard Overlay</del>;</li> <li>Waikanae Garden <del>Precinct</del>;</li> <li><del>Low Density (at Ōtaki, County Road Ōtaki, Paraparaumu and Manu Grove Low Density Housing)</del> <del>County Road Ōtaki Precinct</del>;</li> <li>Pekawy;</li> <li>Ferndale Area;</li> <li>Panorama Drive;</li> <li>Waikanae Golf;</li> </ol> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					i. The Drive Extension; e. j-Beach Residential <b>Precinct</b> ; f. <b>Marae Takiwā Precinct</b> ;  2. Ngārara Development Area; and 3. Waikanae North Development Area.
<b>Part 2 – District-Wide Matters / Energy, Infrastructure and Transport / Transport</b>					
49.	<b>TR-Transport</b>	TR-P1 Integrated Transport and Urban Form	Support	Kāinga Ora generally supports the proposed policy.	<i>Retain as notified</i>
50.	<b>TR-Transport</b>	TR-P2 Sustainable Transport and Maximising Mode Choice	Support	Kāinga Ora supports the introduction of the policy to clearly provide for sustainable transport.	<i>Retain as notified</i>
51.	<b>TR-Transport</b>	TR-R1	Support	Kāinga Ora generally supports the proposed rule.	<i>Retain as notified</i>
52.	<b>TR-Transport</b>	TR-R9	Support	Kāinga Ora generally supports the proposed rule.	<i>Retain as notified</i>
53.	<b>TR-Transport</b>	TR-R10	Support	Kāinga Ora generally supports the proposed rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Part 2 – District-Wide Matters / Hazards and Risks / Natural Hazards</b>					
54.	<b>NH – Natural Hazards</b>	Qualifying matters – flooding	Support in part	<p>Kāinga Ora supports the identification of flood hazards as qualifying matters, in line with the requirements of the Act.</p> <p>Kāinga Ora considers that the extent of flooding along stream corridors and all other flood hazard mapping should not be included in the District Plan and is more appropriately located outside the District Plan and as a non-statutory document.</p>	<p>Remove reference to flood hazard mapping within the chapter and identify all flood hazard mapping as a non-statutory document.</p> <p>Consequential amendments will be required to remove and amend references to the flood hazard mapping.</p>
<b>Part 2 – District-Wide Matters / Subdivision / District Wide Subdivision Matters</b>					
56.	<b>SUB-DW District Wide Subdivision Matters</b>	SUB-DW-Rx1	Support	Kāinga Ora generally supports the proposed rule.	<i>Retain as notified</i>
57.	<b>SUB-DW District Wide Subdivision Matters</b>	All Rules	Support	Kāinga Ora supports the updating of references to the ‘Land Development Minimum Requirements’ and supports this document sitting outside the District Plan.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<i>Part 2 – District-Wide Matters / Subdivision / Subdivision in Residential Zones</i>					
58.	<b>SUB-RES Subdivision in Residential Zones</b>	SUB-RES-P1 General Residential Subdivision	Support	Kāinga Ora generally supports the proposed amendment to this policy.	<i>Retain as notified</i>
59.	<b>SUB-RES Subdivision in Residential Zones</b>	All Rules	Support	<p>Kāinga Ora supports the updating of references to the ‘Land Development Minimum Requirements’ and supports this document sitting outside the District Plan.</p> <p>Kāinga Ora also supports the updating of references to the correct rules and policy references to reflect changes in other parts of the Subdivision chapter.</p>	<i>Retain as notified</i>
59.	<b>SUB-RES Subdivision in Residential Zones</b>	All Restricted Discretionary Activity Rules	Oppose	Kāinga Ora opposes the lack of use of a notification preclusion statement (for both public and limited notification) for restricted discretionary activities and seeks that this is applied to all restricted discretionary activities.	<p><i>Amend as follows:</i></p> <p>Inclusion of a non-notification preclusion statement for all Restricted Discretionary Activity rules</p> <p><b>Notification:</b></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches.	<u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA.</u>
61.	<b>SUB-RES Subdivision in Residential Zones</b>	SUB-RES- R26	Support in part	Kāinga Ora supports the proposed amendments to this rule, subject to the Coastal Qualifying Matter Precinct be renamed as the Coastal Hazard Precinct, as requested elsewhere in this submission.	<i>Amendments sought.</i>
62.	<b>SUB-RES Subdivision in Residential Zones</b>	SUB-RES-Rx1	Support in part	Kāinga Ora generally supports the inclusion of this rule subject to changes requested to SUB-RES-Table x1.	<i>Amendments sought.</i>
63.	<b>SUB-RES Subdivision in Residential Zones</b>	SUB-RES- R27	Support	Kāinga Ora supports the proposed amendments to this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
64.	<b>SUB-RES Subdivision in Residential Zones</b>	SUB-RES-Table x1 – Minimum allotment size and shape factor	Support in part	<p>Kāinga Ora supports the use of a shape factor, but opposes the use of a minimum lot size, for residential subdivisions.</p> <p>For the MRZ, Kāinga Ora considers a 8m x 15m is appropriate to provide a medium density developable site with appropriate levels of amenity.</p> <p>For the HRZ, a shape factor of 8m x 15m is appropriate to provide for the level of development sought in that zone.</p>	<p><i>Amend as follows:</i></p> <ol style="list-style-type: none"> <li>Remove minimum lot size, and seek for a new standard added on vacant shape factor applies to MRZ and HRZ as follows: <ul style="list-style-type: none"> <li><b>MRZ</b> <ul style="list-style-type: none"> <li><u>All vacant allotments must be able to contain a rectangle measuring 8m x 15m clear of any yards, access allotments and right-of-way</u></li> </ul> </li> <li><b>HRZ</b> <ul style="list-style-type: none"> <li><u>All vacant allotments must be able to contain a rectangle measuring 8m x 15m clear of any yards, access allotments and right-of-way</u></li> </ul> </li> </ul> </li> <li>Consequential amendments may be required to give effect to this relief sought in the Plan.</li> </ol>
<b>Part 2 – District-Wide Matters / Subdivision / Subdivision in Working Zones</b>					
64.	<b>SUB-WORK Subdivision in Working Zones</b>	All Rules	Support	<p>Kāinga Ora supports the updating of references to the ‘Land Development Minimum Requirements’ and support this document sitting outside the District Plan.</p>	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
65.	<b>SUB-WORK Subdivision in Working Zones</b>	All Rules	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under the relevant rule and further articulated in the relevant objectives and policies.</p>	<i>Delete all references to the Centres Design Guide.</i>
66.	<b>SUB-WORK Subdivision</b>	All Restricted Discretionary Activity Rules	Oppose	Kāinga Ora opposes the lack of use of a notification preclusion statement (for both public and limited notification) for	<i>Amend as follows:</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
	<b>in Working Zones</b>			<p>restricted discretionary activities and seeks that this is applied to all restricted discretionary activities.</p> <p>The technical nature of these breaches requires technical and/or engineering assessments, and public participation by way of limited or public notification will unlikely add anything to the consideration of the effects of these breaches.</p>	<p>Inclusion of a non-notification preclusion statement for all Restricted Discretionary Activity rules</p> <p><b>Notification:</b>  <u>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA.</u></p>
67.	<b>SUB-WORK Subdivision in Working Zones</b>	SUB- WORK-R40	Support in part	<p>Kāinga Ora supports the proposed amendments to this rule to allow for proposals exceeding the permitted height threshold in the MCZ to be assessed as a RDA.</p> <p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and</p>	<i>Delete all references to the Centres Design Guide.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under the relevant rule and further articulated in the relevant objectives and policies.</p>	
68.	<b>SUB-WORK Subdivision in Working Zones</b>	SUB- WORK-R41	Support in part	<p>Kāinga Ora supports the proposed amendments to this rule to allow for proposals exceeding the permitted height threshold in the MUZ to be assessed as a RDA.</p> <p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require</p>	<i>Delete all references to the Centres Design Guide.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under the relevant rule and further articulated in the relevant objectives and policies.</p>	
69.	<b>SUB-WORK Subdivision in Working Zones</b>	SUB- WORK-R42	Support in part	<p>Kāinga Ora supports the proposed amendments to this rule to allow for proposals exceeding the permitted height threshold in the TCZ to be assessed as a RDA.</p> <p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act</p>	<i>Delete all references to the Centres Design Guide.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under the relevant rule and further articulated in the relevant objectives and policies.</p>	
70.	<b>SUB-WORK Subdivision in Working Zones</b>	SUB- WORK-R43	Support in part	Kāinga Ora supports the proposed amendments to this rule to allow for proposals exceeding the permitted height threshold in the LCZ to be assessed as a RDA.	<i>Delete all references to the Centres Design Guide.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under the relevant rule and further articulated in the relevant objectives and policies.</p>	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
71.	<b>SUB-WORK Subdivision in Working Zones</b>	SUB- WORK-R44	Support in part	<p>Kāinga Ora supports the proposed amendments to this rule to allow for proposals exceeding the permitted height threshold in the HOSZ to be assessed as a RDA.</p> <p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes.</p> <p>The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of</p>	<i>Delete all references to the Centres Design Guide.</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				discretion or assessment, which is addressed in the matters of discretion under the relevant rule and further articulated in the relevant objectives and policies.	
<b>Part 2 – District-Wide Matters / General District-Wide Matters / Financial Contributions</b>					
72.	FC – Financial Contribution	FC-P3	Support in part	Kāinga Ora supports the proposed policy but seeks amendments to the proposed wording due to its ambiguous intent.	<ol style="list-style-type: none"> <li>1. Amendments sought to reduce ambiguity about when financial contributions are incurred.</li> <li>2. Amend as follows:   <i>A financial contribution <del>may is be</del> required for any land use or subdivision application <u>only where potential or actual adverse effects of a development cannot be avoided, remedied, or mitigated through on site measures. to ensure positive effects on the environment are achieved to offset any adverse effects that cannot otherwise be avoided, remedied or mitigated.</u></i> </li> </ol>
<b>Part 2 – District-Wide Matters / General District-Wide Matters / Papakāinga</b>					
74.	PK - Papakāinga	Chapter Introduction	Support	Kāinga Ora supports the proposed text.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
75.	<b>PK - Papakāinga</b>	DO-Ox4 Papakāinga – Papakāinga are a Taonga	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
76.	<b>PK - Papakāinga</b>	DO-Ox5 Papakāinga - Kia ora te mauri o te Whānau (Māori living as Māori)	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
77.	<b>PK - Papakāinga</b>	DO-Ox6 Papakāinga – Provide for the sustained occupation of Ancestral Land	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
78.	<b>PK - Papakāinga</b>	DO-Ox7 Papakāinga – Provide for the development of land owned by Tangata Whenua	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
79.	<b>PK - Papakāinga</b>	DO-Ox8 Papakāinga – Working in partnership with Tangata Whenua to exercise their Tino Rangatiratanga	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
80.	<b>PK - Papakāinga</b>	DO-Ox9 Papakāinga – Increasing the visibility of Tangata Whenua through the design of papakāinga	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>
81.	<b>PK - Papakāinga</b>	DO-Ox10 Papakāinga – Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga	Support	Kāinga Ora supports the proposed objective.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		development			
82.	<b>PK - Papakāinga</b>	PK-Px1 Providing for papakāinga on Māori owned land	Support	Kāinga Ora supports the proposed policy.	<i>Retain as notified</i>
83.	<b>PK - Papakāinga</b>	PK-Px2 Papakāinga development to be led by Tangata Whenua	Support	Kāinga Ora supports the proposed policy.	<i>Retain as notified</i>
84.	<b>PK - Papakāinga</b>	PK-Px3 Location, extent and design of papakāinga	Support	Kāinga Ora supports the proposed policy.	<i>Retain as notified</i>
85.	<b>PK - Papakāinga</b>	PK-Px4 Maximum scale of papakāinga	Support	Kāinga Ora generally supports the proposed policy but considers that there is potential conflict within the wording of the policy. The need to avoid, remedy or	<i>Amend as follows:</i>  ...

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		development		mitigate adverse effects on neighbouring properties is at odds with the overall intention of the policy, which relates to the maximum intensity and scale of papakāinga development.	<p><u>The maximum intensity and scale of papakāinga development will be determined by the limitations of the site, including:</u></p> <ol style="list-style-type: none"> <li><u>adequate provision of on-site or off-site infrastructure to serve the papakāinga; and</u></li> <li><u>adverse effects on adjoining properties and the environment are avoided, remedied or mitigated;</u></li> </ol> <p><u>while recognising that papakāinga may contain activities of a character, scale, intensity or range that are not provided for in the surrounding area.</u></p>
85.	<b>PK - Papakāinga</b>	PK-Px5 Non-residential aspects of papakāinga	Support	Kāinga Ora supports the proposed policy subject to inclusion of conservation activities.	<p><i>Amend as follows:</i></p> <p>Amend to provide for conservation activities in the list of non-residential activities</p>
86.	<b>PK - Papakāinga</b>	PK-Px6 Papakāinga Design Guides and Development Plans	Support	Kāinga Ora supports the proposed policy.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
87.	<b>PK - Papakāinga</b>	Advice Notes	Support	Kāinga Ora supports the proposed text.	<i>Retain as notified</i>
88.	<b>PK – Papakāinga</b>	District Plan wide – activity status for papakāinga developments	Support in part	Kāinga Ora note that the activity status provided for papakāinga development within zones differs for general title land (Restricted Discretionary Activity) compared to land held under Te Ture Whenua Māori Act 1993 (Permitted Activity) where compliance with standards is achieved. Kāinga Ora considers the same status should apply, particularly where the same protections are in place to retain Māori land in general title.	Amend the rule framework so that papakāinga development on land held under Te Ture Whenua Māori Act 1993 and land held in general title, with the same protections as are provided by the Act, is provided for as a Permitted Activity.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Part 3 – Area Specific Matters / Zones / Residential Zones / General Residential Zone</b>					
89.	<b>GRZ – General Residential Zone</b>	Entire chapter	Oppose	<p>Kāinga Ora opposes the use of Residential Intensification Precincts within the existing General Residential Zone. This approach is inconsistent with that otherwise being taken by other councils in the greater Wellington region and does not provide the same degree of transparency with regard to the scale and extent of development that is being enabled by the underlying precincts and as directed by the NPS-UD.</p> <p>Kāinga Ora seeks the introduction of a distinct zoning framework to give effect more clearly to the intensification policy of the NPS-UD. In particular, Kāinga Ora seeks the introduction of a Medium Density Residential Zone (MRZ), which could incorporate a control or precinct to enable additional height and density of urban built form in areas directed by Policy 3 of the NPS-UD. Kāinga Ora would also support the introduction of a High</p>	<ol style="list-style-type: none"> <li>1. Delete the General Residential Zone and the Residential Intensification Precincts. Replace with MRZ and HRZ as sought in this submission and appendices.</li> <li>2. Seek the proposed zone provisions for MRZ and HRZ are accepted, as set out in <b>Appendix 2 and 3</b> of this submission.</li> <li>3. The proposed text identifies objectives, policies, rules and standards sought for the MRZ and HRZ, however, do not address all of the existing and proposed overlays (e.g.: Coastal Hazard Precinct). Kāinga Ora would support being included in a finalised version of the Medium Density Residential Zone and High Density Residential Zone, subject to the relief and changes sought in in this submission.</li> <li>4. Kāinga Ora seeks the MRZ and HRZ provisions provide for design flexibility and recognise the planned urban built form of the respective residential zones.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Density Residential Zone (HRZ) in locations where development of at least 6 storeys is to be enabled, such as land located within proximity to the city centre and/or on the rapid train line in relation to train stations.</p> <p>Kāinga Ora seeks for all sites that are being proposed to be rezoned as GRZ, instead be rezoned as MRZ (or HRZ where shown as being within the GRZ Residential Precinct A).</p>	<p>5. MRZ is sought to apply across the current notified General Residential Zone spatial extent. Spatial changes to the maps are shown in <b>Appendix 4</b>.</p> <p>6. Seek a height variation control of 18m maximum height is introduced and applied over residential zoned properties proximate to and within 400m walkable catchment of a Local Centre Zone.</p> <p>7. HRZ is sought to apply across the current notified Residential Intensification Precincts spatial extent. Spatial changes to the maps are shown in <b>Appendix 4</b>.</p> <p>8. Seek a height variation control of 36m maximum height is introduced and applied over residential zoned properties proximate to and within 400m walkable catchment of a Metropolitan Centre Zone.</p>
90.	<b>GRZ – General Residential Zone</b>	Mapping	Support in part	Kāinga Ora considers further site specific assessments are required for specific sites to better understand:	1. Kāinga Ora seeks further information and evidence to demonstrate that these sites meet the requirements of a well-functioning urban

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<ol style="list-style-type: none"> <li>1. The need for additional greenfield zoned land beyond the additional capacity provided by the intensification provisions;</li> <li>2. Accessibility to active and public transport,</li> <li>3. Site constraints, particularly with regard to hazards;</li> <li>4. Infrastructure requirements;</li> <li>5. Proximity to Centres and employment opportunities; and</li> </ol> <p>The sites for which Kāinga Ora consider more evidence is required before a decision to rezone can be made are:</p> <ol style="list-style-type: none"> <li>1. Proposed greenfield rezoning of 269-289 Ngārara Road, Waikanae (10.18ha) from Future Urban Zone to General Residential Zone – (150 estimated dwellings);</li> <li>2. Proposed greenfield rezoning of 174-211 Ngārara Road, Waikanae (19.63ha) from Future Urban Zone</li> </ol>	<p>environment, before a decision to rezone can be made are:</p> <ol style="list-style-type: none"> <li>i. Proposed greenfield rezoning of 269-289 Ngārara Road, Waikanae (10.18ha) from Future Urban Zone to General Residential Zone;</li> <li>ii. Proposed greenfield rezoning of 174-211 Ngārara Road, Waikanae (19.63ha) from Future Urban Zone to General Residential Zone);</li> <li>iii. Proposed greenfield rezoning of 160-222 Main Road, 39 Rongomau Lane, &amp; 99-105 Poplar Avenue, Raumati South, Paraparaumu (22.24ha) from General Rural Zone to General Residential Zone.</li> </ol> <p>2. In reference to ‘General Residential Zone’ above, Kāinga Ora seeks that MRZ is proposed for these sites if evidence and further information provided demonstrate it is appropriate to be ‘live-zoned’ and given urban residential zoning. This zoning should be MRZ aligned to this submission.</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>to General Residential Zone – (390 estimated dwellings);</p> <p>3. Proposed greenfield rezoning of 160-222 Main Road, 39 Rongomau Lane, &amp; 99-105 Poplar Avenue, Raumati South, Paraparaumu (22.24ha) from General Rural Zone to General Residential Zone – (320 estimated dwellings).</p>	
<b>Part 3 – Area Specific Matters / Zones / Commercial and Mixed Use / Local Centre Zone</b>					
91.	<b>LCZ – Local Centre Zone</b>	Zone Introduction	Support in part	Kāinga Ora generally supports the addition of this explanatory text.	<i>Retain as notified</i>
92.	<b>LCZ – Local Centre Zone</b>	LCZ-P1 Local Centres	Support in part	Kāinga Ora supports the proposed amendment to this policy, but notes that it opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines	Retain as notified, subject to District Plan wide removal of design guidelines as appendices to the District Plan.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.	
93.	<b>LCZ – Local Centre Zone</b>	LCZ-P3 Activities in the Working Zones	Support	Kāinga Ora generally supports the proposed amendments to this policy.	<i>Retain as notified</i>
94.	<b>LCZ – Local Centre Zone</b>	LCZ-P5 Mixed Use Activities in Centres	Oppose	Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.	<i>Amend as follows:</i>  Mixed Use Activities in Centres  Mixed use development, including <i>residential activities</i> , will be enabled in <i>centres</i> to enhance the viability and vitality of the <i>centre</i> where a high level of amenity for residents, businesses and visitors is achieved. <del>in accordance with the principles in Appendix 20 Centres Design Principles Centres Design Guide in Appendix x2.</del>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
95.	<b>LCZ – Local Centre Zone</b>	LCZ-P6 Urban form and design of centres	Oppose	<p>Kāinga Ora opposes the proposed amendments to this policy for the following reasons:</p> <ul style="list-style-type: none"> <li>• Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</li> <li>• Kāinga Ora seeks amendments to the Local Centre building height to enable building heights of up to 18 metres (5 storeys). This change will enable greater development capacity and is appropriate given the identification of the Local Centres as being key to accommodating and servicing the needs of the existing</li> </ul>	<p><i>Amend as follows:</i></p> <p>Urban form and design of centres</p> <p><i>Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i>, reinforces the District’s consolidated urban form and sense of place, and provides for a high quality interface between built form and public space. <del>To achieve this, the principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 will be applied.</del></i></p> <p><u>A higher density of urban built form will be enabled in the <i>Local Centre Zone</i> including:</u></p> <ol style="list-style-type: none"> <li><del>1. buildings up to 45-storeys within the <i>Local Centre Zone</i>; or</del></li> <li><del>2. buildings up to 6-storeys within the <i>Local Centre Zone</i> at Paekākāriki.</del></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				and forecast population growth in the District, in accordance with their place in the Centres hierarchy.	
96.	<b>LCZ – Local Centre Zone</b>	LCZ-Px1 Coastal Qualifying Matter Precinct at Raumati South	Support in part	Kāinga Ora generally supports the addition of this explanatory text.	<i>Retain as notified other than amend the title of the precinct.</i>
97.	<b>LCZ – Local Centre Zone</b>	LCZ-R6	Support in part	<p>Kāinga Ora generally supports the proposed amendments to this rule but seeks amendments to Standards in this rule to provide for greater design flexibility and to achieve consistency with any recommended changes to the height in relation to boundary rules for the residential zones.</p> <p>Kāinga Ora supports the minimum requirement of 8m<sup>2</sup> of outdoor living space per unit located above ground floor level (with a minimum dimension of 1.8m); however, asks that this standard applies only to units with two bedrooms or more. It is considered that for studio and one-bedroom units a</p>	<p><i>Amend as follows:</i></p> <p><i>New buildings and structures and additions and alterations to existing buildings</i></p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <i>New minor buildings and additions and alterations to existing minor buildings.</i></li> </ul> <p><i>Height measurement criteria, and measurement criteria apply to activities under this rule.</i></p> <p>Permitted Activity</p> <p><b>Standards</b></p> <p><u><i>Height</i></u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>minimum requirement of 5m<sup>2</sup> may be an appropriate standard for outdoor living space requirements. Further to this, Kāinga Ora also seeks the dispensation of the need for balconies meeting the minimum dimensions specified in the MDRS for a proportion of units.</p>	<p>1. <u>Buildings and structures must not exceed <del>12–18</del> metres in height, <del>except and</del> within the <u>Coastal Hazard Overlay Qualifying Matter Precinct</u>, no building shall be more than 3 storeys above the original ground level.</u></p> <p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p> <p><u>Height in relation to boundary</u></p> <p>2. <u>Buildings and structures must not project beyond</u>  <u>a: <del>60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram.</del></u></p> <p>a) <u>For boundaries with the High Density Residential Zone:</u></p> <p>i. <u>60° recession plane measured from a point 19m vertically above ground level along the first 20m of the side boundary as measured from the road frontage;</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>ii. <u>60° recession plane measured from a point 8m vertically above ground level along all other boundaries;</u></p> <p>b) <u>For all other zones, a 60° recession plane measured from a point 4m vertically above ground level along all other boundaries;</u></p> <p><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></p> <p>...</p> <p><u>Outdoor living space (per residential unit, as measured by the Residential Unit Measurement Criteria)</u></p> <p>3. <u>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</u></p> <p>a. <u>where located at ground level, has no dimension less than 3 metres; and</u></p> <p>b. <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>has a minimum dimension of 1.8 metres; and</p> <p><u>c. is accessible from the residential unit; and</u></p> <p><u>d. may be:</u></p> <p><u>i. grouped cumulatively by area in 1 communally accessible location; or</u></p> <p><u>ii. located directly adjacent to the unit; and</u></p> <p><u>e. is free of buildings, parking spaces, and servicing and maneuvering areas.</u></p> <p>4. <u>A residential unit containing more than 2 bedrooms located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</u></p> <p><u>a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></p> <p><u>b. is accessible from the residential unit; and</u></p> <p><u>c. may be:</u></p> <p><u>i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></p> <p><u>ii. located directly adjacent to the unit.</u></p>
98.	<b>LCZ – Local Centre Zone</b>	LCZ-R12	Oppose	Kāinga Ora opposes the proposed amendments to this rule for the following reasons:	1. Kāinga Ora seeks the LCZ provisions provide for design flexibility and recognise the planned urban built form of the zone.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<ul style="list-style-type: none"> <li>• Kāinga Ora seeks amendments to the Local Centre building height to enable building heights of up to 5 storeys or 18 metres. This change will enable greater development capacity and is appropriate given the identification of the Local Centres as being key to accommodating and servicing the needs of the existing and forecast population growth in the District, in accordance with their place in the Centres hierarchy.</li> <li>• This rule should be subject to a non-notification clause for Standards 4 to 12, 14 and 15 under LCZ-Rule R6. Breaches to these standards are design/public realm matters, and not a matter in which notification of the general public or neighbours would be warranted.</li> <li>• This rule should be subject to an exclusion from public notification clause for Standards 2, 3 and 13. Breaches of these standards are</li> </ul>	<p>2. Amend the following:</p> <p>New <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> in the Local Centre Zone <del>(except in Paekākāriki)</del> where one or more of the following <i>permitted activity</i> standards is not met:</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><u>Measurement criteria apply to activities under this rule.</u></p> <p><u>Notification</u></p> <p>i. <u>An application under this rule where compliance is not achieved with:</u></p> <ul style="list-style-type: none"> <li>• <u>LCZ-R6 Standards 4 to 12, 14 and 15 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</u></li> </ul> <p>ii. <u>An application under this rule where compliance is not achieved with:</u></p> <ul style="list-style-type: none"> <li>• <u>LCZ-R6 Standards 2, 3 and 13 is precluded from being publicly notified in</u></li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>limited to adjacent properties, and are not a matter in which notification of the general public would be warranted.</p> <ul style="list-style-type: none"> <li>• Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion</li> </ul>	<p><u><a href="#">accordance with section 95A of the RMA.</a></u></p> <p>Restricted Discretionary Activity</p> <p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. For <i>active retail frontages</i> the distance between pedestrian entrances must not exceed 18 metres.</li> </ol> <p><u>Height</u></p> <ol style="list-style-type: none"> <li>2. <u>Buildings and structures must not exceed <del>15</del>18 metres in height; except that</u></li> <li>3. <u>Buildings and structures within the Local Centre Zone at Paekākāriki must not exceed 21 metres in height.</u></li> </ol> <p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p> <p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>under Rule TCZ-R11 and further articulated in the relevant objectives and policies.</p>	<ol style="list-style-type: none"> <li>2. Consideration of the standard(s) not met.</li> <li>3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>.</li> <li>4. <del>The extent of consistency with the <u>Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements</u></del></li> <li>5. <i>Effects</i> on landform and landscape.</li> <li>6. Traffic and transport <i>effects</i>.</li> <li>7. Design and appearance of <i>buildings</i>.</li> <li>8. Location and design of parking, traffic circulation areas, loading and access.</li> <li>9. Public safety.</li> <li>10. Context and surroundings.</li> <li>11. Cumulative <i>effects</i>.</li> <li>12. Whether any <i>nuisance effects</i> are created.</li> <li>13. The consistency with the relevant objectives and policies.</li> </ol>
3.	<b>LCZ – Local Centre Zone</b>	LCZ-R20	Support	<p>Kāinga Ora generally supports the proposed amendment to this rule, noting that it is a temporary measure until a future plan change.</p>	<p><i>Retain as notified.</i></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
<b>Part 3 – Area Specific Matters / Zones / Commercial and Mixed Use Zones / Mixed Use Zone</b>					
4.	<b>MUZ - Mixed Use Zone</b>	MUZ-P1 Mixed Use Zone	Support	Kāinga Ora generally supports the proposed amendments to this policy.	<i>Retain as notified</i>
5.	<b>MUZ - Mixed Use Zone</b>	MUZ-P4 Activities in the Working Zones	Support	Kāinga Ora generally supports the proposed policy.	<i>Retain as notified</i>
6.	<b>MUZ - Mixed Use Zone</b>	MUZ-P6 Mixed Use Activities in Centres	Oppose	Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.	<i>Amend as follows:</i>  Mixed Use Activities in Centres  Mixed use development, including <i>residential activities</i> , will be enabled in <i>centres</i> to enhance the viability and vitality of the <i>centre</i> where a high level of amenity for residents, businesses and visitors is achieved. <del>in accordance with the principles in Appendix 20 Centres Design Principles Centres Design Guide in Appendix x2.</del>
7.	<b>MUZ - Mixed Use Zone</b>	MUZ-P7 Urban form and design of centres	Oppose	Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential	<ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the MUZ provisions provide for design flexibility and recognise the planned urban built form of the zone.</li> <li>2. Amend the following:</li> </ol> Urban form and design of centres

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>Kāinga Ora supports a general height limit of up to 6 storeys in the Zone – at 22m, not 21m.</p>	<p><i>Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i>, reinforces the District’s consolidated urban form and sense of place, and provides for a high quality interface between built form and public space. <del>To achieve this, the Centres Design Guide in Appendix x2 will be applied.</del></i></p> <p><u>A higher density of urban built form will be enabled in the Mixed Use Zone including:</u></p> <ol style="list-style-type: none"> <li>1. <u>buildings up to 6-storeys;</u></li> <li>2. <u>buildings up to 6-storeys within the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone; or</u></li> <li>3. <u>buildings up to 3-storeys within the Paraparaumu North Gateway Precinct of the Mixed Use Zone.</u></li> </ol>
3.	<b>MUZ - Mixed Use Zone</b>	MUZ-R6	Support in part	Kāinga Ora generally supports this rule but seeks amendments to Standards in this rule to provide for greater design flexibility and to achieve consistency with any recommended changes to the height	<p><i>Amend as follows:</i></p> <p><i>New buildings and structures and additions and alterations to existing buildings and structures.....</i></p> <p><b>Standards</b></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>in relation to boundary rules for the residential zones.</p> <p>Kāinga Ora supports the minimum requirement of 8m<sup>2</sup> of outdoor living space per unit located above ground floor level (with a minimum dimension of 1.8m); however, asks that this standard applies only to units with two bedrooms or more. It is considered that for studio and one-bedroom units a minimum requirement of 5m<sup>2</sup> may be an appropriate standard for outdoor living space requirements. Further to this, Kāinga Ora also seeks the dispensation of the need for balconies meeting the minimum dimensions specified in the MDRS for a proportion of units.</p>	<p><u>Height</u></p> <p>1. <u>Buildings and structures must not exceed <del>12</del> 22 metres in height, except for:</u></p> <p><u>i. buildings and structures within the Paraparaumu North Gateway Precinct of the Mixed Use Zone must not exceed 12 metres in height.</u></p> <p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p> <p><u>Height in relation to boundary</u></p> <p>2. <u>Buildings and structures must not project beyond</u>  <u><del>a: 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram.</del></u></p> <p><u>a) For boundaries with the High Density Residential Zone:</u></p> <p><u>i. 60° recession plane measured from a point 19m vertically above ground level along the first 20m of the side boundary as measured from the road frontage;</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>ii. <u>60° recession plane measured from a point 8m vertically above ground level along all other boundaries;</u></p> <p>b) <u>For all other zones, a 60° recession plane measured from a point 4m vertically above ground level along all other boundaries;</u></p> <p>Where the <i>boundary</i> forms part of a legal right of way, <i>entrance strip</i>, <i>access site</i>, or pedestrian access way, the <i>height in relation to boundary</i> applies from the farthest <i>boundary</i> of that legal right of way, <i>entrance strip</i>, <i>access site</i>, or pedestrian access way.</p> <p><u>MUZ-Diagram x1</u></p> <p>4. <u>A residential unit containing more than 2 bedrooms</u> located above ground floor level must have an <u>outdoor living space</u> in the form of a balcony, patio, or roof terrace that:.....</p>
4.	<b>MUZ - Mixed Use Zone</b>	MUZ-R9	Oppose	Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the	Amend as follows:  New <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> and <i>structures</i> in the Paraparaumu North Gateway Precinct.....

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.	<p>.....</p> <p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 6, <i>Council's Subdivision and Development Principles and Requirements 2012-Land Development Minimum Requirements</i> and the <i>Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2</i>.</li> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Context and surroundings.</li> <li>5. Cumulative effects.</li> <li>6. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter.</li> </ol>
5.	<b>MUZ - Mixed Use Zone</b>	MUZ-R11	Oppose	Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora	<p><i>Amend as follows:</i></p> <p><i>Retail activities</i> in the Paraparaumu North Gateway Precinct that do not meet the <i>permitted activity</i></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p>	<p>standards.  Restricted Discretionary Activity.....</p> <p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. The extent of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 6, <i>Council's Subdivision and Development Principles and Requirements, 2012 Land Development Minimum Requirements</i> and the <del><i>Centres Design Guide in Appendix 20 Centres Design Guide in Appendix x2.</i></del></li> <li>3. Economic <i>effects</i> including <i>effects</i> on the vitality of <i>centres</i>.</li> <li>4. Visual, character and amenity <i>effects</i>.</li> <li>5. Traffic and transport <i>effects</i>.</li> <li>6. Location and design of parking, <i>traffic</i> circulation areas, loading and access.</li> <li>7. Context and surroundings.</li> <li>8. Cumulative <i>effects</i>.</li> <li>9. Whether any <i>nuisance effects</i> are created.</li> <li>10. The consistency with the relevant objectives and policies.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
6.	<b>MUZ - Mixed Use Zone</b>	MUZ-R12	Oppose	Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.	<p><i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.....</p> <p>.....<b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The scale of biodiversity, energy or <i>water</i> quality benefits created by the proposal.</li> <li>2. Layout, size, design and location of proposed <i>buildings</i> (excluding <i>minor buildings</i>).</li> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Ecological or biodiversity <i>effects</i>.</li> <li>5. Traffic and transport <i>effects</i>.</li> <li>6. Proposed mitigation, remediation or ongoing management measures.</li> <li>7. <i>Effect on natural character values</i>.</li> <li>8. Cumulative <i>effects</i>.</li> <li>9. <del>The Centres Design Principles in Appendix 1 Centres Design Guide in Appendix x2.</del></li> </ol>
7.	<b>MUZ - Mixed Use Zone</b>	MUZ-R13	Oppose	<p>Kāinga Ora opposes the proposed amendments to this rule for the following reasons:</p> <ul style="list-style-type: none"> <li>• Kāinga Ora seeks amendments to the Mixed Use building height to enable</li> </ul>	<p><i>Amend as follows:</i></p> <p>New <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> and <i>structures</i> where one or more of the <i>permitted activity</i> standards in MUZ-</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>building heights of up to 6 storeys or 22 metres. This change will enable greater development capacity and is appropriate given the identification of the Town Centres as being key to accommodating and servicing the needs of the existing and forecast population growth in the District, in accordance with their place in the Centres hierarchy.</p> <ul style="list-style-type: none"> <li>This rule should be subject to a non-notification clause for Standards 3 to 9 under MUZ-Rule R6. Breaches to these standards are design/public realm matters, and not a matter in which notification of the general public or neighbours would be warranted.</li> <li>This rule should be subject to an exclusion from public notification clause for Standards 2 and 10. Breaches of these standards are limited to adjacent properties, and are not a matter in which notification of</li> </ul>	<p>R6 is not met.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><u>Measurement criteria</u> apply to activities under this rule.</p> <p><u>Notification</u></p> <ol style="list-style-type: none"> <li><u>An application under this rule where compliance is not achieved with:</u> <ul style="list-style-type: none"> <li><u>MUZ-R6 Standards 3 to 9 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</u></li> </ul> </li> <li><u>An application under this rule where compliance is not achieved with:</u> <ul style="list-style-type: none"> <li><u>MUZ-R6 Standards 2 and 10 is precluded from being publicly notified in accordance with section 95A of the RMA.</u></li> </ul> </li> </ol> <p>Restricted Discretionary Activity</p> <p><b>Standards</b></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>the general public would be warranted.</p> <ul style="list-style-type: none"> <li>• Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under Rule TCZ-R11 and further</li> </ul>	<p><u>Height</u></p> <ol style="list-style-type: none"> <li>1. <u>Buildings and structures must not exceed 21.22 metres in height;</u></li> </ol> <p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p> <p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of proposed development.</li> <li>2. Consideration of the <i>permitted activity</i> standard not met.</li> <li>3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>.</li> <li>4. <del>The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 6, Council's Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 20.</del></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				articulated in the relevant objectives and policies.	5. <i>Effects</i> on landform and landscape. 6. Traffic and transport <i>effects</i> . 7. Design and appearance of <i>buildings</i> . 8. Location and design of parking, traffic circulation areas, loading and access. 9. Public safety. 10. Context and surroundings. 11. Cumulative <i>effects</i> . 12. Any <i>nuisance effects</i> . 13. The consistency with the relevant objectives and policies.
<b>Part 3 – Area Specific Matters / Zones / Commercial and Mixed Use Zones / Town Centre Zone</b>					
8.	<b>TCZ – Town Centre Zone</b>	Zone Introduction	Support	Kāinga Ora generally supports the addition of this explanatory text.	<i>Retain as notified</i>
9.	<b>TCZ – Town Centre Zone</b>	TCZ- P3 Activities in the Working Zones	Support	Kāinga Ora generally supports the proposed amendments to this policy.	<i>Retain as notified</i>
10.	<b>TCZ – Town Centre Zone</b>	TCZ-P5 Mixed Use Activities in Centres	Oppose	Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with.	<i>Amend as follows:</i>  Mixed Use Activities in Centres

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p>	<p>Mixed use development, including <i>residential activities</i>, will be enabled in <i>centres</i> to enhance the viability and vitality of the <i>centre</i> where a high level of amenity for residents, businesses and visitors is achieved. <del>in accordance with the <u>Centres Design Guide in Appendix x2</u>.</del></p>
11.	<b>TCZ – Town Centre Zone</b>	TCZ-P6 Urban form and design of centres	Oppose	<p>Kāinga Ora opposes the proposed amendments which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p>	<p><i>Amend as follows:</i></p> <p>Urban form and design of centres</p> <p><i>Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i>, reinforces the District’s consolidated urban form and sense of place, and provides for a high quality interface between built form and public space. <del>To achieve this, the principles in the <u>Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2</u> will be applied.</del></i></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
12.	<b>TCZ – Town Centre Zone</b>	TCZ-Px1 Coastal Qualifying Matter Precinct at Raumati Beach	Support in part	Kāinga Ora generally supports the proposed policy, but seeks that this policy is reworded consistent with this submission.	<i>Amend as follows:</i>  Rename the Coastal Qualifying Matter Precinct as the Coastal Hazard Precinct.
13.	<b>TCZ – Town Centre Zone</b>	TCZ-Px2 Marae Takiwā Precinct	Support	Kāinga Ora generally supports the proposed policy.	<i>Retain as notified</i>
14.	<b>TCZ – Town Centre Zone</b>	TCZ-R6	Support in part	<p>Kāinga Ora generally supports this rule but seek amendments to Standards in this rule to provide for greater design flexibility and to achieve consistency with any recommended changes to the height in relation to boundary rules for the residential zones.</p> <p>Kāinga Ora seeks amendments to the Town Centre building height to enable building heights of up to 22 metres (6 storeys). This change will enable greater development capacity and is appropriate given the identification of the Town Centres as being key to accommodating</p>	<ol style="list-style-type: none"> <li>1. Kāinga Ora seeks the TCZ provisions provide for design flexibility and recognise the planned urban built form of the zone.</li> <li>2. Amend the following:  <i>New buildings and structures and additions and alterations to existing buildings and structures.....</i></li> </ol> <p><b>Standards</b> <i>Height</i></p> <ol style="list-style-type: none"> <li>1. <u><i>Buildings and structures must not exceed <del>12</del> 22 metres in height, except for buildings and structures and within the Coastal Qualifying Matter Precinct and the Marae Takiwā Precinct</i></u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>and servicing the needs of the existing and forecast population growth in the District, in accordance with their place in the Centres hierarchy.</p> <p>Kāinga Ora supports the minimum requirement of 8m<sup>2</sup> of outdoor living space per unit located above ground floor level (with a minimum dimension of 1.8m); however, asks that this standard applies only to units with two bedrooms or more. It is considered that for studio and one-bedroom units a minimum requirement of 5m<sup>2</sup> may be an appropriate standard for outdoor living space requirements. Further to this, Kāinga Ora also seeks the dispensation of the need for balconies meeting the minimum dimensions specified in the MDRS for a proportion of units.</p>	<p><del>no building</del> shall be more than 3 storeys (12 metres) in height above the original ground level.</p> <p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p> <p><u>Height in relation to boundary</u></p> <p>2. <u>Buildings and structures 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:</u></p> <p>a) <u>For boundaries with the High Density Residential Zone:</u></p> <ol style="list-style-type: none"> <li>i. <u>60° recession plane measured from a point 19m vertically above ground level along the first 20m of the side boundary as measured from the road frontage;</u></li> <li>ii. <u>60° recession plane measured from a point 8m vertically above ground level along all other boundaries;</u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>b) <u>For all other zones, a 60° recession plane measured from a point 4m vertically above ground level along all other boundaries; .....</u></p> <p><u>4.A residential unit containing more than 2 bedrooms</u> located above ground floor level must have an <u>outdoor living space</u> in the form of a balcony, patio, or roof terrace that:</p> <ul style="list-style-type: none"> <li>a. <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></li> <li>b. <u>is accessible from the residential unit; and</u></li> <li>c. <u>may be:</u> <ul style="list-style-type: none"> <li>i. <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></li> <li>ii. <u>located directly adjacent to the unit.....,</u></li> </ul> </li> </ul>
15.	<b>TCZ – Town Centre Zone</b>	TCZ-R7	Support	Kāinga Ora generally supports the proposed amendment to this rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
16.	TCZ – Town Centre Zone	TCZ-Rx1	Support	Kāinga Ora generally supports the introduction of this rule.	<i>Retain as notified</i>
17.	TCZ – Town Centre Zone	TCZ-R10	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under Rule TCZ-R10 and</p>	<p><i>Retail activities</i> that do not comply with one or more of the <i>permitted activity</i> standards.</p> <p>Restricted Discretionary Activity</p> <p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <i>Retail activities</i> in the following zones shall have a ground level <i>retail floor space</i> less than: <ol style="list-style-type: none"> <li>a. 1000m<sup>2</sup> in the Raumati Beach Town Centre Zone;</li> <li>b. 1000m<sup>2</sup> in the Ōtaki Main Street <i>Town Centre Zone</i>;</li> <li>c. 2000m<sup>2</sup> in the Paraparaumu Beach <i>Town Centre Zone</i>.</li> </ol> </li> <li>2. <i>Supermarkets</i> in the Waikanae Town Centre Zone and Ōtaki Rail Town Centre Zone.</li> </ol> <p><b>Matters of Discretion</b></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				further articulated in the relevant objectives and policies.	<ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. Consideration of the standard(s) not met.</li> <li>3. The extent of consistency with the <a href="#">Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements</a>.</li> <li>4. Visual, character, amenity and streetscape <i>effects</i>.</li> <li>5. Traffic and transport <i>effects</i>.</li> <li>6. Location and design of parking, traffic circulation areas, loading and access.</li> <li>7. Public safety.</li> <li>8. Context and surroundings.</li> <li>9. Cumulative <i>effects</i>.</li> <li>10. Whether any <i>nuisance effects</i> are created.</li> <li>11. The consistency with the relevant objectives and policies.</li> <li>12. Economic <i>effects</i> including <i>effects</i> on the vitality of <i>centres</i>.</li> </ol>
18.	<b>TCZ – Town Centre Zone</b>	TCZ-R11	Oppose	<p>Kāinga Ora opposes the proposed amendments to this rule for the following reasons:</p> <ul style="list-style-type: none"> <li>• Kāinga Ora seeks amendments to the Town Centre building height to enable</li> </ul>	<p><i>Amend as follows:</i></p> <p>New <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> and <i>structures</i> where one or more of the <i>permitted activity</i> standards is not</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>building heights of up to 6 storeys. This change will enable greater development capacity and is appropriate given the identification of the Town Centres as being key to accommodating and servicing the needs of the existing and forecast population growth in the District, in accordance with their place in the Centres hierarchy.</p> <ul style="list-style-type: none"> <li>• This rule should be subject to a non-notification clause for Standards 4 to 15 under TCZ-Rule R6. Breaches to these standards are design/public realm matters, and not a matter in which notification of the general public or neighbours would be warranted.</li> <li>• This rule should be subject to an exclusion from public notification clause for Standards 2 and 3. Breaches of these standards are limited to adjacent properties, and are not a matter in which notification of the general public would be warranted.</li> </ul>	<p>met.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <u>Papakāinga</u> (refer rule TCZ-Rx3)</li> <li>• <u>Buildings and structures within the Marae Takiwā Precinct</u> (refer rule TCZ- Rx4)</li> <li>• New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><u>Height measurement criteria</u> apply to activities under this rule.</p> <p><u>Notification</u></p> <ol style="list-style-type: none"> <li><u>An application under this rule where compliance is not achieved with:</u> <ul style="list-style-type: none"> <li>• <u>TCZ-R6 Standards 4 to 15 is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</u></li> </ul> </li> <li><u>An application under this rule where compliance is not achieved with:</u> <ul style="list-style-type: none"> <li>• <u>TCZ-R6 Standards 2 and 3 Is precluded from being publicly notified in accordance with section 95A of the RMA.</u></li> </ul> </li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<ul style="list-style-type: none"> <li>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under Rule TCZ-R11 and further articulated in the relevant objectives and policies.</li> </ul>	<p>Restricted Discretionary Activity</p> <p><b>Standards</b></p> <ol style="list-style-type: none"> <li>For <i>active retail frontages</i> the distance between pedestrian entrances must not exceed 18 metres.</li> </ol> <p><u>Height</u></p> <ol style="list-style-type: none"> <li><del>Buildings and structures must not exceed 12 22 metres in height.</del></li> </ol> <p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p> <p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>Location, layout, size and design of the proposed <i>development</i>.</li> <li>Consideration of the standard(s) not met.</li> <li>Visual, character, amenity, <i>historic heritage</i>, streetscape and stream effects.</li> <li><del>The extent of consistency with the <u>Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements</u></del></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					5. <i>Effects</i> on landform and landscape. 6. Traffic and transport <i>effects</i> . 7. Design and appearance of <i>buildings</i> . 8. Location and design of parking, traffic circulation areas, loading and access. 9. Public safety. 10. Context and surroundings. 11. Cumulative <i>effects</i> . 12. Whether any <i>nuisance effects</i> are created. 13. The consistency with the relevant objectives and policies.
19.	<b>TCZ – Town Centre Zone</b>	TCZ-R13	Oppose	Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines	Amend as follows:  <i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.  Restricted Discretionary Activity <b>Standards</b> 1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under Rule TCZ-R13 and further articulated in the relevant objectives and policies.</p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The scale of biodiversity, energy or <i>water</i> quality benefits created by the proposal.</li> <li>2. Layout, size, design and location of proposed <i>buildings</i> (excluding <i>minor buildings</i>).</li> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Ecological or biodiversity <i>effects</i>.</li> <li>5. Traffic and transport <i>effects</i>.</li> <li>6. Proposed mitigation, remediation or ongoing management measures.</li> <li>7. <i>Effect</i> on natural character values.</li> <li>8. Cumulative <i>effects</i>.</li> <li>9. <del>The Centres Design Principles in Appendix 20</del> <del>Centres Design Guide in Appendix x2.</del></li> </ol>
20.	<b>TCZ – Town Centre Zone</b>	TCZ-Rx2	Support	Kāinga Ora generally supports the proposed rule.	<i>Retain as notified</i>
21.	<b>TCZ – Town Centre Zone</b>	TCZ-Rx3	Support	Kāinga Ora generally supports the proposed rule.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
22.	<b>TCZ – Town Centre Zone</b>	TCZ-Rx4	Support in part	Kāinga Ora generally supports the proposed rule, subject to the amendments sought to TCZ-R11	<i>Retain as notified, subject to the requested amendments to TCZ-R11</i>
<b>Part 3 – Area Specific Matters / Zones / Commercial and Mixed Use Zones / Metropolitan Centre Zone</b>					
23.	<b>MCZ- Metropolitan Centre Zone</b>	MCZ-P2 Metropolitan Centre Zone Precincts	Oppose	<p>Kāinga Ora opposes the proposed amendments for the following reasons:</p> <ul style="list-style-type: none"> <li>• Kāinga Ora seeks greater certainty should be provided through the use of the term ‘high density’.</li> <li>• Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The</li> </ul>	<p><i>Amend as follows:</i></p> <p><i>Subdivision, use and development in the Metropolitan Centre Zone will be undertaken in accordance with the Metropolitan Centre Zone Structure Plan in Appendix 19-<a href="#">and the Centres Design Guide in Appendix x2</a>, in a manner that reinforces the following specific management principles for each precinct:</i></p> <p>...</p> <p>Precinct C will be developed in the following manner:</p> <ol style="list-style-type: none"> <li>a. transport circulation and integration within the surrounding Metropolitan Centre precincts will be provided for;</li> <li>b. adverse <i>effects</i> that would otherwise decrease the efficiency and effectiveness of Kāpiti Road as a transport corridor, including for public transport, will be managed;</li> <li>c. <i>amenity values</i> of Kāpiti Road will be maintained or</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Design Guidelines should be treated as a non-statutory tool.</p>	<p>enhanced;</p> <p>d. adverse <i>effects</i> on the landscape and <i>amenity values</i> of the dune system will be avoided to the extent practicable having regard to the development outcomes provided for in Precinct C and, where adverse <i>effects</i> cannot be avoided, they will be mitigated or offset by environmental enhancements within Precinct C that are commensurate with the scale of the adverse <i>effects</i>.</p> <p>e. the establishment of complementary activities, including <i>commercial</i> and <i>residential activities</i> (excluding <i>industrial</i> and <i>retail activities</i>), will be provided for where activities remain compatible with the role and function of Precinct A as the primary retail and commercial core of the Metropolitan Centre Zone;</p> <p>f. allowance for <i>retail activities</i> will be limited in type and scale, to ensure adverse <i>effects</i> on the vitality and viability of the Metropolitan Centre will not be significant;</p> <p>g. <del>medium density</del> <b>higher density</b> <i>residential activities</i> will be enabled in conjunction with <i>commercial activities</i> (excluding <i>industrial</i> and <i>retail activities</i>);</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					and h. <i>stormwater</i> management will be provided to address <i>stormwater</i> concerns and, where practicable, will also support ecological and recreational values.
24.	MCZ- Metropolitan Centre Zone	MCZ-P5 Activities in the Working Zones	Support	Kāinga Ora support the proposed amendments to this policy.	<i>Retain as notified</i>
25.	MCZ- Metropolitan Centre Zone	MCZ-P7 Mixed Use Activities in Centres	Oppose	Kāinga Ora opposes any policy approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.	<i>Amend as follows:</i>  Mixed use development, including <i>residential activities</i> , will be enabled in <i>centres</i> to enhance the viability and vitality of the <i>centre</i> where a high level of amenity for residents, businesses and visitors is achieved. <del>in accordance with the <u>Centres Design Guide in Appendix x2.</u></del>
26.	MCZ- Metropolitan Centre Zone	MCZ-P8 Urban form and design of centres	Oppose	Kāinga Ora opposes the proposed amendments to this policy for the following reasons: <ul style="list-style-type: none"> <li>Kāinga Ora opposes any policy approach which would require development proposals to comply</li> </ul>	<i>Subdivision, use and development in centres</i> must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i> , reinforces the District’s consolidated urban form and sense of place, and provides for a high quality interface between built form and public space. <del>To achieve this, the <u>Centres</u></del>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <ul style="list-style-type: none"> <li>• Kāinga Ora seeks amendments to the Metropolitan Centre building height to enable building heights of up to 15 storeys or 53 metres. This change will enable greater development capacity and is appropriate given the identification of the Metropolitan Centres as significant sub-regional centres second only to the City Centre in the Centres hierarchy.</li> </ul>	<p><del>Design Guide in Appendix x2 will be applied.</del></p> <p><u>A higher density of urban built form will be enabled in the Metropolitan Centre Zone, including buildings up to 12-15 storeys or 53 metres.</u></p>
27.	MCZ- Metropolitan Centre Zone	MCZ-R5	Support in part	<p>Kāinga Ora generally supports this rule but:</p> <ul style="list-style-type: none"> <li>• Seeks amendments to Standards referenced in this rule</li> </ul>	<p><i>Commercial and residential activities in Precinct C.</i></p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <i>retail activities</i></li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<ul style="list-style-type: none"> <li>Seeks the deletion of Standards 2b and 2c to enable greater design flexibility.</li> </ul>	<ul style="list-style-type: none"> <li><i>industrial activities</i></li> <li>non-commercial <i>ancillary activities</i> to the <i>commercial activity</i>.</li> </ul> <p><i>Residential unit measurement criteria, <del>qualifying criteria</del>, and measurement criteria</i> apply to activities under this rule.</p> <p><u>Permitted Activity</u></p> <p><b><u>Standards</u></b></p> <ol style="list-style-type: none"> <li>Where <i>residential activities</i> (excluding <i>visitor accommodation</i> that is not <i>temporary residential rental accommodation</i>) are incorporated into a <i>development</i> that includes <i>commercial activities</i> they must be located above ground floor level or separated from all street frontages by <i>commercial activities</i>.</li> <li><i>Residential activities</i> (other than those incorporated into a <i>development</i> that includes retail or <i>commercial activities</i>) must meet the following standards (excluding <i>visitor</i></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><i>accommodation that is not temporary residential rental accommodation):</i></p> <ul style="list-style-type: none"> <li>a. comprise at least one <i>residential unit</i> (as measured by the <i>residential unit measurement criteria</i>);</li> <li><del>b. a ground floor <i>habitable room</i> must face the street in any <i>residential building</i> that fronts the street;</del></li> <li><del>c. <i>residential buildings</i> that front a street must have a main pedestrian ‘front door’ accessed from the street;</del></li> <li>d. garages, irrespective of access, must be recessed a minimum 1.0 metre behind the front façade of a <i>residential buildings</i> (irrespective of whether the front façade fronts a street, a common lane, a rear boundary, etc.);</li> <li><del>e. the maximum height (above original ground level) of a front boundary fence, or any fence within the front yard, shall be 0.8 metres;</del></li> <li>f. <i>building coverage</i> must not exceed 50%.</li> </ul> <p>Measurement Criteria</p> <ul style="list-style-type: none"> <li>a. When measuring <i>building coverage</i>, include:             <ul style="list-style-type: none"> <li>i. any part of the <i>site</i> subject to a designation that may be taken or acquired under the</li> </ul> </li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>Public Works Act 1981.</p> <p>b. When measuring <i>building coverage</i>, exclude:</p> <p>i. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</p> <p>ii. The footprint of any <i>minor Building</i></p> <p>3. Compliance with FC-Table 1.</p>
28.	<b>MCZ- Metropolitan Centre Zone</b>	MCZ-R7	Support in part	<p>Kāinga Ora generally supports this rule but:</p> <ul style="list-style-type: none"> <li>Seeks amendments to Standards referenced in this rule including height</li> <li>Amendments to Standard 2 (Height in relation to boundary) as needed to achieve consistency with any recommended changes to the height in relation to boundary rules for the residential zones.</li> <li>Kāinga Ora supports the minimum requirement of 8m<sup>2</sup> of outdoor living space per unit located above ground floor level (with a minimum dimension of 1.8m); however, asks</li> </ul>	<p><i>Amend as follows:</i></p> <p>Except within the Dune Protection Area identified on the Structure Plan in Appendix 19, new <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing buildings and <i>structures</i>.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><u><i>Residential unit measurement criteria and measurement criteria apply to activities under this rule.</i></u></p> <p>Permitted Activity  <b>Standards</b></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>that this standard applies only to units with two bedrooms or more. It is considered that for studio and one-bedroom units a minimum requirement of 5m<sup>2</sup> may be an appropriate standard for outdoor living space requirements. Further to this, Kāinga Ora also seeks the dispensation of the need for balconies meeting the minimum dimensions specified in the MDRS for a proportion of units.</p>	<p><u>Height</u></p> <p>1. <u>Buildings and structures must not exceed 21.53 metres in height.</u></p> <p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p> <p><u>Height in relation to boundary</u></p> <p>2. <u>Buildings and structures 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</u></p> <p>a) <u>For boundaries with the High Density Residential Zone:</u></p> <ul style="list-style-type: none"> <li>i. <u>60° recession plane measured from a point 19m vertically above ground level along the first 22m of the side boundary as measured from the road frontage;</u></li> <li>ii. <u>60° recession plane measured from a point 8m vertically above ground level along all other boundaries;</u></li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>b) <u>For all other zones, a 60° recession plane measured from a point 4m vertically above ground level along all other boundaries;</u></p> <p><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></p> <p><u>This standard does not apply to any of the following:</u></p> <p>a. <u>a boundary with a road;</u></p> <p>b. <u>a boundary between a site in the Metropolitan Centre Zone, and a site in any of the following zones:</u></p> <p>i. <u>Any centres zone;</u></p> <p>ii. <u>The Mixed Use Zone;</u></p> <p>iii. <u>The General Industrial Zone;</u></p> <p>c. <u>Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials.</u></p> <p><u>Outdoor living space (per residential unit, as measured by the Residential Unit Measurement Criteria)</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>3. <u>Except as provided for under Rule MCZ-R3, a residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</u></p> <ul style="list-style-type: none"> <li>a. <u>where located at ground level, has no dimension less than 3 metres; and</u></li> <li>b. <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></li> <li>c. <u>is accessible from the residential unit; and</u></li> <li>d. <u>may be:</u> <ul style="list-style-type: none"> <li>a. <u>grouped cumulatively by area in 1 communally accessible location; or</u></li> <li>b. <u>located directly adjacent to the unit; and</u></li> </ul> </li> <li>e. <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></li> </ul> <p>4. <u>A residential unit containing more than 2 bedrooms located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</u></p> <ul style="list-style-type: none"> <li>a. <u>is at least 8 square metres and has a minimum dimension of 1.8 metres; and</u></li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>b. <u>is accessible from the residential unit; and</u></p> <p>c. <u>may be:</u></p> <p>i. <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u></p> <p>ii. <u>located directly adjacent to the unit.....</u></p>
29.	MCZ-Metropolitan Centre Zone	MCZ-R11	Support	Kāinga Ora generally supports the proposed amendments to this rule.	<i>Retain as notified</i>
30.	MCZ-Metropolitan Centre Zone	MCZ-R13	Oppose	<p>Kāinga Ora opposes the proposed amendments to this rule for the following reasons:</p> <ul style="list-style-type: none"> <li>The Metropolitan Centre building height controls (Standard 2) should enable building heights of up to 15 storeys or 53 metres. This change will enable greater development capacity and is appropriate given the identification of the Metropolitan Centres as significant sub-regional centres second only to the City Centre in the Centres hierarchy.</li> <li>This rule should be subject to a non-notification clause for Standards 3 to</li> </ul>	<ol style="list-style-type: none"> <li>Kāinga Ora seeks the MCZ provisions provide for design flexibility and recognise the planned urban built form of the zone.</li> <li>Amend as follows:</li> </ol> <p><i>New buildings and structures and additions and alterations to existing buildings and structures where one or more of the permitted activity standards in MCZ-R7 or one or more of the controlled activity standards in MCZ-R11 are not met.</i></p> <p>Excludes:</p> <ul style="list-style-type: none"> <li><i>New minor buildings and additions and alterations to existing minor buildings.</i></li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>15 and Standards 19 to 20 under MCZ-Rule R7 and all Standards under MCZ-Rule R11. Breaches to these standards are design/public realm matters, and not a matter in which notification of the general public or neighbours would be warranted.</p> <ul style="list-style-type: none"> <li>This rule should be subject to an exclusion from public notification clause for Standards 2 and 13. Breaches of these standards are limited to adjacent properties, and are not a matter in which notification of the general public would be warranted.</li> <li>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design</li> </ul>	<p><u>Measurement criteria</u> apply to activities under this rule.</p> <p>Restricted Discretionary Activity</p> <p><u>Notification</u></p> <p>i. <u>An application under this rule where compliance is not achieved with:</u></p> <ul style="list-style-type: none"> <li><u>MCZ-R7 Standards 3 to 15 and Standards 19 to 20; or</u></li> <li><u>MCZ-R11 Standards 1 to 2;</u></li> </ul> <p><u>is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</u></p> <p>ii. <u>An application under this rule where compliance is not achieved with:</u></p> <ul style="list-style-type: none"> <li><u>MCZ-R7 Standards 2 and 13</u></li> </ul> <p><u>is precluded from being publicly notified in accordance with section 95A of the RMA</u></p> <p><b>Standards</b></p> <p>1. For <i>active retail frontages</i> in Precinct A, the distance between pedestrian entrances must not exceed 18 metres.</p> <p><u>Height</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under Rule MCZ-R13 and further articulated in the relevant objectives and policies.</p>	<p>2. <u><i>Buildings and structures must not exceed <del>40</del> 53 metres in height.</i></u></p> <p><u><i>Measurement criteria:</i></u>  <u><i>Height must be measured using the height measurement criteria.</i></u></p> <p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. Consideration of the standard(s) not met.</li> <li>3. Visual, character, amenity, <i>historic heritage</i> and streetscape <i>effects</i>.</li> <li>4. The extent of consistency with <del>the Centres Design Guide in Appendix x2 and</del> the <u><i>Land Development Minimum Requirements</i></u></li> <li>5. <i>Effects</i> on landform and landscape.</li> <li>6. Traffic and transport <i>effects</i>.</li> <li>7. Design and appearance of <i>buildings</i>.</li> <li>8. Location and design of parking, traffic circulation areas, loading and access.</li> <li>9. Public safety.</li> <li>10. Context and surroundings.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					11. Cumulative <i>effects</i> . 12. Whether any <i>nuisance effects</i> are created. 13. The consistency with the relevant objectives and policies.
31.	MCZ- Metropolitan Centre Zone	MCZ-R14	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under Rule MCZ-R14 and</p>	<p>Large Format retail activities in <i>Precinct C</i> that are not permitted by MCZ-R10.</p> <p>...</p> <p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. <del>The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 6, Council's Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements</del></li> <li>3. Visual, character, amenity, <i>historic heritage</i> and <i>streetscape effects</i>.</li> <li>4. Traffic and transport <i>effects</i>.</li> <li>5. Location and design of parking, traffic circulation areas, loading and access.</li> <li>6. Public safety.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				further articulated in the relevant objectives and policies.	7. Context and surroundings. 8. Whether any <i>nuisance effects</i> are created. 9. The consistency with the relevant objectives and policies. 10. <i>Effects</i> on the vitality and viability of the Metropolitan Centre Zone
32.	MCZ- Metropolitan Centre Zone	MCZ-R15	Support	Kāinga Ora generally supports the proposed amendments to this rule.	<i>Retain as notified</i>
<b>Part 3 – Area Specific Matters / Zones / Special Purpose Zones / Future Urban Zone</b>					
33. 34.	<b>FUZ – Future Urban Zone</b>	FUZ-P10 Residential Units and Buildings (excluding minor buildings)	Support	Kāinga Ora supports the proposed amendments to this policy.	<i>Retain as notified</i>
35.	<b>FUZ – Future Urban Zone</b>	FUZ-R6	Support	Kāinga Ora supports the proposed rule.	<i>Retain as notified</i>
36.	<b>FUZ – Future Urban Zone</b>	FUZ-Rx1	Support	Kāinga Ora supports the proposed rule and preclusion from public notification.	<i>Retain as notified</i>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
37.	<b>FUZ – Future Urban Zone</b>	FUZ-Rx2	Support	Kāinga Ora supports the proposed rule and preclusion from public notification.	<i>Retain as notified</i>
38.	<b>FUZ – Future Urban Zone</b>	FUZ-R14	Support	Kāinga Ora supports the proposed amendment to this rule.	<i>Retain as notified</i>
39.	<b>FUZ – Future Urban Zone</b>	FUZ-R15	Support	Kāinga Ora supports the proposed amendment to this rule.	<i>Retain as notified</i>
<b>Part 3 – Area Specific Matters / Zones / Special Purpose Zones / Hospital</b>					
40.	<b>HOSZ – Hospital</b>	HOSZ-R6	Support in part	Kāinga Ora generally supports the proposed amendments to this rule but seeks amendments to Standards in this rule to provide for greater design flexibility and to achieve consistency with any recommended changes to the height in relation to boundary rules for the residential zones.	<p><i>Amend as follows:</i></p> <p><i>New buildings and structures and additions and alterations to existing buildings and structures.</i></p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <i>New minor buildings and additions and alterations to existing minor buildings.</i></li> </ul> <p><i>Height measurement criteria, and measurement criteria apply to activities under this rule.</i></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>Permitted Activity</p> <p><b>Standards</b></p> <p><i>Height</i></p> <p>1. <u>Buildings and structures must not exceed <del>12</del> 22 metres in height.</u></p> <p><i>Measurement criteria:</i>  <i>Height must be measured using the height measurement criteria.</i></p> <p><i>Height in relation to boundary</i></p> <p>2. <u>Buildings and structures must not project beyond a: <del>60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram.</del></u></p> <p>a) <u>For boundaries with the High Density Residential Zone:</u></p> <p>i. <u>60° recession plane measured from a point 19m vertically above ground level along</u></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p><u>the first 22m of the side boundary as measured from the road frontage;</u></p> <p>ii. <u>60° recession plane measured from a point 8m vertically above ground level along all other boundaries;</u></p> <p>b) <u>For all other zones, a 60° recession plane measured from a point 4m vertically above ground level along all other boundaries;</u></p> <p><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></p> <p><u>HOZ-Diagram x1.....</u></p>
41.	<b>HOSZ – Hospital</b>	HOSZ-R8	Oppose	<p>Kāinga Ora opposes the proposed amendments to this rule for the following reasons:</p> <ul style="list-style-type: none"> <li>For consistency with other zones, this rule should be subject to a non-notification clause for Standards 3 to 5 and 7 under HOSZ-Rule R6. Breaches to these standards are design/public</li> </ul>	<p>New <i>buildings and structures and additions and alterations</i> to existing <i>buildings and structures</i> where <del>no more than one or more of the following permitted activity standards is</del> <u>are</u> not met:.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>New <i>minor buildings</i> and additions and alterations to existing <i>minor buildings</i>.</li> </ul>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>realm matters, and not a matter in which notification of the general public or neighbours would be warranted.</p> <ul style="list-style-type: none"> <li>• This rule should be subject to an exclusion from public notification clause for Standards 2 and 6 of Rule HOSZ-R6. Breaches of these standards are limited to adjacent properties, and are not a matter in which notification of the general public would be warranted.</li> <li>• Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice</li> </ul>	<p><u>Measurement criteria</u> apply to activities under this rule.</p> <p>Restricted Discretionary Activity</p> <p><u>Notification</u></p> <ol style="list-style-type: none"> <li><u>An application under this rule where compliance is not achieved with:</u> <ul style="list-style-type: none"> <li>• <u>MCZ-R7 Standards 3 to 5 and 7;</u></li> </ul> <u>is precluded from being publicly or limited notified in accordance with section 95A of the RMA.</u> </li> <li><u>An application under this rule where compliance is not achieved with:</u> <ul style="list-style-type: none"> <li>• <u>MCZ-R7 Standards 2 and 6</u></li> </ul> <u>is precluded from being publicly notified in accordance with section 95A of the RMA</u> </li> </ol> <p><b>Standards</b></p> <p><u>Height</u></p> <ol style="list-style-type: none"> <li><u>Buildings and structures must not exceed <del>21</del>22 metres in height.</u></li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under Rule HOSZ-R8 and further articulated in the relevant objectives and policies.</p>	<p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p> <p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. Consideration of the standard(s) not met.</li> <li>3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>.</li> <li>4. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 6, <i>Council's Land Development Minimum Requirements</i> <del>and the <i>Centres Design Guide in Appendix x2</i></del>.</li> <li>5. <i>Effects</i> on landform and landscape.</li> <li>6. Traffic and transport <i>effects</i>.</li> <li>7. Design and appearance of buildings.</li> <li>8. Location and design of parking, traffic circulation areas, loading and access.</li> <li>9. Public safety.</li> <li>10. Context and surroundings.</li> <li>11. Cumulative <i>effects</i>.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>12. Whether any <i>nuisance effects</i> are created.</p> <p>13. The consistency with the relevant objectives and policies.</p>
42.	<b>HOSZ – Hospital</b>	HOSZ-R9	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with. Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with such design guidelines in the District Plan. Kāinga Ora alternatively seeks and supports the design guidelines for multi-unit development and residential development in Centres sit outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool. Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment, which is addressed in the matters of discretion under Rule HOSZ-R8 and further articulated in the relevant objectives and policies.</p>	<p><i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.</p> <p>Restricted Discretionary Activity</p> <p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.</li> </ol> <p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The scale of biodiversity, energy or water quality benefits created by the proposal.</li> <li>2. Layout, size, design and location of proposed <i>buildings</i> (excluding <i>minor buildings</i>).</li> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Ecological or biodiversity <i>effects</i>.</li> <li>5. Traffic and transport <i>effects</i>.</li> </ol>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>6. Proposed mitigation, remediation or ongoing management measures.</p> <p>7. <i>Effect on natural character values.</i></p> <p>8. <i>Cumulative effects.</i></p> <p>9. <del>The Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2.</del></p>
43.	<b>HOSZ – Hospital</b>	HOSZ-R14	Support	Kāinga Ora supports the proposed amendments to this rule.	<i>Retain as notified</i>
<b>Part 4 – Appendices / Appendices</b>					
44.	<b>Appendices</b>	APPx1 – Residential Design Guide	Oppose	Kāinga Ora opposes the inclusion of Design Guidelines in the Plan, which act as de facto rules to be complied with.	<p>1. Kāinga Ora seeks the Design Guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. A note should be added where reference is made to such guidelines:</p> <p><i>Note:</i></p> <p><u><i>1. Acceptable means of compliance and best practice urban design guidance is contained within the Council's Design Guidelines.</i></u></p> <p>2. Delete all references to the Design Guidelines.</p>
45.	<b>Appendices</b>	APPx2 – Centres Design Guide	Oppose	Kāinga Ora opposes any policy or rule that requires development proposals to be consistent with such design guidelines in the District Plan.	
46.	<b>Appendices</b>	APP6 – CPTED Guidelines	Oppose	Kāinga Ora alternatively seeks and supports the design guidelines for residential subdivision, multi-unit development and residential development in commercial centres	
47.	<b>Appendices</b>	APP20 – Centres Design Principles	Oppose		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guideline that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p> <p>Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.</p>	<p>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</p> <p>4. If the Council does not provide the relief sought, in deleting the design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. If the relief sought in this submission point is not granted, Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document.</p> <p>6. Kāinga Ora seeks all necessary consequential changes to give effect to the relief sought.</p>

## **Appendix 2: Medium Density Residential Zone**

The following provides proposed wording for the Medium Density Residential Zone, as sought from Kāinga Ora as part of the submission on Proposed Plan Change 2 to the Operative Kāpiti Coast District Plan 2021.

Please note that the layout of this section does not follow the layout of the existing rule framework and plan structure. It also does not incorporate all existing matters contained within that zone however is consistent with how other Councils within the Wellington region are providing for medium density residential development in accordance with the MDRS.

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.

## Medium Density Residential Zone

### Introduction

The Medium Density Residential Zone provides for residential areas predominantly used for residential activity with a moderate concentration and bulk of buildings, enabling a range of dwelling typologies, and other compatible activities. It is a transformative zone that will result in changes to existing densities and built form characteristics and a greater diversity of housing options for the District.

The provisions provide the framework for managing the effects of use and development and ensuring a built environment that provides for the amenity and well-being of people and communities residing in the Zone, consistent with its planned urban built environment. It is anticipated that the urban built form, appearance and amenity of residential environments within the Zone will change over time.

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

The Medium Density Residential Zone recognises that residential activities encompass a wide range of housing and living arrangements. This includes transitional housing, emergency housing, community housing and multi-generational living, as well as traditional family housing. It does not promote one form of housing over another but instead provides flexibility to meet the community's diverse housing demands.

Home business and other activities that support the social and economic health and wellbeing of the community may also occur in the Zone where they are of a compatible scale and nature.

### OBJECTIVES

The Primary Objectives that this chapter implements are:

- [DO-01](#) - Tāngata Whenua;
- [DO-03](#) - Development Management;
- [DO-04](#) - Coastal Environment;
- [DO-08](#) - Strong Communities;
- [DO-011](#) - Character and Amenity Values;
- [DO-012](#) - Housing Choice and Affordability;
- [DO-013](#) - Infrastructure;
- [DO-014](#) - Access and Transport;
- [DO-015](#) - Economic Vitality;
- [DO-017](#) - Open Spaces / Active Communities; and
- [DO-019](#) - Housing Bottom Lines.

#### MRZ-01 Purpose of the Medium Density Residential Zone

The Medium Density Residential Zone:

1. Primarily consists of residential activities; and
2. Accommodates other activities that support the amenity and wellbeing of people and communities, where they are compatible with the planned urban built environment and amenity values of the zone.

#### MRZ-02 Planned urban built environment and amenity values of the Medium Density Residential Zone

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

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

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

## POLICIES

### **MRZ-Px1 Medium Density Residential Standards – Policy 1**

Enable a variety of housing typologies with a mix of densities within the *Zone*, including 3-storey attached and detached dwellings, and low-rise apartments.

### **MRZ-Px2 Medium Density Residential Standards – Policy 2**

Apply the *MDRS* across all *relevant residential zones* in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as *historic heritage* and the relationship of Māori and their culture and traditions with their *ancestral lands, water, sites, waahi tapu, and other taonga*).

### **MRZ-Px3 Medium Density Residential Standards – Policy 3**

Encourage *development* to achieve attractive and safe streets and public *open spaces*, including by providing for passive surveillance.

### **MRZ-Px4 Medium Density Residential Standards – Policy 4**

Enable housing to be designed to meet the day-to-day needs of residents.

### **MRZ-Px5 Medium Density Residential Standards – Policy 5**

Provide for *developments* not meeting *permitted activity* status, while encouraging high-quality *developments*.

### **MRZ-P1 Residential activity**

Enable residential activities and a diverse range of residential unit types and sizes, compatible with the planned urban built environment and amenity values anticipated in the Medium Density Residential Zone.

### **MRZ-P2 Appropriate non-residential activities and buildings in Medium Density Residential Zone**

Recognise the benefits of, and provide for, non-residential activities and buildings that contribute to the health and wellbeing of people and communities where:

- a) They support the needs of local communities;
- b) These are of an intensity, scale and design that is compatible with the planned urban built environment and amenity of the area;
- c) They contribute positively to the urban environment and achieve attractive and safe streets;
- d) The hours of operation are compatible with residential amenity values;
- e) Maintain the safety and efficiency of the transport network;
- f) Are adequately serviced by three waters infrastructure or can address any constraints on the site; and
- g) For Emergency Service Facilities, the activity has an operational need or functional need to locate in the zone

### **MRZ-P3 Commercial activity**

Only allow commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.

### **MRZ-P4 Enabling housing and quality design and living environments**

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

#### Built form:

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

#### Amenity and well-being

- a) Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces.
- b) Achieve reasonable sunlight, daylight and outlook.

- c) Provide reasonable internal visual privacy for all units within a development.
- d) Ensure outdoor living areas are well-located, functional for the intended use, and high quality.
- e) Achieve visual amenity, safety and functionality with planting.
- f) Achieve high quality, legible and efficient circulation.
- g) Provide for servicing that is suitably generous, convenient and visually discreet.

**MRZ-P5 Retirement village**

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

- 1. Significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided;
- 2. Other adverse effects on residential amenity values are minimised, including those from:
  - a) The movement of vehicles and people; and
  - b) The layout of buildings, fencing, location and scale of utility areas and external storage areas;
- 3. On-site amenity, including outdoor living space, for residents is provided, which reflects the nature of and diverse needs of residents of the village;
- 4. The site is able to accommodate the scale and intensity of the activity, in terms of its size, topography and location; and
- 5. The overall scale, form, composition and design of buildings does not compromise the anticipated character and amenity of the area.

**MRZ-P6 Other activities**

Avoid non-residential activities which are incompatible with the anticipated purpose, character and amenity values of the Zone.

**MRZ-P7 Residential buildings and structures**

Provide for a range of residential buildings and structures, including additions and alterations, that:

- 1. Provide healthy, safe and accessible living environments;
- 2. Are compatible with the built environment anticipated in the Medium Density Residential Zone;
- 3. Contribute positively to a changing urban environment; and
- 4. Achieve attractive and safe streets.

**MRZ-P8 Permeable surface**

Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.

**MRZ-P9 Vegetation and landscaping**

Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.

**MRZ-P10 Additional built form density and height**

Enable a variety of housing typologies with a mix of densities within the *Zone*, including up to 5-storey apartments in identified locations.

<b>RULES</b>	
<p>MRZ-R1 Construction of buildings and structures, including external additions and alterations, excluding fences and stand-alone walls</p>	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Compliance is achieved with: <ol style="list-style-type: none"> <li>a. MRZ-S1 to MRZ-S9;</li> </ol> </li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>2. Compliance is not achieved with any of MRZ-S1 to MRZ-S11</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>3. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</li> <li>4. The development contributes to a safe and attractive public realm and streetscape;</li> <li>5. 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.</li> </ol> <p><b>Notification:</b></p> <ol style="list-style-type: none"> <li>6. An application under this rule where compliance is not achieved with MRZ-S5, MRZ-S6, MRZ-S7, MRZ-S8 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> <li>7. An application under this rule where compliance is not achieved with MRZ-S2, MRZ-S3, or MRZ-S4 or MRZ-S9 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ol>
<p>MRZ-R2 Construction and demolition activity</p>	<p><b>1. Activity status: Permitted</b></p>
<p>MRZ-R3 Rainwater tank</p>	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with MRZ-S10</li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-S10</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The planned urban built character for the Zone.</li> <li>2. The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>• An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>
<p>MRZ-R4 Fences and stand-alone walls</p>	<p><b>1. Activity status: Permitted</b></p>

	<p>Where:</p> <p>a. Compliance is achieved with MRZ-S11</p> <p><b>2. Activity status: Restricted Discretionary</b></p> <p>Where:</p> <p>1. Compliance is not achieved with MRZ-S11</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The planned urban built character for the Zone.</li> <li>The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ol> <p><b>Notification:</b></p> <ul style="list-style-type: none"> <li>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA</li> </ul>
<p>MRZ-R5 Residential activity and residential unit, excluding papakāinga</p>	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>No more than three residential units occupy the site and</li> <li>Compliance with the following standards is achieved:             <ol style="list-style-type: none"> <li>MRZ-S1 – building height;</li> <li>MRZ-S2 – HIRTB;</li> <li>MRZ-S3 - building coverage</li> <li>MRZ-S4 –only in relation to the rear/side yard boundary setback</li> <li>MRZ-S5 – outlook space.</li> </ol> </li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with MRZ-R5-1.a</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</li> <li>The development contributes to a safe and attractive public realm and streetscape;</li> <li>The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and</li> <li>The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale;</li> </ol> <p><b>3. Activity status: Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with MRZ-R5-1.b</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</li> </ol>

	<p><b>Notification:</b></p> <ol style="list-style-type: none"> <li>1. An application for resource consent which complies with MRZ-R5-1.a but does not comply with MRZ-R5.b is precluded from being <u>publicly notified</u>.</li> <li>2. An application for resource consent made which does not comply with MRZ-R5-1.a but complies with MRZ-R5-1.b is precluded from being either <u>publicly or limited notified</u>.</li> <li>3. An application for resource consent made which does not comply with MRZ-R5-1.a and MRZ-R5-1.b but complies with MRZ-S height and MRZ – building coverage is precluded from being either <u>publicly or limited notified</u>.</li> </ol>
<p>MRZ-R6 Papakāinga</p>	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The site is held under Te Ture Whenua Māori Act 1993;</li> <li>b. The gross floor area of all commercial activities does not exceed 100m<sup>2</sup> per site; and</li> <li>c. The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R6-1 a, b or c</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The bulk, scale and location of existing, proposed and future buildings and structures;</li> <li>2. The location of any archaeological site, heritage site or waahi tapu site;</li> <li>3. How the development will be serviced with three waters infrastructure, electricity and telecommunications;</li> <li>4. Compliance with the transportation provisions, including location and formation of vehicle crossings and access arrangements</li> </ol> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
<p>MRZ-R7 Visitor Accommodation</p>	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The maximum occupancy does not exceed five guests per night per unit.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R7.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The planned urban built character for the Medium Density Residential Zone.</li> <li>2. The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ol>

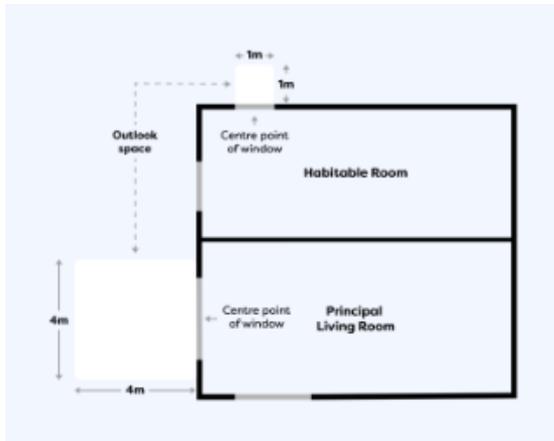
	<p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
MRZ-R8 Community Garden	<p><b>1. Activity status: Permitted</b></p>
MRZ-R9 Retirement Village	<p><b>1. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. All residential units within the retirement village comply with specified residential noise standards.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ul> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.</p> <p><b>2. Activity status: Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with the specified noise standards.</li> </ul>
MRZ-R10 Home business	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. No more than 40m<sup>2</sup> of total gross floor area of all buildings on site is used for the home business;</li> <li>b. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level;</li> <li>c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and</li> <li>d. No more than two full-time employees or equivalent are engaged in the home business resides off-site.</li> </ul> <p><b>2. Activity status: Discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R9-10a, b, c, and/or d.</li> </ul>
MRZ-R11 Educational facility, including home-based childcare services	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum number of children on-site does not exceed four; and</li> <li>b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</li> </ul> <p>Except that the above standards do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site</p>

	<p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R11a and/or b</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effect on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ul> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
MRZ-R12 Supported residential care activity	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The maximum occupancy does not exceed 10 residents.</li> </ul> <p>Except that the above standards do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site</p> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with MRZ-R12a</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effect on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ul> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p>
MRZ-R13 Healthcare Activity	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effect on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ul> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
MRZ-R14 Community facility, except healthcare activity and hospitals	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The effect on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ul>

	<p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
<p>MRZ-R15 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity</p>	<p><b>1. Activity status: Discretionary</b></p>
<p>MRZ-R16 Industrial activity</p>	<p><b>1. Activity status: Non-Complying</b></p>
<p>MRZ-R17 Primary Production</p>	<p><b>1. Activity status: Non-Complying</b></p>
<p>MRZ-R18 Rural Industry</p>	<p><b>1. Activity status: Non-Complying</b></p>
<p>MRZ-R19 Primary Production</p>	<p><b>1. Activity status: Non-Complying</b></p>

STANDARDS	
MRZ-S1 Height	<p>1. All buildings and structures must not exceed a maximum height above ground level of:</p> <ol style="list-style-type: none"> <li>a) 11m; or</li> <li>b) 18m where identified on the Planning Maps under Height Variation Controls.</li> </ol> <p><b>Except that:</b></p> <ol style="list-style-type: none"> <li>1. 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.</li> </ol> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• Solar water heating components provided these do not exceed the height by more than 500mm;</li> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;</li> <li>• Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or</li> <li>• Satellite dishes (less than 1m in diameter) and architectural features (e.g., finials, spires) provided these do not exceed the height by more than 1m.</li> <li>• Lift overruns provided these do not exceed the height by more than 1m.</li> </ul>
MRZ-S2 Height in relation to boundary	<p>1. All buildings and structures must not project beyond:</p> <ol style="list-style-type: none"> <li>a) A 60° recession plane measured from a point 4m vertically above ground level along all boundaries; or</li> <li>b) For sites identified as being subject to an increase in height control around the Local Centre Zones and Town Centre Zones, a 60° recession plane measured from a point 6m vertically above ground level for the first 22m of the side boundary as measured from the road frontage, and 60° recession plane measured from a point 4m vertically above ground level where located further than 20m from the road and along all other boundaries.</li> </ol> <p><b>Except that:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• A boundary with a road;</li> <li>• Existing or proposed internal boundaries within a site;</li> <li>• Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;</li> <li>• Boundaries adjoining the Metropolitan Centre Zone, Local Centre Zone, Town Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone, Rural Lifestyle Zone and General Rural Zone;</li> <li>• Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m;</li> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m;</li> <li>• Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g., finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically; or</li> <li>• A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height.</li> </ul>

MRZ-S3 Building coverage	<p>1. The maximum building coverage must not exceed 50% of net site area.</p> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• Pergola structures that are not covered by a roof;</li> <li>• Uncovered decks no more than 1m in height above ground level;</li> <li>• Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level; or</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul>								
MRZ-S4 Setback	<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="496 622 1409 768"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5m where that boundary is to a road, otherwise it must be 1m</td> </tr> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• One accessory building or structure less than 2m in height and less than 7m long per site;</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm; or</li> <li>• Fences or standalone walls.</li> </ul>	Yard	Minimum depth	Front	1.5m where that boundary is to a road, otherwise it must be 1m	Side	1m	Rear	1 metre (excluded on corner sites)
Yard	Minimum depth								
Front	1.5m where that boundary is to a road, otherwise it must be 1m								
Side	1m								
Rear	1 metre (excluded on corner sites)								
MRZ-S5 Outdoor living space	<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ol style="list-style-type: none"> <li>Where located at ground level, has no dimension less than 3m;</li> <li>Where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m;</li> <li>Is accessible from the residential unit; and</li> <li>May be—       <ol style="list-style-type: none"> <li>Grouped cumulatively by area in 1 communally accessible location; or</li> <li>Located directly adjacent to the unit; and</li> </ol> </li> <li>Is free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ol> <p>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</p> <ol style="list-style-type: none"> <li>Is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m; and</li> <li>Is accessible from the residential unit; and</li> <li>May be—       <ol style="list-style-type: none"> <li>Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</li> <li>Located directly adjacent to the unit.</li> </ol> </li> </ol> <p>3. Except that the following alternative outdoor living space standards can be applied:</p> <ol style="list-style-type: none"> <li>Ground floor residential units can be provided with a balcony of at least 8m<sup>2</sup> and a minimum dimension 1.8m at an upper level instead of a ground floor balcony, patio, or roof terrace under MRZ-S5-1 above, subject to being:       <ol style="list-style-type: none"> <li>Directly connected to and accessible from the living or dining room of the unit served; and</li> <li>Located to the west, north, or east of the unit served;</li> </ol> </li> <li>One-bedroom residential units above ground can be provided with a balcony of at least 5m<sup>2</sup> instead an outdoor living space in the form of a balcony, patio, or roof terrace of 8m<sup>2</sup> under HRZ-S5-2 above. The balcony must:       <ol style="list-style-type: none"> <li>Be directly connected to and accessible from the living or dining room of the unit served; and</li> <li>Located to the west, north, or east of the unit served;</li> </ol> </li> </ol>								

	<p>c. Ground floor apartments can be provided with a ground floor, balcony, patio, or roof terrace space that is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m, where the balance of the required outdoor living space under MRZ-S5-1 above:</p> <ol style="list-style-type: none"> <li>i. Is provided as a shared outdoor living space with other apartments on the site; and</li> <li>ii. The shared outdoor living space is open to the north.</li> </ol> <p>d. Up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony, patio or roof terrace under MRZ-S5-2 above.</p> <p>Note: When calculating the number of above ground residential units that can be provided with a Juliet balcony, where there is a fractional number, that number shall be rounded down. For example, 4.9 will be 4 residential units.</p> <p>This standard does not apply to papakāinga.</p>
<p>MRZ-S6        Outlook space – per unit</p>	<ol style="list-style-type: none"> <li>1. An outlook space must be provided for each residential unit as specified in this clause.</li> <li>2. An outlook space must be provided from habitable room windows as shown in the diagram below:           <div data-bbox="491 808 1045 1249" data-label="Diagram">  <p>The diagram illustrates a building footprint with two rooms: a 'Habitable Room' on top and a 'Principal Living Room' on the bottom. A dashed line indicates an 'Outlook space' extending from the building. The outlook space is 4m wide and 4m deep. The 'Centre point of window' is marked for both rooms. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies. The habitable room has a 1m wide outlook space, and the principal living room has a 1m wide outlook space.</p> </div> </li> <li>3. The minimum dimensions for a required outlook space are as follows:       <ol style="list-style-type: none"> <li>a. A principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</li> <li>b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.</li> </ol> </li> <li>4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</li> <li>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</li> <li>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</li> <li>7. Outlook spaces may be under or over a balcony.</li> <li>8. Outlook spaces required from different rooms within the same building may overlap.</li> <li>9. Outlook spaces must:       <ol style="list-style-type: none"> <li>a. Be clear and unobstructed by buildings; and</li> <li>b. Not extend over an outlook space or outdoor living space required by another dwelling.</li> </ol> </li> </ol> <p>This standard does not apply to papakāinga.</p>

<p>MRZ-S7 Windows to street</p>	<p>1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>2. This standard only applies to sites with a direct frontage to a road and the residential unit is within 15m of that frontage.</p> <p>This standard does not apply to papakāinga.</p>
<p>MRZ-S8 Landscaped area</p>	<p>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.</p> <p>2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.</p> <p>This standard does not apply to papakāinga.</p>
<p>MRZ-S9 Storage and servicing areas</p>	<p>1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must:</p> <ul style="list-style-type: none"> <li>a) Be located to the rear of the building; and</li> <li>b) Without preventing the provision of a gate or entry point to the site, be fully screened by a fence or landscaping where it is visible from the road or any other public space.</li> </ul>
<p>MRZ-S10 Rainwater tanks</p>	<p>1. The volume of any individual rainwater tank must not exceed 5000 litres per site.</p> <p>2. Rainwater tanks must not be located in a front yard, unless</p> <ul style="list-style-type: none"> <li>a. They are at least 1.5m from the front boundary; and</li> <li>b. They are a maximum height of 1m</li> </ul> <p>3. Rainwater tanks in any 'outlook space' must not be higher than 1m.</p> <p>4. Rainwater tanks must not exceed 3m in height in a side or back yard.</p>
<p>MRZ-S11 Fences and standalone walls along boundaries</p>	<p>1. All fences and standalone walls must not exceed a maximum height above ground level of:</p> <ul style="list-style-type: none"> <li>a. 1.5m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 50% of the length of the boundary with a road;</li> <li>b. 1.5m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act, or up to 2m where the section above 1.5m is at least 50% visually permeable; and</li> <li>c. 2m for all other site boundaries.</li> </ul>

## **Appendix 3: High Density Residential Zone**

The following provides proposed wording for the High Density Residential Zone, as sought from Kāinga Ora as part of the submission on Proposed Plan Change 2 to the Operative Kāpiti Coast District Plan 2021.

Please note that the layout of this section does not follow the layout of the existing rule framework and plan structure. It also does not incorporate all existing matters contained within that zone however is consistent with how other Councils within the Wellington region are providing for high density residential development in accordance with the MDRS.

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.

## High Density Residential Zone

### Introduction

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

The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote and increase the vitality of centres and encourage intensification in proximity to rapid transit stops. The zone provides for a greater density, height and scale of development when compared to the Medium Density Residential Zone, with buildings generally enabled to achieve heights of predominantly six storeys and up to ten storeys in identified areas.

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

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

### OBJECTIVES

The Primary Objectives that this chapter implements are:

- [DO-01](#) - Tāngata Whenua;
- [DO-03](#) - Development Management;
- [DO-04](#) - Coastal Environment;
- [DO-08](#) - Strong Communities;
- [DO-011](#) - Character and Amenity Values;
- [DO-012](#) - Housing Choice and Affordability;
- [DO-013](#) - Infrastructure;
- [DO-014](#) - Access and Transport;
- [DO-015](#) - Economic Vitality;
- [DO-017](#) - Open Spaces / Active Communities; and
- [DO-019](#) - Housing Bottom Lines.

#### HRZ-01 Purpose of the High Density Residential Zone

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

#### HRZ-02 Residential Amenity

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

#### HRZ-03 Planned Urban Built Environment

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

1. A planned built form of terraced housing and apartments buildings, predominantly six storeys in height and up to ten storeys in identified Height Variation Control areas;
2. A greater intensity of buildings than anticipated in the Medium Density Residential Zone;
3. A quality-built environment that provides for the amenity and well-being of people and communities residing in the Zone; and
4. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.

### **HRZ-O4 Other Activities**

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

## **POLICIES**

### **HRZ-Px1 Medium Density Residential Standards – Policy 1**

Enable a variety of housing typologies with a mix of densities within the *Zone*, including 3-storey attached and detached dwellings, and low-rise apartments.

### **HRZ-Px2 Medium Density Residential Standards – Policy 2**

Apply the *MDRS* across all *relevant residential zones* in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as *historic heritage* and the relationship of Māori and their culture and traditions with their *ancestral lands, water, sites, waahi tapu*, and other *taonga*).

### **HRZ-Px3 Medium Density Residential Standards – Policy 3**

Encourage *development* to achieve attractive and safe streets and public *open spaces*, including by providing for passive surveillance.

### **HRZ-Px4 Medium Density Residential Standards – Policy 4**

Enable housing to be designed to meet the day-to-day needs of residents.

### **HRZ-Px5 Medium Density Residential Standards – Policy 5**

Provide for *developments* not meeting *permitted activity* status, while encouraging high-quality *developments*.

### **HRZ-P1 – Residential Activities**

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

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

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

### **HRZ-P3 Residential amenity**

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

### **HRZ-P4 Building and Structures**

Enable a high quality high-density urban built form of predominantly six storey buildings, and up to ten storeys in identified locations, while having consideration to the following:

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

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

Encourage development to achieve attractive and safe streets and public open spaces including by providing for passive surveillance.

### **HRZ-P6 – Other Activities**

Provide for non-residential activities that:

- a) Support the social and economic well-being of the community;
- b) Are in keeping with the with the scale and intensity of development anticipated within the zone;
- c) Avoid, remedy or mitigate adverse effects on residential amenity.

<b>RULES</b>	
HRZ-R1 Construction of buildings and structures, including external additions and alterations	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Compliance is achieved with:               <ol style="list-style-type: none"> <li>a. HRZ-S1;</li> <li>b. HRZ-S2;</li> <li>c. HRZ-S3;</li> <li>d. HRZ-S4;</li> <li>e. HRZ-S5;</li> <li>f. HRZ-S6;</li> <li>g. HRZ-S7;</li> <li>h. HRZ-S8.</li> </ol> </li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R1.1-a.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</li> <li>2. The development contributes to a safe and attractive public realm and streetscape;</li> <li>3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</li> <li>4. The extent and effects of the development to deliver quality on-site amenity and privacy that is appropriate for its scale</li> </ol> <p><b>Notification:</b></p> <ol style="list-style-type: none"> <li>1. An application under this rule where compliance is not achieved with HRZ-S5, HRZ-S6, HRZ-S7, and HRZ-S8 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</li> <li>2. An application under this rule where compliance is not achieved with HRZ-S2, HRZ-S3, or HRZ-S4 is precluded from being publicly notified in accordance with section 95A of the RMA.</li> </ol>
HRZ-R2 Demolition or removal of an existing building or structure	<p><b>1. Activity status: Permitted</b></p>
HRZ-R3 Residential activity	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. No more than six residential units occupy the site and</li> <li>b. Compliance with the following standards is achieved:               <ol style="list-style-type: none"> <li>i. HRZ-S1 – building height;</li> <li>ii. HRZ-S2 – HIRTB;</li> <li>iii. HRZ-S3 - building coverage</li> <li>iv. HRZ-S4 –only in relation to the rear/side yard boundary setback</li> <li>v. HRZ-S5 – outlook space.</li> </ol> </li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p>

	<p>a. Compliance is not achieved with HRZ-R3-1.a</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</li> <li>2. The development contributes to a safe and attractive public realm and streetscape;</li> <li>3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</li> <li>4. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</li> </ol> <p><b>3. Activity status: Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with HRZ-R3-1.b</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</li> </ol> <p><b>Notification:</b></p> <ol style="list-style-type: none"> <li>1. An application for resource consent which complies with HRZ-R3-1.a but does not comply with HRZ-R3.b is precluded from being <u>publicly notified</u>.</li> <li>2. An application for resource consent made which does not comply with HRZ-R3-1.a but complies with HRZ-R3-1.b is precluded from being either <u>publicly or limited notified</u>.</li> <li>3. An application for resource consent made which does not comply with HRZ-R3-1.a and HRZ-R3-1.b but complies with HRZ-S height and MRZ – building coverage is precluded from being either <u>publicly or limited notified</u>.</li> </ol>
<p>HRZ-R4 Supported residential care activity</p>	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The site is held under Te Ture Whenua Māori Act 1993;</li> <li>b. The gross floor area of all commercial activities does not exceed 100m<sup>2</sup> per site; and</li> <li>c. The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <p>a. Compliance is not achieved with MRZ-R6-1 a, b or c</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The bulk, scale and location of existing, proposed and future buildings and structures;</li> <li>2. The location of any archaeological site, heritage site or waahi tapu site;</li> <li>3. How the development will be serviced with three waters infrastructure, electricity and telecommunications;</li> <li>4. Compliance with the transportation provisions, including location and formation of vehicle crossings and access arrangements</li> </ol>

	<p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R5 Papakāinga	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The site is held under Te Ture Whenua Māori Act 1993;</li> <li>b. The gross floor area of all commercial activities does not exceed 100m<sup>2</sup> per site; and</li> <li>c. The gross floor area of all community facilities does not exceed 200m<sup>2</sup> per site.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>b. Compliance is not achieved with HRZ-R5-1</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The bulk, scale and location of existing, proposed and future buildings and structures;</li> <li>2. The location of any archaeological site, heritage site or waahi tapu site;</li> <li>3. How the development will be serviced with three waters infrastructure, electricity and telecommunications;</li> <li>4. Compliance with the transportation provisions, including location and formation of vehicle crossings and access arrangements</li> </ol> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
HRZ-R6 Visitor Accommodation	<p><b>1. Activity status: Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The maximum occupancy does not exceed five guests per night per unit.</li> </ol> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>b. Compliance is not achieved with HRZ-R6-1.a.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The planned urban built character for the High Density Residential Zone.</li> <li>2. The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ol> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>

HRZ-R7 Community Garden	<b>1. Activity status: Permitted</b>
HRZ-R8 Retirement Village	<b>1. Activity status: Restricted discretionary</b>  Where: <ol style="list-style-type: none"> <li>1. All residential units within the retirement village comply with specified residential noise standards.</li> </ol> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. The planned urban built character for the High Density Residential Zone.</li> <li>2. The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ol> <b>Notification:</b> An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.  <b>2. Activity status: Discretionary</b>  Where: <ol style="list-style-type: none"> <li>1. Compliance is not achieved with the specified noise standards.</li> </ol>
HRZ-R9 Home business	<b>1. Activity status: Permitted</b>  Where: <ol style="list-style-type: none"> <li>a. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level;</li> <li>b. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and</li> <li>c. No more than two full-time employees or equivalent are engaged in the home business resides off-site.</li> </ol> <b>2. Activity status: Discretionary</b>  Where: <ol style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R9.1.</li> </ol>
HRZ-R10 Educational facility, including home- based childcare services	<b>1. Activity status: Permitted</b>  Where: <ol style="list-style-type: none"> <li>a. The maximum number of children on-site does not exceed four; and</li> <li>b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</li> </ol>

	<p>Except that HRZ-R10-1.a and HRZ-R10-1.b do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site</p> <p><b>2. Activity status: Restricted discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R10-1.a or HRZ-R10-1.b.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effect on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ol> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
<p>HRZ-R11 Healthcare Activity</p>	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effect on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ol> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
<p>HRZ-R12 Community facility, except healthcare activity and hospitals</p>	<p><b>1. Activity status: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The effect on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.</li> </ol> <p><b>Notification:</b></p> <p>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
<p>HRZ-R13 Commercial activities on the ground floor of a building</p>	<p><b>1. Activity status: Restricted Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The commercial activity is limited to the ground floor tenancy of an apartment building;</li> <li>b. The gross floor area of the commercial activity/activities does not exceed 200m<sup>2</sup>.</li> <li>c. The hours of operation are between:             <ol style="list-style-type: none"> <li>i. 7.00am and 9.00pm Monday to Friday; and</li> </ol> </li> </ol>

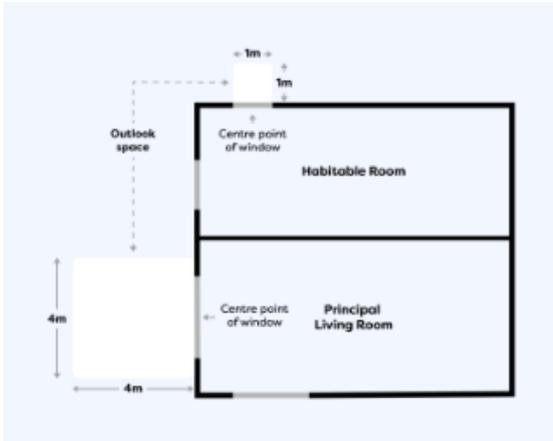
	<p>ii. 8.00am and 7.00pm Saturday, Sunday and public holidays.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Whether the activity is compatible with the planned urban built environment and amenity of the area;</li> <li>2. Any adverse effects on the amenity values of adjoining sites can be adequately mitigated, including from the location and scale of external storage areas;</li> <li>3. Any adverse effects on the amenity values of adjoining sites from the movement of people and vehicles associated with the activity;</li> </ol> <p><b>2. Activity status: Discretionary</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with HRZ-R13-1.a, or HRZ-R13-1.b. or HRZ-R13-1.c.</li> </ol>
HRZ-R14 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity	<b>1. Activity status: Discretionary</b>
HRZ-R15 Industrial activity	<b>1. Activity status: Non-Complying</b>
HRZ-R16 Primary Production	<b>1. Activity status: Non-Complying</b>
HRZ-R17 Rural Industry	<b>1. Activity status: Non-Complying</b>
HRZ-R18 Primary Production	<b>1. Activity status: Non-Complying</b>

#### STANDARDS

HRZ-S1 Height	<p>1. All buildings and structures must not exceed a maximum height above ground level of:</p> <ol style="list-style-type: none"> <li>a) 22m; or</li> <li>b) 36m where identified on the Planning Maps under Height Variation Controls.</li> </ol> <p><b>Except that:</b></p> <ol style="list-style-type: none"> <li>1. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Medium Density Residential, Natural Open Space or Open Space must not exceed 2m in height.</li> <li>2. Any fence or standalone wall must not exceed 1.4m in height when located in the front yard.</li> </ol> <p><b>This standard does not apply to:</b></p>
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	<ul style="list-style-type: none"> <li>• Solar water heating components provided these do not exceed the height by more than 500mm;</li> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;</li> <li>• Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or</li> <li>• Satellite dishes (less than 1m in diameter) and architectural features (e.g., finials, spires) provided these do not exceed the height by more than 1m.</li> <li>• Lift overruns provided these do not exceed the height by more than 1m.</li> </ul>
<p>HRZ-S2 Height in relation to boundary</p>	<p>1. All buildings and structures must not project beyond a:</p> <ul style="list-style-type: none"> <li>c) 60° recession plane measured from a point 19m vertically above ground level along the first 22m of the side boundary as measured from the road frontage;</li> <li>d) 60° recession plane measured from a point 8m vertically above ground level along all other boundaries;</li> <li>e) Except no part of any building or structure may project beyond a:             <ul style="list-style-type: none"> <li>i. 60° recession plane measured from a point 4m vertically above ground level along any boundary that adjoins a site in the Medium Density Residential Zone; or</li> <li>ii. 45° recession plane measured from a point 3m vertically above ground level along any boundary with a site containing a heritage item or heritage setting; or</li> <li>iii. 45° recession plane measured from a point 3m vertically above ground level on any boundary with a site containing an identified site of or areas of significance to Māori.</li> </ul> </li> </ul> <p><b>Except that:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• A boundary with a road</li> <li>• Buildings that share a common wall along the boundary</li> <li>• Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m;</li> <li>• Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m;</li> <li>• Boundaries adjoining the Metropolitan Centre Zone, Local Centre Zone, Town Centre Zone, Mixed Use Zone, General Industrial Zone, Rural Lifestyle Zone and General Rural Zone;</li> <li>• Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g., finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically; or</li> <li>• A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m<sup>2</sup> in area and no greater than 1m in height.</li> </ul>
<p>HRZ-S3 Building coverage</p>	<p>1. The maximum building coverage must not exceed 50% of net site area.</p> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• Pergola structures that are not covered by a roof;</li> <li>• Uncovered decks no more than 300mm in height above ground level;</li> </ul>

	<ul style="list-style-type: none"> <li>• Buildings and structures that are no more than 2m<sup>2</sup> in floor area and 2m in height above ground level; or</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.</li> </ul>						
HRZ-S4 Setback	<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="496 439 1409 526"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>• One accessory building or structure less than 2m in height and less than 7m long per site;</li> <li>• Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm; or</li> <li>• Fences or standalone walls.</li> </ul>	Yard	Minimum depth	Side	1m	Rear	1 metre (excluded on corner sites)
Yard	Minimum depth						
Side	1m						
Rear	1 metre (excluded on corner sites)						
HRZ-S5 Outdoor living space	<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ol style="list-style-type: none"> <li>Where located at ground level, has no dimension less than 3m;</li> <li>Where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m;</li> <li>Is accessible from the residential unit; and</li> <li>May be—       <ol style="list-style-type: none"> <li>Grouped cumulatively by area in 1 communally accessible location; or</li> <li>Located directly adjacent to the unit; and</li> </ol> </li> <li>Is free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ol> <p>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</p> <ol style="list-style-type: none"> <li>Is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m; and</li> <li>Is accessible from the residential unit; and</li> <li>May be—       <ol style="list-style-type: none"> <li>Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</li> <li>Located directly adjacent to the unit.</li> </ol> </li> </ol> <p>3. Except that the following alternative outdoor living space standards can be applied:</p> <ol style="list-style-type: none"> <li>Ground floor residential units can be provided with a balcony of at least 8m<sup>2</sup> and a minimum dimension 1.8m at an upper level instead of a ground floor balcony, patio, or roof terrace under HRZ-S5-1 above, subject to being:       <ol style="list-style-type: none"> <li>Directly connected to and accessible from the living or dining room of the unit served; and</li> <li>Located to the west, north, or east of the unit served;</li> </ol> </li> <li>One-bedroom residential units above ground can be provided with a balcony of at least 5m<sup>2</sup> instead an outdoor living space in the form of a balcony, patio, or roof terrace of 8m<sup>2</sup> under HRZ-S5-2 above. The balcony must:       <ol style="list-style-type: none"> <li>Be directly connected to and accessible from the living or dining room of the unit served; and</li> <li>Located to the west, north, or east of the unit served;</li> </ol> </li> <li>Ground floor apartments can be provided with a ground floor, balcony, patio, or roof terrace space that is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m, where the balance of the required outdoor living space under HRZ-S5-1 above:       <ol style="list-style-type: none"> <li>Is provided as a shared outdoor living space with other apartments on the site; and</li> <li>The shared outdoor living space is open to the north.</li> </ol> </li> <li>Up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony, patio or roof terrace under HRZ-S5-2 above.</li> </ol>						

	<p>Note: When calculating the number of above ground residential units that can be provided with a Juliet balcony, where there is a fractional number, that number shall be rounded down. For example, 4.9 will be 4 residential units.</p> <p>This standard does not apply to papakāinga.</p>
<p>HRZ-S6  Outlook space – per unit</p>	<ol style="list-style-type: none"> <li>An outlook space must be provided for each residential unit as specified in this clause.</li> <li>An outlook space must be provided from habitable room windows as shown in the diagram below: <div data-bbox="493 640 1046 1081" data-label="Diagram">  </div> </li> <li>The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> <li>A principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</li> <li>All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.</li> </ol> </li> <li>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</li> <li>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</li> <li>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</li> <li>Outlook spaces may be under or over a balcony.</li> <li>Outlook spaces required from different rooms within the same building may overlap.</li> <li>Outlook spaces must: <ol style="list-style-type: none"> <li>Be clear and unobstructed by buildings; and</li> <li>Not extend over an outlook space or outdoor living space required by another dwelling.</li> </ol> </li> </ol> <p>This standard does not apply to papakāinga.</p>
<p>HRZ-S7  Windows to street</p>	<ol style="list-style-type: none"> <li>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</li> <li>This standard only applies to sites with a direct frontage to a road and the residential unit is within 15m of that frontage.</li> </ol> <p>This standard does not apply to papakāinga.</p>

<p>HRZ-S8 Landscaped area</p>	<p>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.</p> <p>2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.</p> <p>This standard does not apply to papakāinga.</p>
<p>HRZ-S7 Storage and servicing areas</p>	<p>2. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must:</p> <ul style="list-style-type: none"> <li>c) Be located to the rear of the building; and</li> <li>d) Without preventing the provision of a gate or entry point to the site, be fully screened by a fence or landscaping where it is visible from the road or any other public space.</li> </ul>

## **Appendix 4: Maps**

The following maps set out the amendments sought from Kāinga Ora to Proposed Plan Change 2 to the Operative Kāpiti Coast District Plan 2021.

**Public Transport**

-  Train Station
-  Railway

**Kāinga Ora Proposed Changes Sought**

-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

District Plan Zones

-  General Residential Zone
-  General Rural Zone
-  Rural Production Zone
-  Local Centre Zone
-  Natural Open Space Zone
-  Open Space Zone



Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Paekakariki

PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	1 OF 13
DATE	15/09/2022	A4 Scale 1:10,000
0		260 Metres



**Public Transport**

—+— Railway

**Kāinga Ora Proposed Changes Sought**

 Height Variation Control

 Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

District Plan Zones

 General Residential Zone

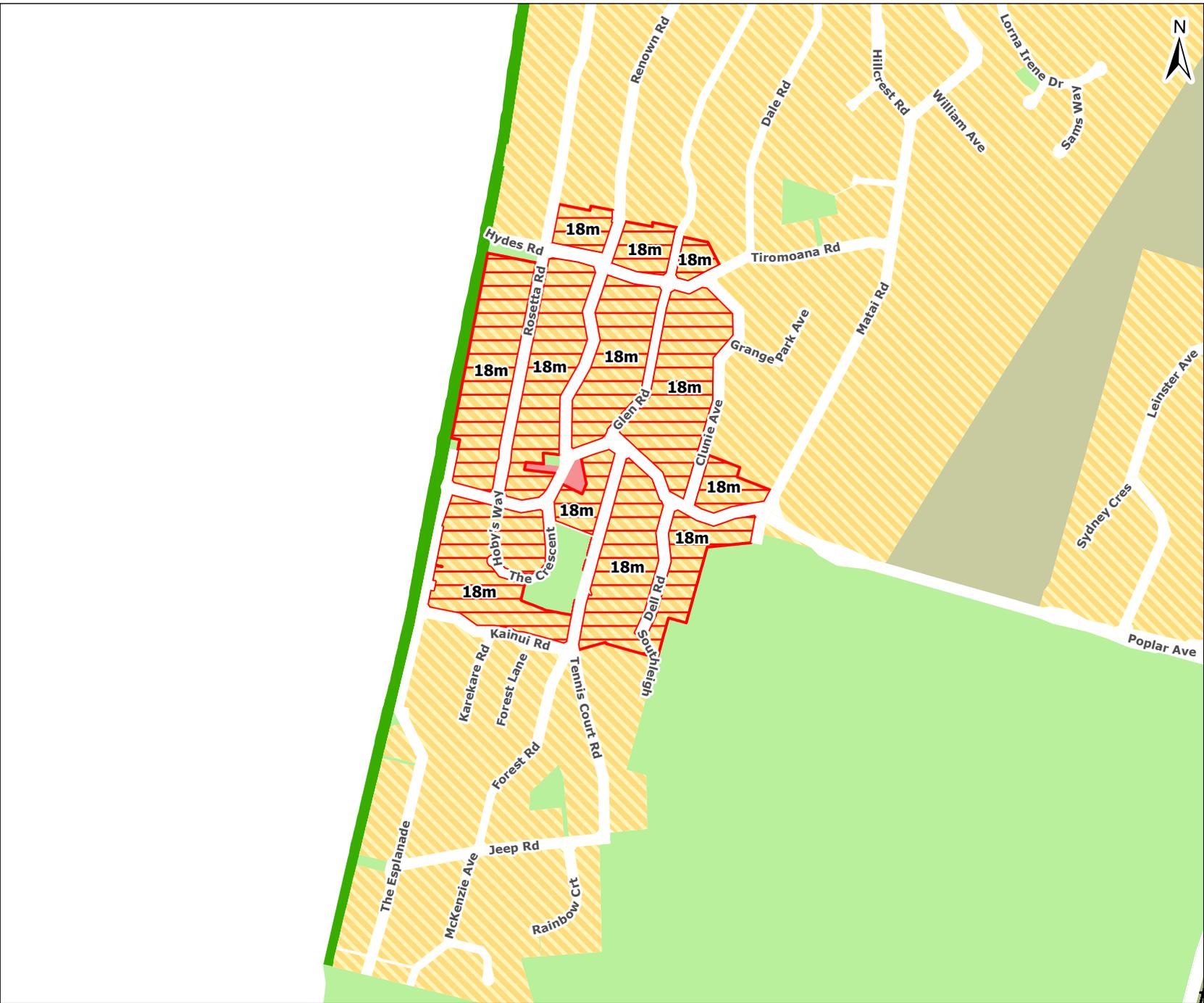
 General Rural Zone

 Rural Production Zone

 Local Centre Zone

 Natural Open Space Zone

 Open Space Zone



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Centre: Raumatī South

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 2 OF 13
DATE 15/09/2022	A4 Scale 1:10,000
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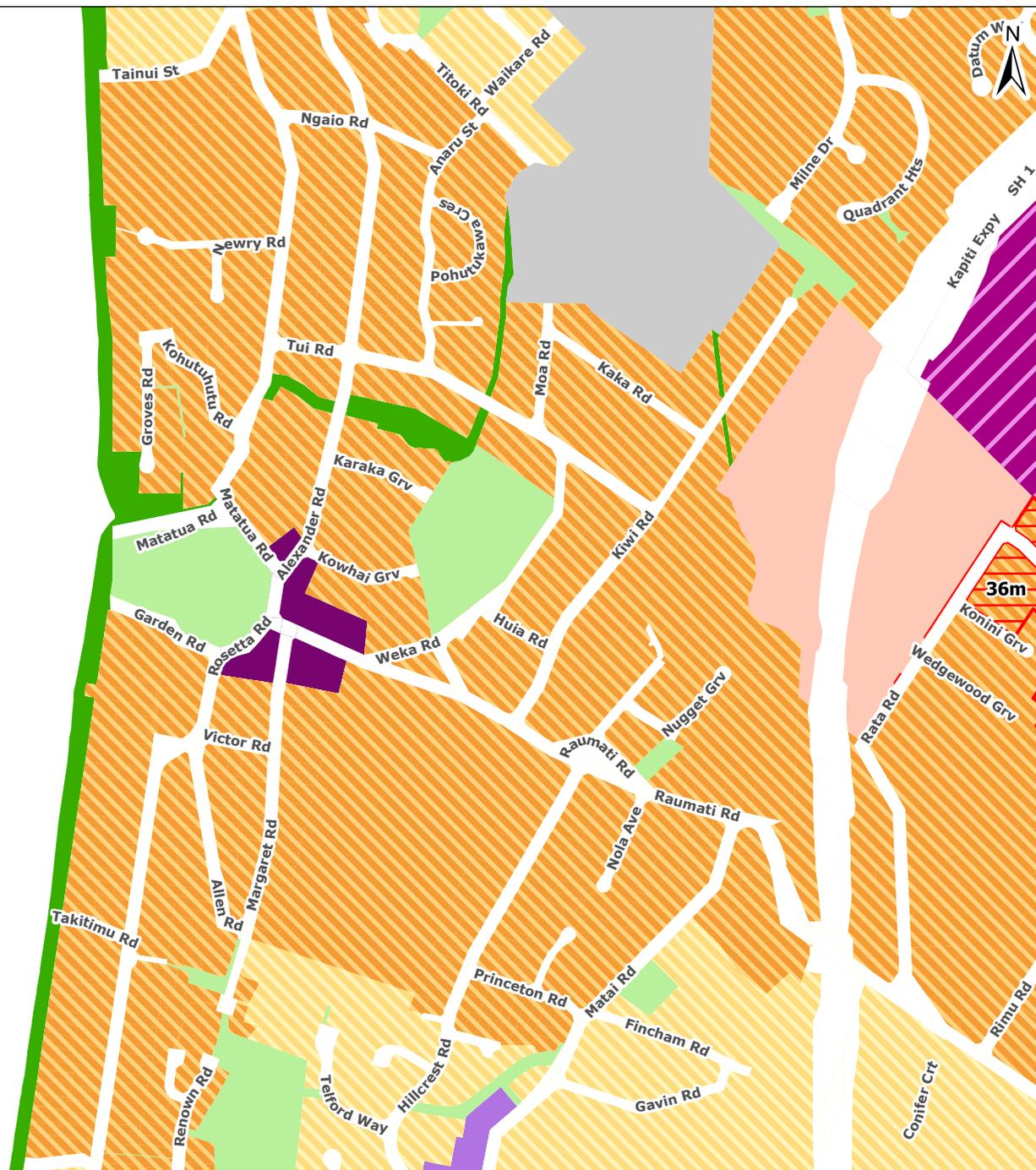
**Kāinga Ora Proposed Changes Sought**

-  Height Variation Control
-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

District Plan Zones

-  General Residential Zone
-  Rural Lifestyle Zone
-  Town Centre Zone
-  Metropolitan Centre Zone
-  General Industrial Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Airport Zone

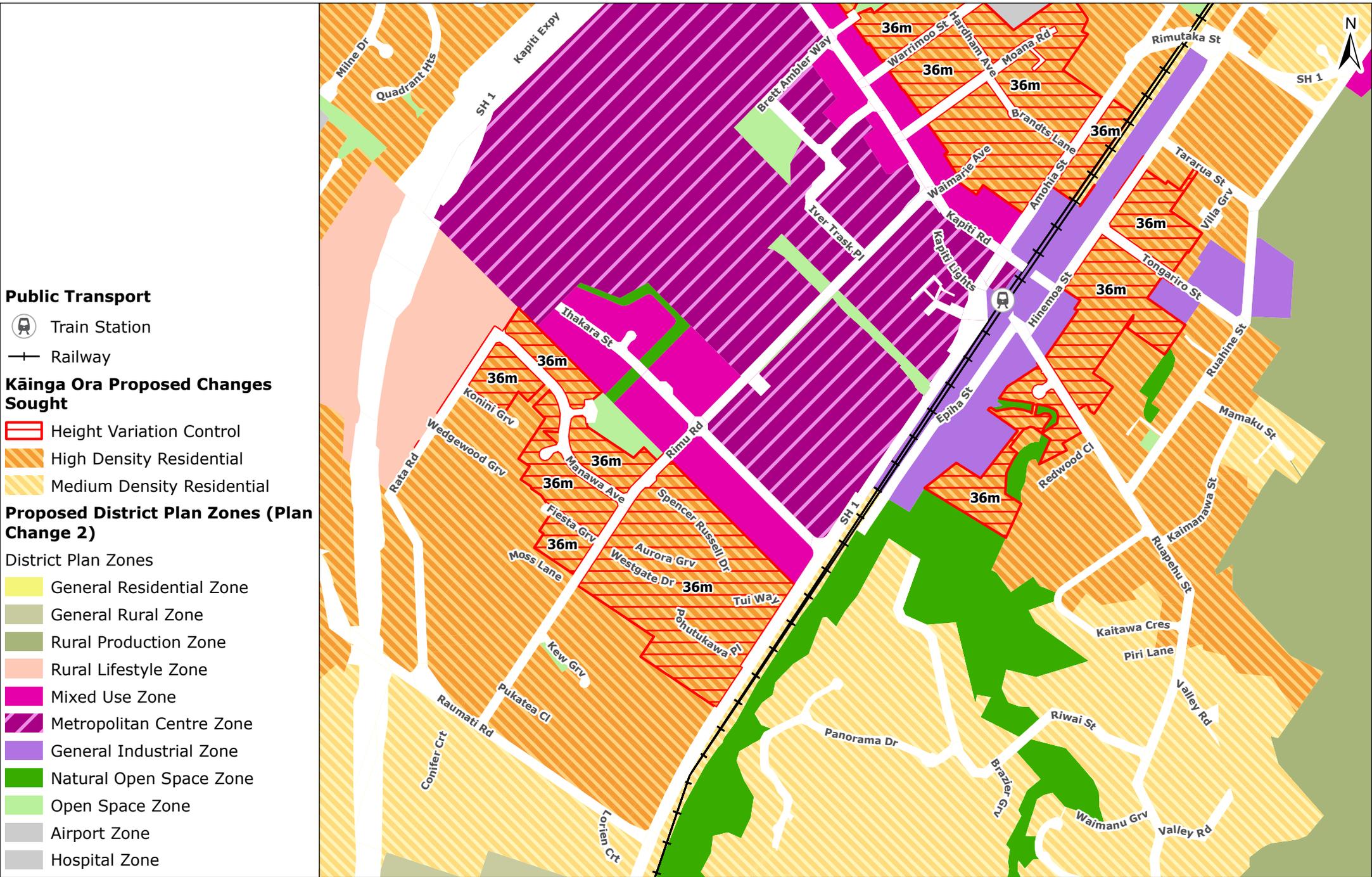


Centre: Raumati Town

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PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	3 OF 13
DATE	15/09/2022	A4 Scale 1:10,000
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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Paraparaumu (South)

PREPARED BY	TPG REF.
Conor McIntosh	718448
DATE	SHEET
15/09/2022	4 OF 13
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0 260 Metres	





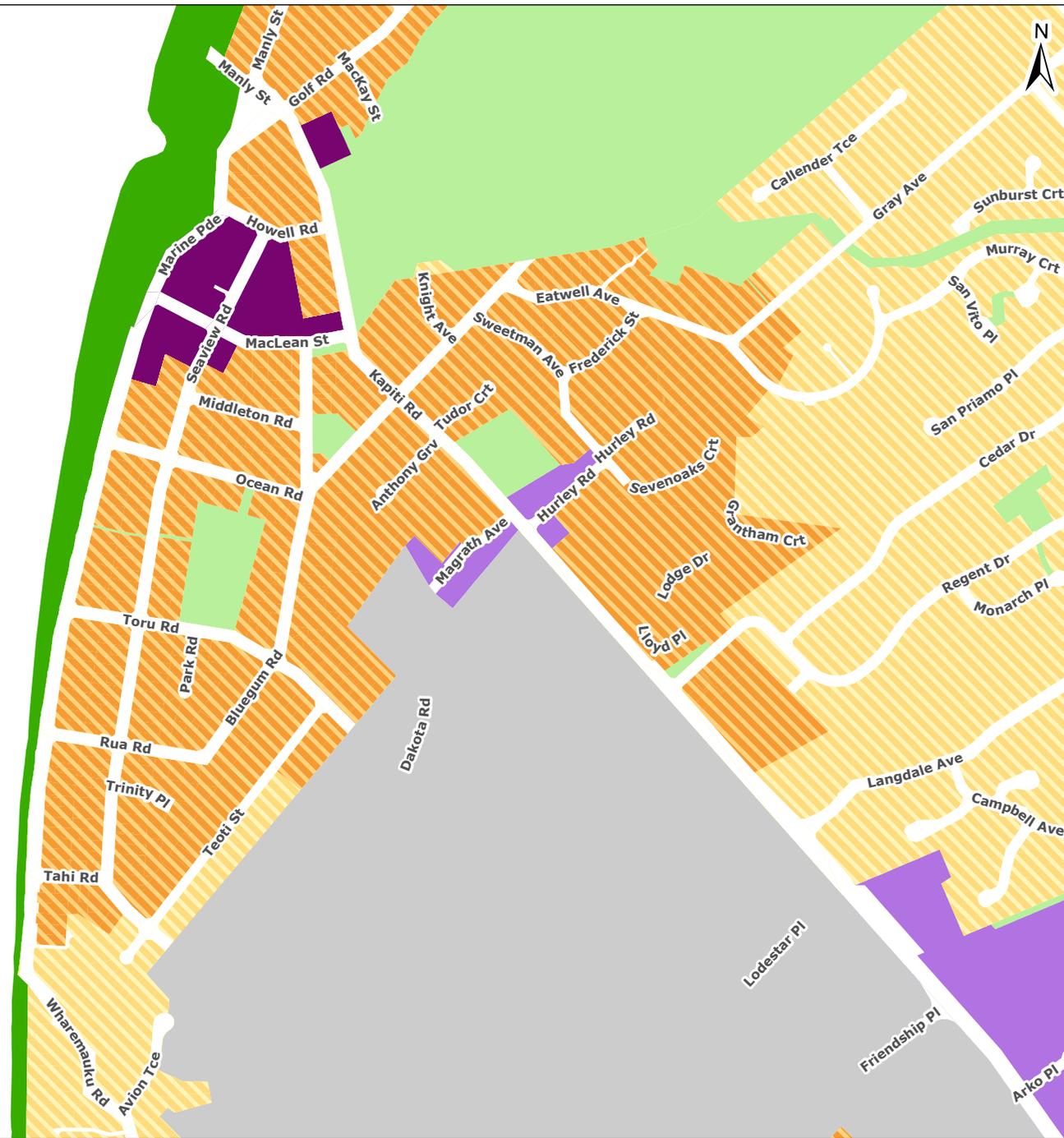
**Kāinga Ora Proposed Changes Sought**

-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

District Plan Zones

-  General Residential Zone
-  Town Centre Zone
-  General Industrial Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Airport Zone



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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Paraparaumu Beach

PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	6 OF 13
DATE	15/09/2022	A4 Scale 1:10,000
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**Kāinga Ora Proposed Changes Sought**

-  Height Variation Control
-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

District Plan Zones

-  General Residential Zone
-  Local Centre Zone
-  Town Centre Zone
-  Natural Open Space Zone
-  Open Space Zone

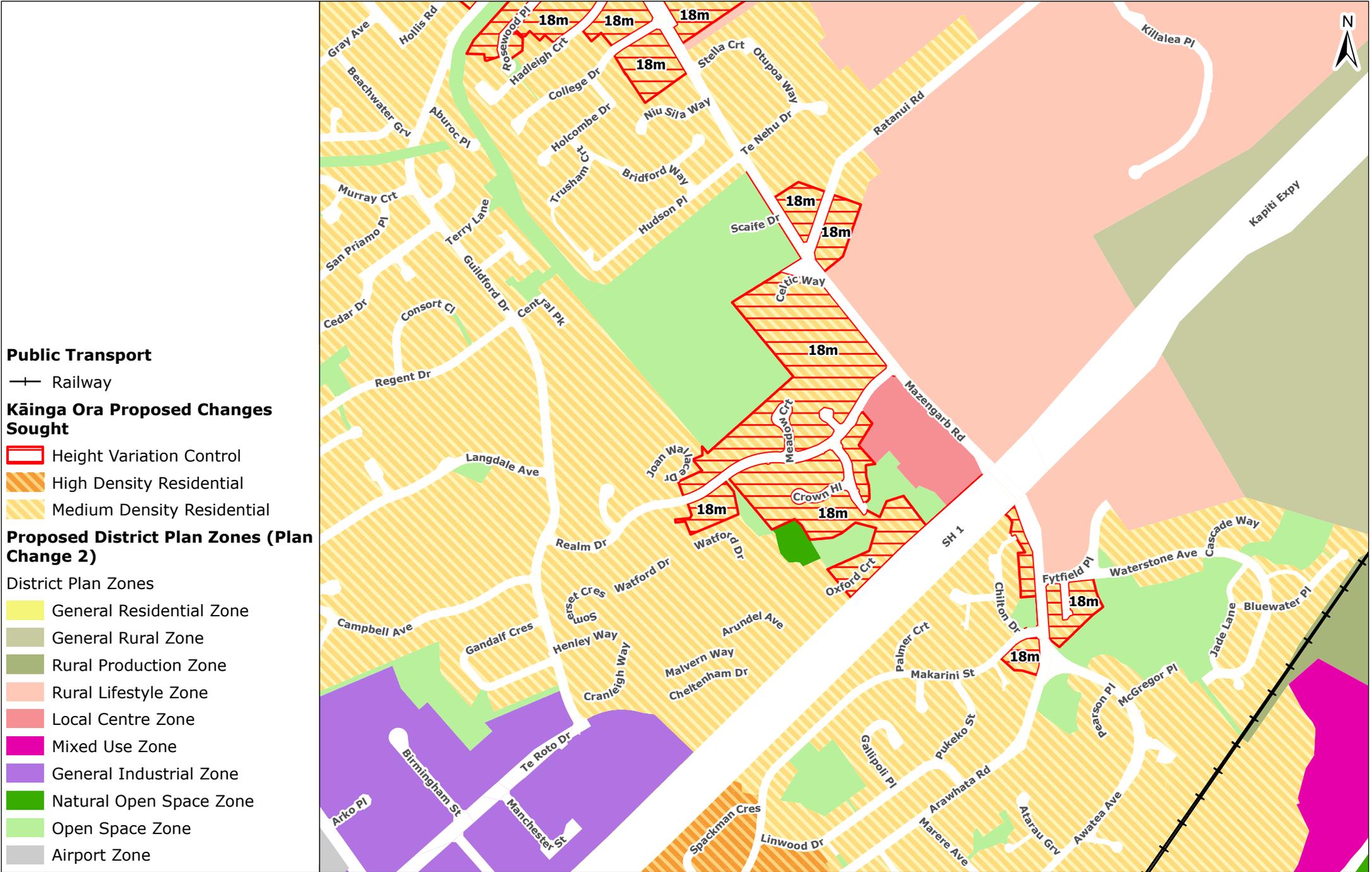


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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Kenakena

PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	7 OF 13
DATE	15/09/2022	
		A4 Scale 1:10,000
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**Public Transport**

—+— Railway

**Kāinga Ora Proposed Changes Sought**

- Height Variation Control
- High Density Residential
- Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

**District Plan Zones**

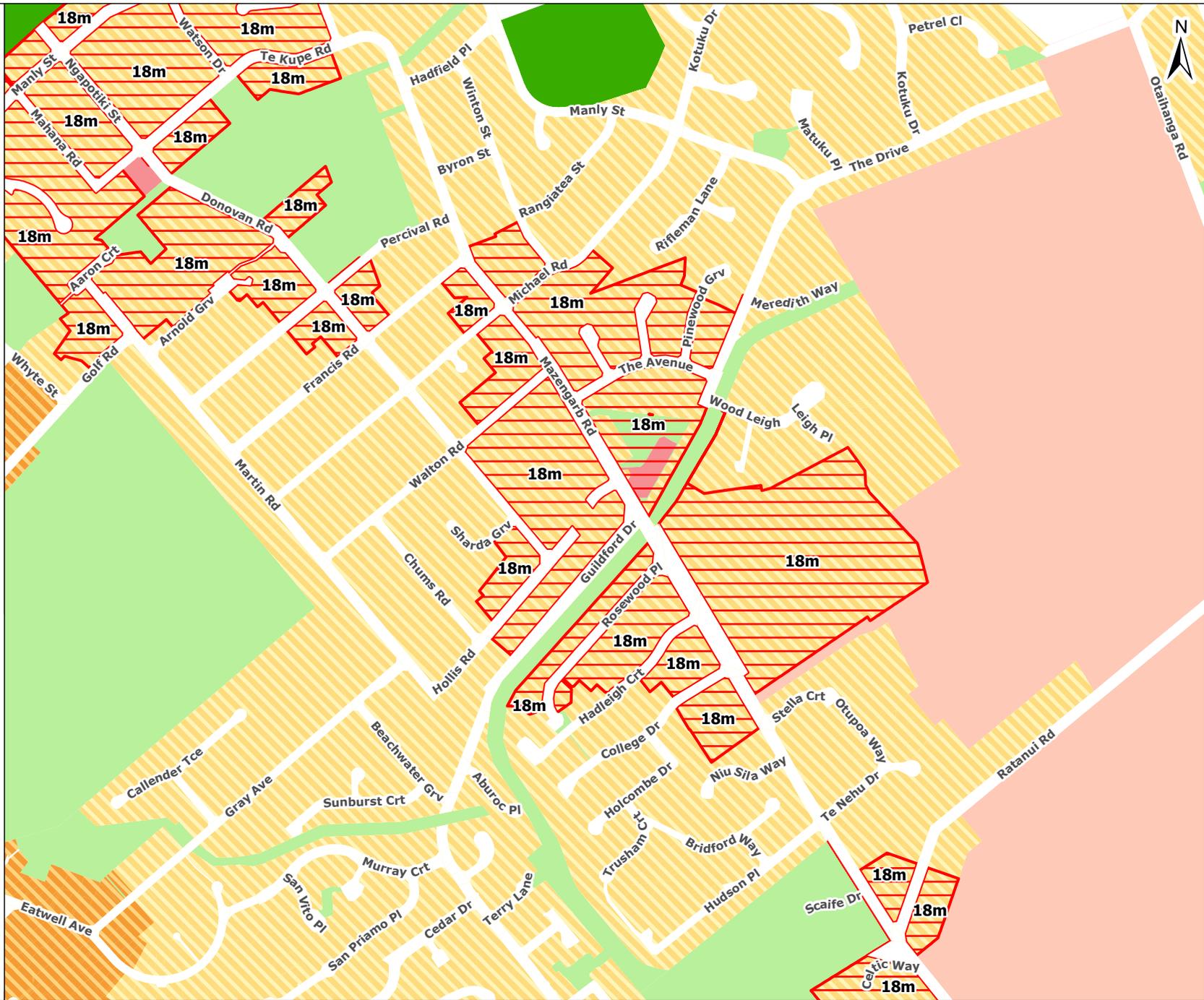
- General Residential Zone
- General Rural Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Local Centre Zone
- Mixed Use Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Airport Zone

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 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Connect Church

PREPARED BY	TPG REF.
Conor McIntosh	718448
DATE	SHEET
15/09/2022	8 OF 13
A4 Scale 1:10,000	
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**Kāinga Ora**  
Homes and Communities



**Kāinga Ora Proposed Changes Sought**

-  Height Variation Control
-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

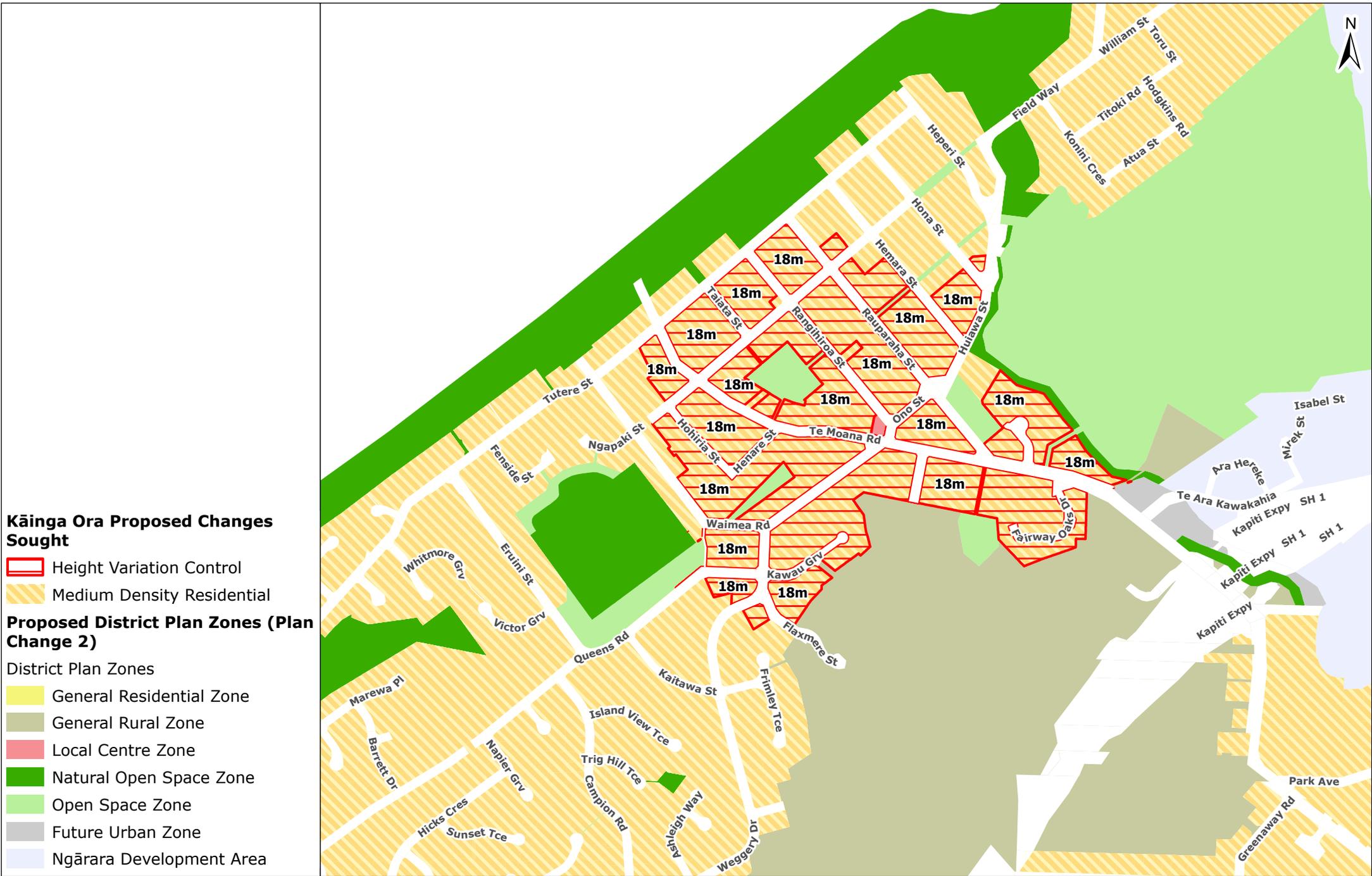
- District Plan Zones
-  General Residential Zone
  -  Rural Lifestyle Zone
  -  Local Centre Zone
  -  Natural Open Space Zone
  -  Open Space Zone

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 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: The Jolly Pub

PREPARED BY	TPG REF.	718448
Conor McIntosh	SHEET	9 OF 13
DATE	15/09/2022	
	A4 Scale 1:10,000	
0		260 Metres





**Kāinga Ora Proposed Changes Sought**

- Height Variation Control
- Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

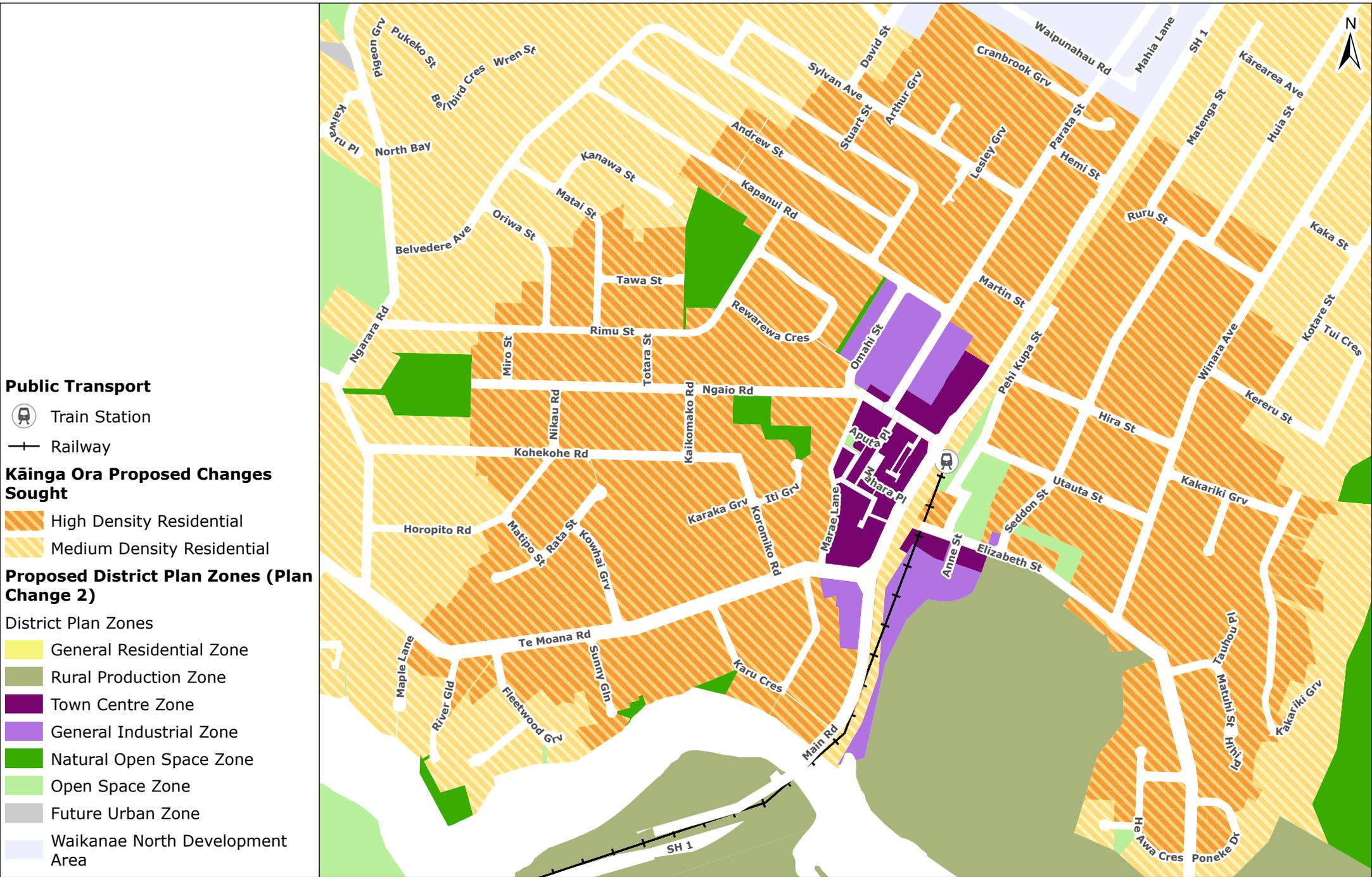
- District Plan Zones
- General Residential Zone
  - General Rural Zone
  - Local Centre Zone
  - Natural Open Space Zone
  - Open Space Zone
  - Future Urban Zone
  - Ngārara Development Area

Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Waikanae Beach

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 10 OF 13
DATE 15/09/2022	A4 Scale 1:10,000
0 260 Metres	

**Kāinga Ora**  
Homes and Communities



**Public Transport**

-  Train Station
-  Railway

**Kāinga Ora Proposed Changes Sought**

-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

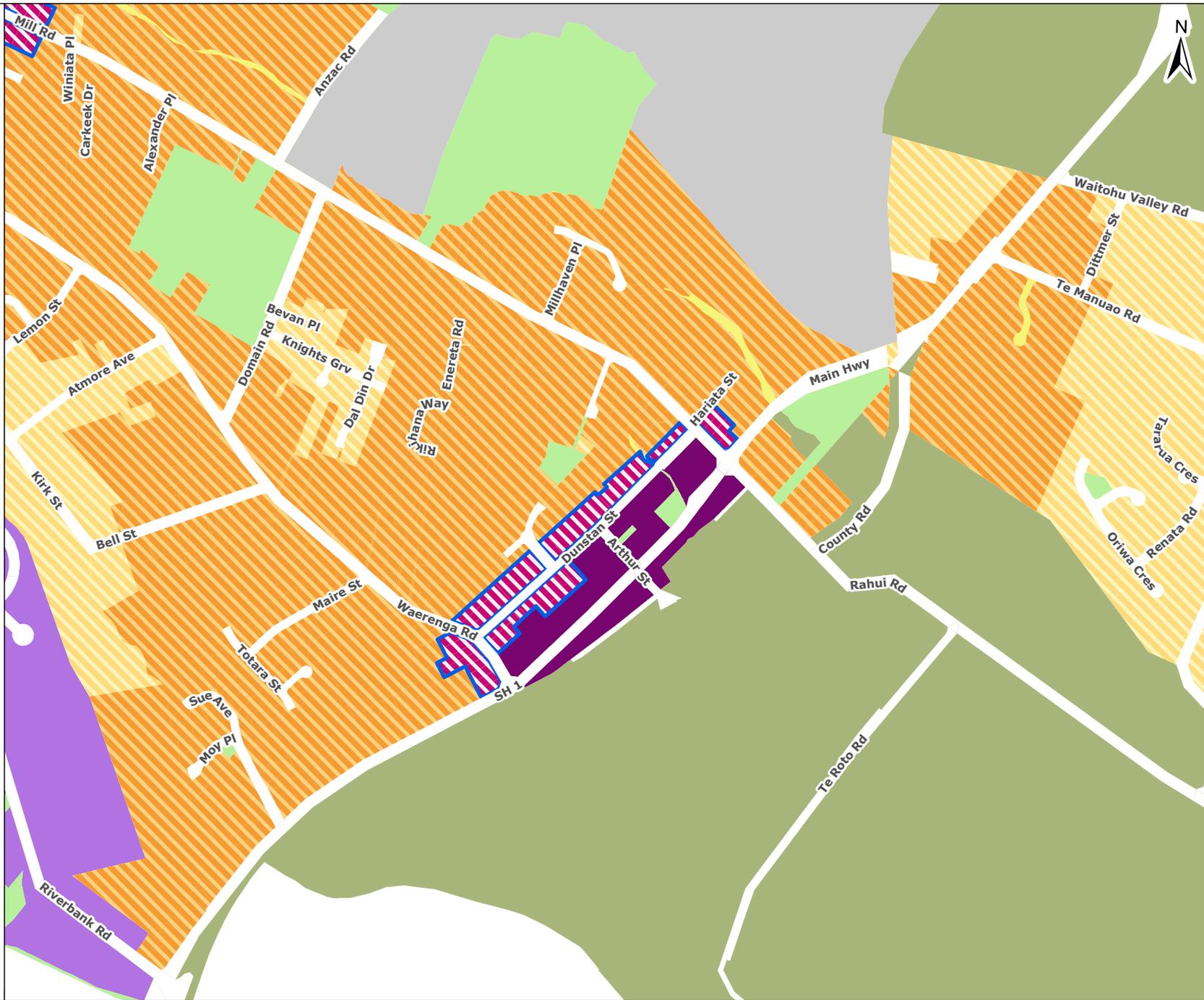
- District Plan Zones
-  General Residential Zone
  -  Rural Production Zone
  -  Town Centre Zone
  -  General Industrial Zone
  -  Natural Open Space Zone
  -  Open Space Zone
  -  Future Urban Zone
  -  Waikanae North Development Area

Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Waikanae

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 11 OF 13
DATE 15/09/2022	A4 Scale 1:10,000
0 260 Metres	





**Kāinga Ora Proposed Changes Sought**

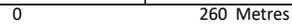
-  Centre Expansion
-  Town Centre
-  High Density Residential
-  Medium Density Residential

**Proposed District Plan Zones (Plan Change 2)**

- District Plan Zones
-  General Residential Zone
  -  Rural Production Zone
  -  Town Centre Zone
  -  General Industrial Zone
  -  Open Space Zone
  -  Future Urban Zone

Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Otaki (Main Road)

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 12 OF 13
DATE 15/09/2022	A4 Scale 1:10,000
	





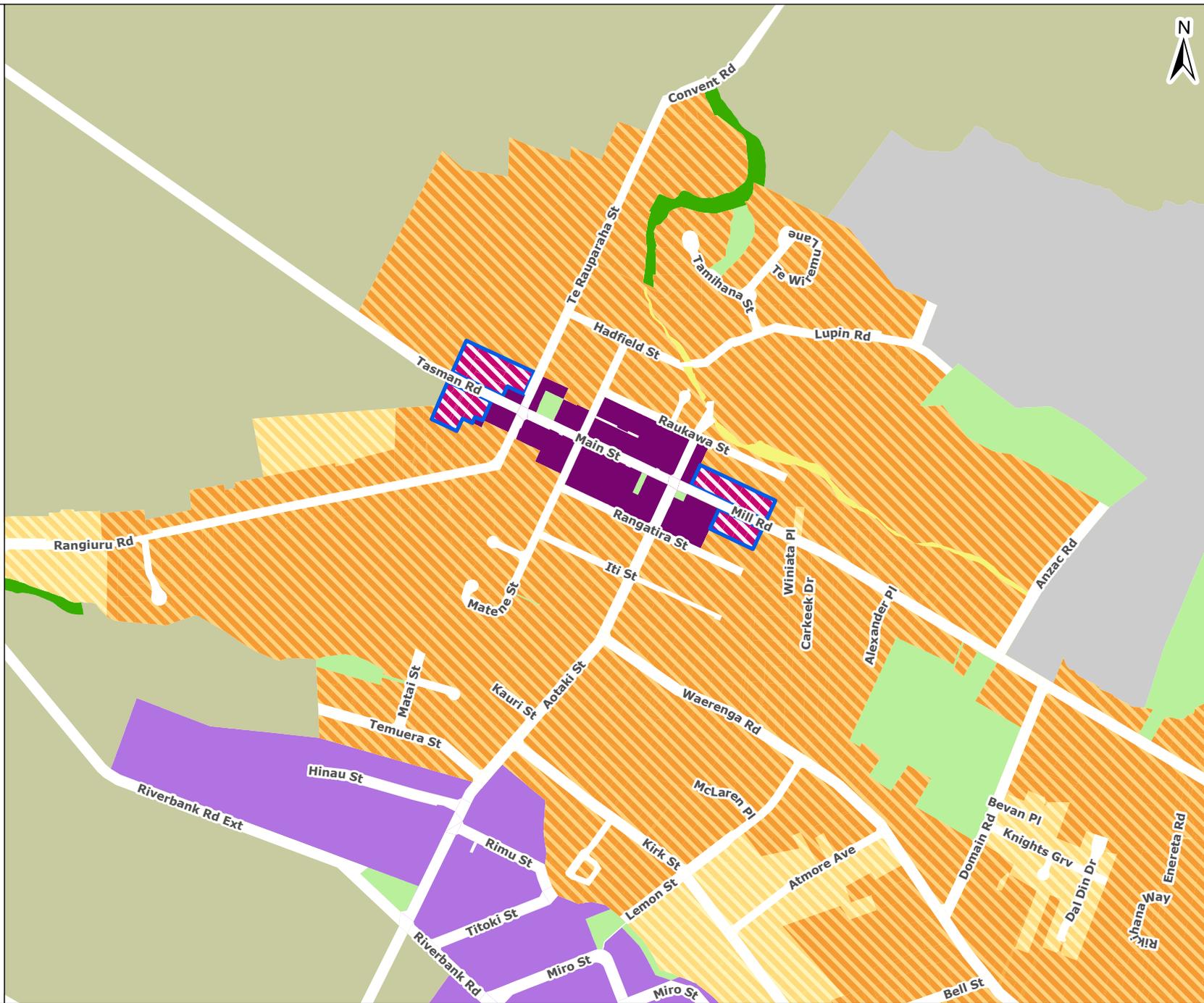
### Kāinga Ora Proposed Changes Sought

-  Centre Expansion
-  Town Centre
-  High Density Residential
-  Medium Density Residential

### Proposed District Plan Zones (Plan Change 2)

#### District Plan Zones

-  General Residential Zone
-  General Rural Zone
-  Town Centre Zone
-  General Industrial Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Future Urban Zone



Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Otaki (Township)

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 13 OF 13
DATE 15/09/2022	A4 Scale 1:10,000
0	260 Metres



**From:** [Gurv Singh](#)  
**To:** [Mailbox - District Planning](#)  
**Cc:** [Brendon Liggett](#); [developmentplanning](#)  
**Subject:** Submission by Kāinga Ora - Homes and Communities on Proposed Plan Change 2 to the Operative Kāpiti Coast District Plan  
**Date:** Thursday, 15 September 2022 4:38:20 pm  
**Attachments:** [20220915 Kainga Ora Submission on KCDC Plan Change 2.pdf](#)

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Kia ora

Please find attached, a submission on **Proposed Plan Change 2 to the Operative Kāpiti Coast District Plan** from Kāinga Ora Homes and Communities.

We would appreciate if you could please acknowledge receipt of this submission.

If you require any word documents or spatial files of the maps, please contact us.

Thank you.

Ngā mihi | Kind regards



**Gurv Singh** MNZPI. BPlan(Hons) (He/Him)

**Pronouns)**

Team Leader

Development Planning

Urban Planning and Design

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Email: [gurv.singh@kaingaora.govt.nz](mailto:gurv.singh@kaingaora.govt.nz)

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