

**SUBMISSION ON THE CENTRAL HAWKE'S BAY PROPOSED DISTRICT PLAN 2021
BY KĀINGA ORA - HOMES AND COMMUNITIES**

TO: Central Hawke's Bay District Council

PO Box 127

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Submission sent via email: districtplan@chbdc.govt.nz

Introduction

Kāinga Ora - Homes and Communities ("**Kāinga Ora**") at the address for service set out below makes the following submission on the Proposed Central Hawke's Bay District Plan 2021 ("**PDP**") from Central Hawke's Bay District Council ("**the Council**").

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

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

This submission letter provides an overview of the matters of interest to Kāinga Ora with **Attachment 1** providing the substantive detail of submission matters.

Background

1. Kāinga Ora was established in 2019 as a Crown Entity established under the Kāinga Ora - Home and Communities Act 2019, and brings together Housing New Zealand Corporation, HLC (2017) Ltd and parts of the KiwiBuild Unit. Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown entity and is required to give effect to Government policy. The first Government Policy Statement on Housing and Urban Development ("GPS-HUD") will be published by 1 October 2021 and is intended to provide a shared vision and direction across housing and urban

development, to guide and inform the actions of all those who contribute to the housing and urban development sector. It will set out how Government and other parts of the housing and urban development sector will work together to realise this vision. The GPS-HUD, once finalised, will shape future government policy, investment and programmes of work that will direct Kāinga Ora's work programme. The GPS-HUD is currently in the public consultation phase.

2. Kāinga Ora is now the Government's delivery entity for housing and urban development. Kāinga Ora therefore works across the entire housing spectrum to build complete, diverse communities that enable New Zealanders from all backgrounds to have similar opportunities in life. As a result, Kāinga Ora has two core roles:
 - a) being a world class public housing landlord; and
 - b) leading and co-ordinating urban development projects.¹
3. Kāinga Ora's statutory objective requires it to contribute to sustainable, inclusive, and thriving communities that:
 - a) provide people with good quality, affordable housing choices that meet diverse needs;
 - b) support good access to jobs, amenities and services; and
 - c) otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
4. Kāinga Ora owns or manages approximately 66,250 properties² throughout New Zealand comprising of rental properties, community group and transitional housing. Within the Central Hawke's Bay District ("**the District**"), Kāinga Ora manages a relatively small portfolio of just under 40 dwellings. While there are currently only a small number of properties managed by Kāinga Ora in the District (relative to other parts of the country), and given the role Central Hawkes Bay District plays within the wider regional context and its proximity to larger urban centres (Napier and Hastings are classified as Tier 2 Urban Environments under the National Policy Statement for Urban Development 2020), it is anticipated that Kāinga Ora will look to deliver and reconfigure housing stock in the district over time, which will allow Kāinga Ora to provide efficient and effective public, affordable and market housing

¹ Section 13, Kāinga Ora – Homes and Communities Act 2019

² Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development Public Housing Quarterly Report – March 2021.

that is aligned with current and future residential demand in the area, and the country as a whole.

5. In addition to its role as a public housing provider, landowner, landlord, rate payer and developer of residential housing, Kāinga Ora plays a greater role in urban development more generally. The legislative functions of Kāinga Ora³ illustrate this broadened mandate and outline two key roles of Kāinga Ora in that regard:
 - (a) initiating, facilitating and/or undertaking development not just for itself, but in partnership or on behalf of others; and
 - (b) providing a leadership or coordination role more generally.
6. Notably, Kāinga Ora's statutory functions in relation to urban development extend beyond the development of housing (which includes public housing, affordable housing, homes for first home buyers, and market housing) to the development and renewal of urban environments, as well as the development of related commercial, industrial, community, or other amenities, infrastructure, facilities, services or works.
7. Kāinga Ora is interested in all issues that may affect the supply and affordability of housing and has a shared interest in the community as a key stakeholder, alongside local authorities. These interests include:
 - (a) Minimising regulatory barriers that constrain the ability to deliver housing development;
 - (b) The provision of public housing to persons who are unable to be sustainably housed in private sector accommodation;
 - (c) Leading and co-ordinating residential and urban development projects;
 - (d) The provision of services and infrastructure and how this may impact on Kāinga Ora existing housing, planned residential and community development and Community Group Housing (“CGH”) providers; and
 - (e) Working with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.
8. Policy decisions made at both central and local government level have impacts on housing affordability. The challenge of providing affordable housing requires close collaboration between central and local government to address planning and governance issues to reduce the cost of construction, land supply constraints,

³ Section 13, Kāinga Ora – Homes and Communities Act 2019

infrastructure provisions and capacity as well as an improved urban environment.

9. Kāinga Ora's submission has focused on those provisions of the PDP that, in Kāinga Ora's view, require amendment to ensure:
 - (a) Kāinga Ora can economically and socially manage, reconfigure and grow its housing portfolio to enable the provision of warm, dry and healthy homes that are in the right location, right condition and of the right type to meet the current and future needs of those people requiring public housing assistance;
 - (b) A range of typologies are enabled to be delivered in appropriate locations for both public and market housing; and
 - (c) The provision of quality, affordable housing choices that meet the diverse needs of the community.
10. This submission is also informed by the National Policy Statement on Urban Development ("**NPS-UD**") – which provides further direction around where growth should be located (i.e. within proximity to centres, jobs, education, amenities and services). The NPS-UD seeks to ensure the local authorities enable development capacity for housing and business — through their land-use planning and infrastructure.
11. From Kāinga Ora's perspective, the PDP as notified by the Council, has the potential to increase housing supply, but does not sufficiently incentivise the intensification of existing urbanised areas of the district. If Kāinga Ora's submission on the PDP is adopted, then the current constraints applied by the zoning and the provisions of the PDP in its notified form would be reduced, and additional development capacity for public and affordable dwellings would be provided for on both Kāinga Ora land and across the wider city.

Scope of Submission

12. The submission relates to the PDP as a whole.

The Submission is:

13. Kāinga Ora opposes the PDP, for the reasons set out below and in the attachments.
14. Provided that the relief sought below and attached is granted:
 - (a) The PDP will be in accordance with the purpose and principles of the Resource Management Act 1991 ("**the Act**") and will be appropriate in terms of section 32 of the Act; and

- (b) The potential adverse effects that might arise from activities allowed by the PDP will have been addressed appropriately.
- 15. In the absence of the relief sought, the PDP:
 - (a) is contrary to the sustainable management of natural and physical resources and is otherwise inconsistent with Part 2 of the Act;
 - (b) will in those circumstances impact significantly and adversely on the ability of people and communities to provide for their social, economic and cultural wellbeing; and
 - (c) does not provide a framework to enable the delivery of sustainable, inclusive, and thriving communities.
- 16. In particular, but without limiting the generality of the above:
- 17. Kāinga Ora recognises the importance of the PDP in setting the strategic framework for enabling and managing future development as well as achieving sustainable development of the district's natural and physical resources.
- 18. Due to Kāinga Ora's operational and development requirements, its interest is broad and relates to the PDP provisions proposed to be amended / introduced by the PDP, including (but not limited to) provisions relating to growth, residential development, business activities, subdivision, natural hazards, noise, and cultural and heritage matters in the PDP.
- 19. There has been a marked change in the type of public housing that is required by Kāinga Ora's tenant base. As such, reconfiguring its housing stock is a priority for Kāinga Ora to better meet the needs of its tenants, as well as to align it with current and future demand in the area, and the country as a whole. The PDP provides opportunities to better facilitate these activities, by including objectives, policies and rules which will enable people and communities to provide for their social and economic wellbeing, and for their health and safety with regard to housing provision and particularly the importance of delivering a range of housing options within the District.
- 20. However, Kāinga Ora considers that the provisions of the PDP as notified do not sufficiently enable and provide for a degree of residential intensification appropriate for the size and characteristics of existing urban areas, nor do they sufficiently provide for housing choice to respond to changes in household demographics and demand within the district. This position is informed by a review of the Council's Section 32 analysis and available technical documents supporting

the PDP, which indicates that the ability to provide for smaller residential lots has been a challenge for applicants under the operative planning framework.

21. Kāinga Ora supports a compact and well-functioning urban form for concentrating growth in and around existing settlements and while it supports provisions in the PDP which seek to prevent further exurban sprawl and expansion into rural productive lands, it considers that the PDP does not go far enough in enabling a complimentary approach to intensification of existing brownfield areas.
22. Kāinga Ora considers that residential intensification in and around centres, and along public transport corridors should be emphasised and enabled further. Whilst it is acknowledged that Central Hawke's Bay District does not contain an urban environment as defined within the NPS-UD, its objectives and policies still encourage growth principles of relevance in the development of the PDP, which it is Kāinga Ora's view should nonetheless be regarded and referenced by Council in the formulation of provisions.
23. Kāinga Ora opposes the heavy emphasis upon the 'maintenance and enhancement' of character established through historical zoning patterns and under provisions of the Operative Central Hawke's Bay District Plan ("**ODP**"), and considers that the PDP is not currently framed to recognise that the character and built form of planned urban areas will evolve to deliver a compact and well-functioning urban form, and associated amenity values may change over time. In this regard, amendments are sought to ensure this is reflected more consistently throughout the objectives and policies of the various zones and to recognise and provide for growth now and into the future.
24. Kāinga Ora is also of the view that the PDP as currently drafted is unnecessarily and inappropriately relying upon density requirements to achieve amenity and built character outcomes while limiting opportunity for intensification. Amenity and character outcomes are managed through standards that define a building envelope rather than density provisions. Kāinga Ora therefore request the deletion of density requirements in reticulated areas of the General Residential Zone ("**GRZ**") and instead require consent for the development of three or more residential units on a site. This approach is supported by the description of the GRZ in the National Planning Standards, which promotes a 'mix of building types.'
25. In summary, and in addition to the matters addressed below, Kāinga Ora's submission is that while the PDP contains a range of provisions generally aimed at promoting the sustainable management of natural and physical resources in Selwyn

District, primarily through strategic management of growth and by managing the effects of land-use on the environment, there are a number of areas where Kāinga Ora considers that amendments to the PDP are required to provisions.

26. Kāinga Ora supports the use and implementation of the National Planning Standards as the template for the PDP, however seeks amendments to the naming of several zones to provide for improved alignment and consistency with zone descriptions under the National Planning Standards:

(a) Kāinga Ora considers that in terms of the planned built form outcome as set out through objectives, policies, and subsequent rules and standards, that those areas proposed in the PDP to be incorporated within the Large Lot Residential Zone are generally more consistent with the description of the Low Density Residential Zone under the National Planning Standards, which indicates 'a planned character consistent with a suburban scale and subdivision pattern.'

(b) Kāinga Ora considers that given the size, role, and planned outcomes of the Commercial Zone, that these areas warrant Town Centre Zone status under the National Planning Standards.

(c) In relation to items (a) and (b) above, consequential amendments are sought to the PDP to reflect Kāinga Ora's position.

27. Kāinga Ora seeks a number of amendments to PDP which are set out in further detail in this submission and in:

(a) **Attachment 1** – Table 1: Identifies the specific provisions and chapters of the PDP which Kāinga Ora either supports, seeks amendment to, or opposes;

28. Kāinga Ora seeks the following changes to the PDP:

(a) Kāinga Ora seeks reconsideration of objectives and policies within strategic direction chapters, and in particular the UFD – Urban Form and Development chapter, to refine and provide greater specificity around the Council's aspirations for urban development in the district. The strategic direction chapters play a critical role in laying the foundation regarding outcomes sought through implementation of the plan, however it is Kāinga Ora's view that as notified many of the objectives and policies lack clear direction and are not sufficiently effective in in guiding the policy direction and framework of subsequent chapters.

(b) Kāinga Ora seeks changes to the objectives and policies of the PDP to focus on achieving the planned built form of the proposed zones, noting that in achieving

the strategic objective of a compact and well-functioning urban form, the character and amenity of the urban areas will need to change. The ODP has historically provided for, and favoured the development of, standalone housing, however provisions in the PDP need to recognise and enable a range of typologies to respond to community needs now and into the future.

- (c) Kāinga Ora supports and seeks retention of controls on the residential development of lots where public reticulated sewage is unavailable and provision and establishment of which is not planned, to the extent that it contributes to the management of potential adverse effects on the environment arising from reliance upon private means of disposal. Kāinga Ora also supports and seeks retention of minimum lot sizes within the GRZ however only where they apply to *vacant* lot subdivision, where allotments need to be of sufficient size and shape so to accommodate activities and development reasonably anticipated to be established within the zone. Support is also noted and amendments sought for the explicit recognition that subdivision should be enabled around developments approved by land use resource consents to reflect the role land use-led (as opposed to subdivision-led) consenting strategies play in promoting efficiencies in the use of land.
- (d) Kāinga Ora seeks greater application of notification exclusions within the PDP. Kāinga Ora seeks notification exclusions for residential development in the GRZ where specific performance standards are met to provide greater certainty to plan users regarding outcomes. Kāinga Ora is of the view that residential activities only warrant notification where there are affected persons in relation to boundary activities. To this end, Kāinga Ora seeks changes to PDP whereby any development that meets the anticipated planned urban built form of the zone is able to be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under Section 95A(4) of the Act
- (e) Similarly, Kāinga Ora also seeks a public and limited notification preclusion clause for activities for district-wide activities, particularly for earthworks and transport matters, where resource consent is required for solely those matters and where they are associated with a residential activity.
- (f) Kāinga Ora supports the use of, and seeks amendments to provide for, a restricted discretionary activity framework as a means to assess the potential adverse effects of non-compliance with well understood 'bulk and location' rules

/ standards such as building height, height in relation to boundary and yard setback controls, as well as in relation to district-wide activities, where potential adverse effects resulting from non-compliance are predictable and may be managed through an associated set of assessment matters/matters of discretion. A restricted discretionary activity assessment framework provides both clarity and certainty to users of the Plan as to the development / built form outcomes which are sought, and the specific matters Council will assess development applications against as a means to achieving these outcomes.

- (g) Kāinga Ora seeks retention of a threshold at which point resource consent is required in the GRZ, based on proposals for three or more residential units per site. In the commercial zones, Kāinga Ora seeks no limiting threshold for residential development – noting this activity should simply be enabled as a Permitted Activity, subject to meeting performance standards. Kāinga Ora is also seeking changes to the proposed bulk, location, site coverage and matters of discretion within the residential zones to sufficiently address potential impacts on amenity values while providing for a range of housing typologies.
- (h) Kāinga Ora opposes the 'Building Height' development standards as proposed within the Commercial Zone and the GRZ and seeks amendments to this effect. Kāinga Ora seeks an increase in the permitted heights in these zones to better provide for design flexibility, as well as to better enable the delivery of intensification at a variety of different scales and typologies. Kāinga Ora also notes that a 10m building height within the GRZ would be consistent with heights provided for in other zones and within papakāinga and kaumātua developments.
- (i) Kāinga Ora supports the introduction of, and seeks retention in its proposed form of, the PKH – Papakāinga and Kaumātua Housing Chapter and associated provisions which recognise and support iwi aspirations to provide quality housing for whanau on whenua māori, and contribute to the supply of affordable housing and pathways for increased provision of papakāinga and kaumātua housing.
- (j) Kāinga Ora broadly supports the Council's risk-based approach to natural hazards and the mapping of natural hazard areas as this provides clarity for landowners and land developers. Furthermore, Kāinga Ora supports the mapping of these natural hazard areas where they are underpinned by robust technical assessments, and support the inclusion of provisions seeking to manage subdivision, development, and establishment of land use activities

where natural hazards pose significant risk to people, property, and the environment.

(k) Notwithstanding the above, Kāinga Ora opposes the inclusion of flooding hazards as statutory Natural Hazard Overlays within the PDP and seeks deletion. Unlike tsunami and fault hazards, flooding hazards are more dynamic and subject to constant change through hazard mitigation works and reshaping of ground contours. An alternative relief is proposed. Spatial identification of flood hazard areas, including high flood hazard areas, should be made available through a set of non-statutory flood hazard maps, which would operate as interactive maps on the Council's GIS website – thereby operating as a separate mapping viewer to the statutory DP maps. This approach is different to that of the traditional means of displaying hazard overlays on district plan maps and reflects that these maps do not have regulatory effect. The advantage of this approach is the ability to operate a separate set of interactive maps which are continually subject to improvement and updates, outside of and without a reliance on the Schedule 1 Resource Management Act 1991 process. Kāinga Ora notes that this is an approach taken by other Councils around the country.

(l) Kāinga Ora notes that in its current form the PDP does not introduce rules and/or standards to specifically manage subdivision activities within natural hazard areas, despite rules and standards seeking to manage land use activities and development. Kāinga Ora seeks amendments to the PDP to reflect its view that subdivision activities in areas of significant natural hazard risk require specific management under Section 6(g) of the Act, and to ensure that establishment of new vacant allotments does not:

- i. Inappropriately result in new, or otherwise exacerbate existing, risks associated with fault lines and/or tsunamis to people, property, infrastructure, and the environment, noting that in some instances subdivision can enable certain land use activities to occur where they may not otherwise be enabled; and/or
- ii. Unreasonably raise expectations of what land use activities can be undertaken on a new vacant allotment subject to significant risk from natural hazards.

(m) Given the extent to which the Commercial Zone within Waipukurau and Waipawa urban areas are impacted by fault hazards, and in recognition of the critical function this zone plays in supporting the needs of the surrounding

community and wider district, Kāinga Ora seeks the expansion of this zone and considers this the most appropriate response to ensure that:

- i. The commercial demands within the district are sufficiently provided for; and
 - ii. That further commercial development is not required to locate within areas of significant natural hazard risk, given the lack of available alternatives as currently shown in the PDP.
- (n) The PDP includes a number of transport provisions that will constrain residential development. In this regard, whilst Kāinga Ora acknowledges that the removal of minimum car parking controls is not required by the NPS-UD, it opposes the blanket approach taken to minimum car parking requirements which do not sufficiently reflect the nuances in car parking demand between households and residential units of various sizes and locations. Consistent with an approach to promote urban residential intensification and a compact urban form, Kāinga Ora seeks to reduce minimum car parking requirements of the PDP for residential activities where they are well situated relative to amenities and services, and in relation to residential activities in more remote locations, to provide differentiation in car parking requirements commensurate to likely demand. Kāinga Ora also supports greater emphasis of alternative modes of transport, including public transport, and active modes such as walking and cycling.
- (o) Kāinga Ora opposes the HH – Historic Heritage chapter in its current form in the PDP and seeks that it be reconsidered to clarify the intent, particularly in relation to archaeological sites. As discussed in greater detail in **Attachment 1**, Kāinga Ora also opposes use of the term ‘heritage character’ and considers that it inappropriately conflates the concepts of historic heritage and amenity values, as differentiated and prescribed by Sections 6 and 7 of the Act.
- (p) While Kāinga Ora recognises the need to ensure residential units and other buildings containing sensitive activities provide a pleasant and healthy environment that is not subject to excess noise, Kāinga Ora opposes the provisions of land use adjacent to the Railway corridor and considers that these are overly restrictive and do not efficiently manage activities within close proximity to the Railway. Kāinga Ora considers addressing the potential reverse sensitively effect should be the responsibility of the noise generator, rather than an individual building owner or developer. Kāinga Ora opposes the associated noise provisions in its current proposed state and seeks that these provisions

are reviewed and amended in line with relief sought in **Attachment 1**.

(q) Similarly, Kāinga Ora considers that the provisions of land use adjacent to the State Highway network are overly restrictive and disproportionate to the level of risk, and as such do not efficiently manage activities within close proximity to state highways. Kāinga Ora opposes the associated noise provisions in its current proposed state and seeks that these provisions are reviewed and amended in line with relief sought in **Attachment 1**.

29. Kāinga Ora seeks the following decision from Central Hawkes Bay District Council on the PDP:

(a) That the proposed provisions of the PDP be deleted or amended, to address the matters raised in this submission and its attachments so as to provide for the sustainable management of the District's natural and physical resources and thereby achieve the purpose of the Act; and

(b) Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.

30. Kāinga Ora does not consider it can gain an advantage in trade competition through this submission.

31. Kāinga Ora wishes to be heard in support of this submission.

32. If others make a similar submission, Kāinga Ora would be willing to consider presenting a joint case with them at a hearing.

Dated this 6th day of August 2021

KĀINGA ORA - HOMES AND COMMUNITIES by



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Attachment One – Central Hawke’s Bay Proposed District Plan

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
Definitions Chapter				
1	Definitions – Archaeological Site	<i>New definition</i>	Kāinga Ora considers that a definition is needed for ‘archaeological site’ which is a term referred to consistently through the PDP. New definition sought.	<i>New definition for ‘archaeological site’ sought.</i>
2	Definitions – Clearance	Oppose in part	Kāinga Ora considers that items (d) and (i) are generally inconsistent with what would generally be considered within the scope of the definition of ‘clearance’ and consequentially should be removed. Amendments sought.	Clearance in relation to indigenous vegetation means the felling, burning, removal, damage or destruction of the vegetation, including the following activities within the vegetation drip line: a. application of chemicals b. application of seed of exotic pastures c. burning d. changes to soils, hydrology, or landforms e. drainage f. drilling or excavation g. discharge of toxic substances h. mob-stocking i. overplanting
3	Definitions – Internal Boundary	Oppose	Kāinga Ora considers that use of the term in the proposed district plan is likely to result in unnecessary confusion, and suggests that the term ‘side and/or rear boundary’ be used in its place. Deletion sought. Consequential amendments sought throughout the proposed district plan.	Internal Boundary means any legal boundary of a site other than a road boundary.
4	Definitions - Landscaping	Oppose	Kāinga Ora considers that a definition is unnecessary and has a plain and that the term ‘landscaping’ has an ordinary meaning that does not need to be specifically defined. Deletion sought.	Landscaping the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, and/or to partially or wholly screen activities or buildings, and/or to provide protection from climate.
5	Definitions – Outstanding Natural Features and Landscapes	<i>New definition</i>	Kāinga Ora considers that a definition and associated criteria are needed for ‘outstanding natural features and landscape’ which is a term referred to consistently through the PDP. New definition sought.	<i>New definition and criteria for ‘outstanding natural features and landscape’ sought.</i>
6	Definitions – Reverse Sensitivity	Support	Kāinga Ora supports the definition as proposed, to the extent that its inclusion and clear definition allows adverse	Reverse Sensitivity

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			reverse sensitivity effects to be addressed and managed through implementation of the plan. Retain as notified.	the potential for the operation of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by an existing activity
7	Definitions – Service Lane	Oppose in part	Kāinga Ora considers that the developer of the service lane is irrelevant to the definition. Amendments sought.	Service Lane any lane laid out or constructed whether by the authority of the Council or the Minister of Works and Development or the Minister of Lands (on or after 1 April 1988) for the purpose of providing the public with a side or rear access for vehicular traffic to any land.
8	Definitions – Supported Residential Care	<i>New definition</i>	Kāinga Ora supports the inclusion of a new definition for supported residential care, to be provided for as a permitted activity in residential zones where carried out at certain scales consistent with the planned character and amenity values of the zone.	Supported Residential Care <u>means the use of a residential house(s) by people who live together and receive care or wellbeing respite support on a 24 hour basis to assist with independent living. This definition does not include Retirement Villages (and ancillary, office, nursing and medical facilities) or regular and ongoing home-based care and assistance to a dependent person.</u>
9	Definitions – Vulnerable Activities	Support	Kāinga Ora supports the definition of vulnerable activity as proposed. Retain as notified.	Vulnerable Activity (Natural Hazards/Hazardous Substances) an activity that is particularly vulnerable to exposure to significant risk from one or more identified natural hazards and/or hazardous substances. Vulnerable activities include: a. Visitor Accommodation b. Marae c. Camping Grounds d. Day Care Facilities e. Rest Homes f. Retirement Villages g. Educational Facilities h. Emergency Service Activities i. Hospitals.
Chapter TW – Tangata Whenua				
10	TW - Entire chapter	Support in part	Kāinga Ora generally supports the Strategic Direction – Tangata Whenua chapter in its proposed form. Notwithstanding the above, minor amendments are sought to specific provisions as set out in subsequent submission points to reduce ambiguity as to when and how tangata whenua are to be involved in resource consent applications.	<i>Kāinga Ora seeks minor amendments to specific provisions as set out in subsequent submission points to reduce ambiguity as to when and how tangata whenua are to be involved in resource consent applications.</i>
11	TW-02	Oppose in part	Kāinga Ora opposes the objective as proposed in that without further policy direction, it will result in ambiguity as to	Enable the active participation of tangata whenua in all aspects of the implementation of the Central Hawke’s Bay District Plan, <u>particularly in relation to matters potentially impacting Wāhi Tapu, Wāhi Taonga and Sites of Significance.</u>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			when and how to involve tangata whenua in resource consent applications. Amendments sought.	<i>Amendments are required in the PDP to provide clarity in policy direction for when and how to involve tangata whenua in the implementation of the Central Hawke's Bay District Plan. They may be consequential amendments may be in other parts of the PDP as a result of a change in this section.</i>
12	TW-P1	Support in part	Kāinga Ora seeks amendments to reduce ambiguity and provide a greater degree of clarity as to when and how to involve tangata whenua in resource consent applications. Amendments sought.	To provide for timely, effective and meaningful engagement with tangata whenua in resource management decision-making and implementation where tangata whenua are interested and/or affected.
Chapter UFD - Urban Form and Development				
13	UFD – Entire Chapter	Oppose	Kāinga Ora opposes the UFD chapter in its entirety to the extent that it considers that the objectives and policies are not sufficiently developed enough to provide clear policy direction as to the outcomes sought by Council. In this regard, it is Kāinga Ora's view that the objectives and policies need to be reconsidered and refined so as to provide greater specificity to appropriately guide urban development throughout the district. Amendments sought. Request that the Objectives and Policies of the UFD chapter are amended to address the points above.	<i>Kāinga Ora seeks that Objectives and Policies in the UFD chapter are reassessed and amended in their entirety so as to ensure clear policy direction to guide urban development outcomes throughout the plan.</i>
Chapter NU – Network Utilities				
14	NU-I1	Support	Kāinga Ora supports NU-I1 as notified. Retain as notified.	Essential Role of Network Utilities Network utilities have important functions and enable people and communities to provide for their health and safety and social, economic, and cultural wellbeing, but can have adverse effects on the environment, often due to their technical, operational, and location-specific requirements. Explanation Network utilities are physical resources which are an essential part of the District's infrastructure in providing for the efficient and ongoing functioning of the District and the social, economic and cultural well-being of people and communities, and for their health and safety. By their nature, network utilities vary in scale and significance, are located above and below ground, are dispersed throughout the District, and often have functional and/or operational needs in order to ensure a safe, efficient, secure and resilient service. This can generate specific locational requirements. The contribution to everyday life, to the economy and to connecting people and communities, including in emergencies, means that provision for the operation and development of network utilities is significant.
15	NU-I2	Support	Kāinga Ora supports NU-I2 as notified. Retain as notified.	Adverse Effects of Network Utilities and Amateur Radio Configuration Some network utilities and amateur radio facilities can have adverse effects on the environment. Explanation Network utilities, particularly where small-scale and/or located underground, can have only a minor impact on the environment. Some network utilities and amateur radio facilities can, however, have adverse effects on the environment. These effects may result from land disturbance in establishing them, be generated by the operation itself, or be associated with their ongoing maintenance, upgrading or development. Such effects can include visual amenity and

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>landscape character impacts, particularly where siting in prominent areas is required for transmission or service, risks to public health and safety, and generating nuisance such as noise, vibration, lighting, and traffic effects.</p> <p>The effects of network utilities and amateur radio configuration can also have greater impact on residential environments than other areas, and on sites of significance throughout the District, such as significant natural areas, outstanding landscape features, historical heritage sites and sites of significance to Maori. The siting of network utilities and amateur radio facilities can also potentially worsen risk in areas subject to natural hazards. Sometimes these adverse effects have to be balanced alongside recognising any special technical requirements or constraints which may limit where a network utility can be sited.</p>
16	NU-I3	Support in part	<p>Kāinga Ora generally supports NU-I3 as notified however requests the inclusion of the qualifier 'where not appropriately managed,' to reflect that subdivision, land use, and development in close proximity to existing network utilities may not unnecessarily constrain or compromise the safe and efficient functioning of the utility where well planned and considered.</p> <p>Amendments sought.</p>	<p>Effects of Other Activities on Network Utilities</p> <p><u>Where not appropriately managed, n</u>New subdivision, land use and development may impact on the safe and efficient functioning of network utilities.</p> <p>Explanation</p> <p><u>Where not appropriately managed, n</u>New subdivision, land use and development in close proximity to existing network utilities can have the potential to constrain or compromise the efficient or effective operation, maintenance and development of those network utilities. In some instances, this can compromise health and safety through the location of sensitive activities close to network utilities, and through activities not adhering to safe clearances or safe distances from network utilities e.g. from electricity transmission networks (including the National Grid), high pressure gas network, overhead lines and cables, navigational aids, road and railway corridors etc.</p>
17	NU-O1	Support	Kāinga Ora supports the objective as notified. Retain as notified.	Recognise and provide for safe, effective, efficient and resilient network utilities throughout the District that provide essential and secure services, including in emergencies, that enable people and communities to provide for their health, safety and wellbeing.
18	NU-O2	Support	Kāinga Ora supports the objective as notified. Retain as notified.	The adverse effects of network utilities on the environment are avoided, remedied or mitigated, while recognising the functional and operational needs of network utilities (including those associated with their scale, design and locational requirements).
19	NU-O3	Support in part	<p>Kāinga Ora generally supports the objective, however requests minor amendments to wording to reflect that there will be circumstances where subdivision, land use and development may be appropriate and is unlikely to result in reverse sensitivity effects.</p> <p>Amendments sought.</p>	The safety, maintenance, upgrade or development of network utilities is not compromised by incompatible <u>and/or inappropriate</u> subdivision, land use or development, <u>including the potential for where it is likely to result in</u> reverse sensitivity effects.
20	NU-O4	Support	Kāinga Ora supports the objective as notified. Retain as notified.	Provide for amateur radio configurations, cycleways and walkways within road reserve, electrical vehicle charging facilities outside road reserve, navigational aids, and sensing and environmental monitoring equipment (including air quality and meteorological monitoring structures and devices) where adverse effects on the environment are avoided, remedied or mitigated.
21	NU-P1	Support	Kāinga Ora supports the policy as notified. Retain as notified.	<p>Recognise the national, regional and local importance and benefits of network utilities, including as lifeline utilities during an emergency, by:</p> <ol style="list-style-type: none"> 1. enabling the operation, maintenance, repair, minor upgrade or removal of network utilities throughout the District; 2. providing for upgrades to, and the development of new, network utilities; 3. providing flexibility for network utilities to adopt new technologies that improve access to and efficient use of networks and services, allow for re-use of redundant services or structures, increase resilience, safety or reliability, or result in environmental benefits and enhancements; and 4. recognising the functional and operational needs of network utilities.
22	NU-P2	Support in part	Kainga Ora generally supports the policy as notified, however seeks minor amendments to wording for clarification purposes.	<p>Avoid adverse effects of upgrades to, and the development of new, network utilities on the values and attributes <u>of areas</u> identified in the District Plan <u>asof</u>:</p> <ol style="list-style-type: none"> 1. Historical Heritage Items (in HH-SCHED2) and Notable Trees (in TREE-SCHED4); 2. Wāhi Tapu, Wāhi Taonga and Sites and Areas of Significance to Māori (in SASM-SCHED3);

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>3. Significant Natural Areas (in ECO-SCHED5); and 4. Outstanding Natural Features and Landscapes (in NFL-SCHED6);</p> <p>while recognising the extent to which adverse effects can be avoided, may be constrained by a network utility's functional or operational needs.</p>
23	NU-P3	Oppose	<p>Consistent with its submission, Kāinga Ora opposes reference to terms 'high natural character areas' and 'significant amenity features' in that these terms are not defined within the plan, and it is presumed that these areas do not meet the threshold for consideration as 'outstanding natural landscapes and features.' Given the lack of clarity around what constitutes a 'high natural character area' or a 'significant amenity feature,' it is unclear to what degree the plan should have regard to these matters within an RMA context.</p> <p>Deletion sought.</p>	<p>Avoid significant adverse effects and remedy or mitigate other adverse effects of upgrades to, and the development of new, network utilities on the values and attributes of areas identified in the District Plan as:</p> <p>1. High Natural Character Areas (in CE-SCHED7); and 2. Significant Amenity Features (in NFL-SCHED6);</p>
24	NU-P4	Support	<p>Kāinga Ora supports the policy as notified. Retain as notified.</p>	<p>Manage the effects of network utilities on the environment by:</p> <ol style="list-style-type: none"> 1. avoiding, remedying or mitigating adverse effects on: <ol style="list-style-type: none"> a. natural and physical resources; b. amenity values, including from shading, visual dominance, noise, vibration, light spill, traffic and access, dust nuisance; c. the safe and efficient operation of other network utilities, including effects on electricity transmission and the National Grid, gas transmission pipelines, road and rail networks, and infrastructural service networks; d. the health, well-being and safety of people and communities, including from exposure to radio-frequency fields and electric and magnetic fields, and by posing a significant risk or exacerbating an existing risk of natural hazards; 2. requiring compliance with recognised standards and guidelines for the potential adverse effects of noise, vibration, radiofrequency fields and electric and magnetic fields; 3. encouraging the progressive undergrounding of appropriate network utilities in new areas of development within the General Residential, Rural Lifestyle, Large Lot Residential and Settlement Zones and the systematic replacement of existing overhead services with underground reticulation or the upgrading of existing overhead services within these areas, where this is technically and commercially viable; 4. encouraging the co-siting and sharing of masts, facilities, utility corridors and other innovative solutions within residential environments and roads, where technically feasible and practicable; and 5. encouraging the removal of redundant and superseded network utility facilities.
25	NU-P5	Oppose in part	<p>Kāinga Ora generally supports the intent of the policy, however seeks amendments to clarify when activities may require management and to reflect that where well planned, subdivision, use, and development within proximity to network utilities is likely to be appropriate such that reverse sensitivity effects can be appropriately addressed and/or managed.</p> <p>Amendments sought.</p>	<p>To protect network utilities from the adverse effects of inappropriate subdivision, use and development that where it may constrain or compromise the safe, effective, secure and efficient operation, maintenance, upgrading and development of network utilities, and the safety and amenity values of people and the community, including by:</p> <ol style="list-style-type: none"> 1. managing new activities through setbacks and design controls, where necessary, to achieve appropriate protection of a network utility; 2. managing new activities that are sensitive to noise adjoining the railway corridor, the national and regional road network, and within any defined noise contour to avoid reverse sensitivity effects; 3. managing access to the railway corridor and to the national and regional road network land transport network; 4. managing light spill and glare from activities on road users; 5. managing land disturbance and activities in the vicinity of gas transmission pipelines; 6. managing land use development (including sensitive activities), buildings, structures and subdivision near the National Grid, within the National Grid Yard, or around a designated National Grid substation;

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>7. managing land disturbance, land use development and buildings to maintain safe electrical clearance distances under electricity distributions lines and support structures; and</p> <p>8. ensuring subdivision of sites containing a network utility activity retain <u>does not unnecessarily compromise</u> the ability for the network utility operator to access, operate, maintain, repair and upgrade the network utility.</p>
26	NU-P6	Support in part	<p>Kāinga Ora supports the policy as notified, however seeks minor amendments to the wording of NU-P6(1) as per 'relief sought.'</p> <p>Amendments sought.</p>	<p>To manage the effects of amateur radio configuration by designing, constructing and locating associated masts, poles and antennas and their support structures so as to avoid, remedy or mitigate adverse effects on:</p> <ol style="list-style-type: none"> 1. residential character and amenity values; 2. Historical Heritage Items (in HH-SCHED2) and Notable Trees (in TREE-SCHED4); 3. Wāhi Tapu, Wāhi Taonga and Sites and Areas of Significance to Māori (in SASM-SCHED3); 4. Significant Natural Areas (in ECO-SCHED5); and 5. Outstanding Natural Features and Landscapes (in NFL-SCHED6).
Chapter TRAN - Transport				
27	TRAN-I1	Support	<p>Kāinga Ora supports TRAN-I1 as proposed. Retain as notified.</p>	<p>Efficient and safe use of the District's roads and other transport infrastructure can be adversely affected by the inappropriate design of land use activities, their access, parking and servicing.</p> <p><u>Explanation</u> The District's transportation networks are important to enable the movement of goods and people throughout the community. Inappropriate land use and development can compromise the safety and efficiency of transportation networks (including the rail network). In particular, poor design and location of vehicle access to and from the road network and near railway lines and level crossings can create adverse effects on the network's safety and efficiency.</p>
28	TRAN-O1	Support	<p>Kāinga Ora supports the Objective as proposed. Retain as notified.</p>	<p>The transport network is safe, resilient, efficient and effective in moving people and goods within and beyond the District.</p>
29	TRAN-O2	Support in part	<p>Kāinga Ora considers that amendments are required to more clearly articulate what makes a level of traffic generation 'compatible' with the local road network.</p> <p>Amendments sought.</p>	<p>Activities generate a type or level of traffic that is compatible with the roads they are located on. <u>can be appropriately accommodated within the local transport network.</u></p>
30	TRAN-P1	Oppose	<p>Kāinga Ora opposes the policy, and considers that a reduction in on-site car parking may be appropriate in certain circumstances.</p> <p>Amendments sought.</p>	<p>To require land owners and occupiers to provide off-street parking, access and loading facilities on sites which are appropriate to the demands of the activities carried out on their sites, limit road congestion and maintain the safety, efficiency and amenity of the streetscape. To manage the number, location and type of parking and loading spaces to support the functional and operational requirements of activities while providing for reductions in on-site parking:</p> <ol style="list-style-type: none"> (a) <u>In areas which are highly accessible using alternative means of transportation, including public transportation, walking, and cycling;</u> (b) <u>Where a reduction in on-site parking provides for improved on-site amenity (i.e. Outdoor living space, stormwater management, landscaping); and</u> (c) <u>Where reductions in on-site parking will not result in significant adverse effects on the safe, efficient, and effective operation of the transport network.</u>
31	TRAN-P2	Support	<p>Kāinga Ora supports the Policy as proposed. Retain as notified.</p>	<p>To set standards for the design of new public roads, private roads and accessways to ensure that they are appropriate for the function they serve.</p>
32	TRAN-P3	Oppose	<p>Kāinga Ora considers that in relation to arterial and collector roads, the word 'protect' is disproportionately strong relative to the matter TRAN-P3 seeks to address. Further, the policy does not sufficiently delineate what constitutes inappropriate development.</p> <p>Amendments sought.</p>	<p>To protect Arterial and Collector roads within the transport network from inappropriate development. To manage subdivision and development requiring direct vehicle access to an arterial or collector road to ensure safety and efficiency of the transport network is not inappropriately compromised.</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
33	TRAN-P4	Oppose in part	<p>Kāinga Ora considers that in general the design standards for car parking and loading spaces in and of themselves are unlikely to promote the safe and efficient use of vehicles, and that other standards such as those relating to vehicle access play a more pivotal role in this regard.</p> <p>Amendments sought.</p>	To establish appropriate design standards for the construction of car parking spaces and loading areas that promote the safe and efficient use of vehicles so as to ensure that they are fit for purpose, where provided.
34	TRAN-P5	Oppose in part	<p>Kāinga Ora generally supports the intent of the policy however considers that it can be simplified and streamlined.</p> <p>Amendments sought.</p>	To control the width and location of vehicle access points from the transport network to each property to minimise the adverse effects of manoeuvring and queuing vehicles, the potential effects on pedestrian, cyclist and other road user safety, and effects on streetscape amenity on the roading network and to road users.
35	TRAN-P6	Support	Kāinga Ora supports the Policy as proposed. Retain as notified.	To promote alternative means of safe, efficient and effective transport, including cycling and walking and public transport facilities to enable people of all ages to move within the District and reduce the effects of vehicle-based transport systems.
36	TRAN-P7	Support in part	<p>Kāinga Ora generally supports the policy, however considers that amendments are needed to clarify that it is the traffic generated by new development, rather than the new development itself, which can result in adverse effects on the capacity of the road network such that it requires management.</p> <p>Amendments sought.</p>	To ensure the roading network has capacity to accommodate traffic generated as a result of new development.
37	TRAN-R1	Support	Kāinga Ora supports this rule as proposed. Retain as notified.	<p>Provision of Vehicular Access, and Parking and Loading Space (All Zones)</p> <p>1. Activity Status: PER Where the following conditions are met:</p> <p>a. Compliance with:</p> <ul style="list-style-type: none"> i. TRAN-S1; ii. TRAN-S2; iii. TRAN-S3; iv. TRAN-S4; v. TRAN-S5; vi. TRAN-S6; vii. TRAN-S7; and viii. TRAN-S8. <p>2. Activity status where compliance not achieved: RDIS Matters over which discretion is restricted:</p> <p>a. TRAN-AM1 and TRAN-AM2.</p>
38	TRAN-RX	<i>New rules</i>	Kāinga Ora considers that new rules need to be included in the transport chapter, recognising that there are other matters	<p><i>Kāinga Ora seeks the inclusion of new activities and associated rules for the following:</i></p> <ol style="list-style-type: none"> 1. <i>The operation, maintenance, and repair of the land transport network;</i> 2. <i>The development of new roads to be vested in Council.</i>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:																						
			<p>which require management apart from the provision of vehicle access, parking and loading spaces. Kāinga Ora seeks the inclusion of new activities and associated rules relating to:</p> <ol style="list-style-type: none"> 1. The operation, maintenance, and repair of the transport network; and 2. The development of new roads to be vested in Council. <p>In relation to the above, Kāinga Ora considers that these activities may appropriately be provided for as permitted activities subject to compliance with relevant transport standards, where non-compliances can be appropriately managed through a restricted discretionary activity framework.</p> <p>Amendments sought.</p>	<p><i>Amendments sought to the PDP.</i></p>																						
39	TRAN-S1	Oppose in part	<p>Kāinga Ora recognises that Central Hawkes Bay District does not contain an urban environment as defined within the National Policy Statement for Urban Development 2020, and therefore mandatory removal of minimum car parking requirements does not apply. Kāinga Ora does however consider that the requirement to provide on site parking for residential activities is unnecessary regulation and does not give rise to efficient landuse outcomes nor sufficiently reflect the need to provide for housing choice and current household demographic trends.</p> <p>Kāinga Ora seeks amendments to remove requirements to regulate parking for residential activities.</p> <p>For the remaining activities Kāinga Ora also proposes that a note is added to this standard to clarify that where minimum car parking rates as set out in the table result in a fractional space, this can be rounded down to the nearest whole number and continue to comply.</p>	<p>Vehicle Parking (All Zones)</p> <ol style="list-style-type: none"> 1. Every owner or occupier who proposes to construct or substantially reconstruct, alter, or add to a building on any site, or change the activity carried out on any land or in any building, must provide suitable areas on the site for parking in accordance with the requirements listed in the table below. <p>Table 1 – Car Parking Spaces</p> <table border="1" data-bbox="1130 1075 2772 1894"> <thead> <tr> <th data-bbox="1130 1075 1656 1108">TYPE OF ACTIVITY</th> <th data-bbox="1656 1075 2772 1108">MINIMUM NUMBER OF CAR PARKING SPACES</th> </tr> </thead> <tbody> <tr> <td data-bbox="1130 1108 1656 1209">Residential UnitsActivities Minor Residential Units</td> <td data-bbox="1656 1108 2772 1209">2 parks per unit (can include parks within garages or carports), and where the site is located within the Residential Zone, can include a vehicle standing bay required under standard TRAN-S3(5). No minimum or maximum parking spaces required</td> </tr> <tr> <td data-bbox="1130 1209 1656 1310">Commercial Activities - all zones, other than those activities listed specifically in this table</td> <td data-bbox="1656 1209 2772 1310">1 park for visitors per 50m² gross floor area; and 1 park for staff per 200m² gross floor area; and 1 park per 100m² outdoor storage or outdoor display area</td> </tr> <tr> <td data-bbox="1130 1310 1656 1411">Industrial Activities Service Activities</td> <td data-bbox="1656 1310 2772 1411">1 park for visitors per 100m² gross floor area; and 1 park for staff per 200m² gross floor area; and 1 park per 100m² outdoor storage space</td> </tr> <tr> <td data-bbox="1130 1411 1656 1444">Post-Harvest Facilities</td> <td data-bbox="1656 1411 2772 1444">1 space per 2 FTE staff employed on the site.</td> </tr> <tr> <td data-bbox="1130 1444 1656 1503">Relocatable Building Depot</td> <td data-bbox="1656 1444 2772 1503">1 park for visitors per 3 houses; and 1 park per 2 staff members</td> </tr> <tr> <td data-bbox="1130 1503 1656 1562">Visitor Accommodation</td> <td data-bbox="1656 1503 2772 1562">1 park per room or 1 park per 3 beds, whichever is the greater; and 1 park per 2 staff members</td> </tr> <tr> <td data-bbox="1130 1562 1656 1638">Camping Grounds</td> <td data-bbox="1656 1562 2772 1638">1 park per camp site; and 1 park per 2 staff members</td> </tr> <tr> <td data-bbox="1130 1638 1656 1797">Service Stations</td> <td data-bbox="1656 1638 2772 1797">1 park per 50 m² gross floor area of retail shop; and 1 park per 2 staff members; and 4 spaces per workshop bay; and 2 queuing spaces per refuelling lane; and 3 queuing spaces for a carwash</td> </tr> <tr> <td data-bbox="1130 1797 1656 1856">Restaurants Licensed Premises</td> <td data-bbox="1656 1797 2772 1856">1 park per 25m² gross floor area; and 1 park per 2 staff members</td> </tr> <tr> <td data-bbox="1130 1856 1656 1894">Educational Facilities</td> <td data-bbox="1656 1856 2772 1894">1 park per 2 staff members; and</td> </tr> </tbody> </table>	TYPE OF ACTIVITY	MINIMUM NUMBER OF CAR PARKING SPACES	Residential Units Activities Minor Residential Units	2 parks per unit (can include parks within garages or carports), and where the site is located within the Residential Zone, can include a vehicle standing bay required under standard TRAN-S3(5). 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Drive thru facilities excluding Service Stations	2 queuing spaces per booth or facility																											
40	TRAN-S2	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	<p data-bbox="1130 1167 2772 1201">Parking Spaces for People with Disabilities (All Zones)</p> <p data-bbox="1130 1234 2772 1293">1. When constructing car parks, developers, owners or occupiers must make provision for disabled car parks in compliance with TRAN-APP1 and they must also be clearly marked or signposted as such.</p>																								
41	TRAN-S3	Oppose in part	<p data-bbox="670 1331 1113 1541">Kāinga Ora seeks amendments to the proposed standard to remove overly prescriptive requirements. In relation to stormwater runoff, it is considered that these matters are better addressed through zone provisions than within the transport chapter.</p> <p data-bbox="670 1575 1113 1608">Amendments sought.</p>	<p data-bbox="1130 1331 2772 1365">Design and Construction of Parking Areas</p> <table border="1" data-bbox="1130 1388 2772 1898"> <tr> <td data-bbox="1130 1388 1952 1898"> <p data-bbox="1139 1394 1944 1428">All Zones</p> </td> <td data-bbox="1952 1388 2772 1898"> <p data-bbox="1961 1394 2763 1898">1. Vehicle Dimensions:</p> <p data-bbox="2050 1423 2763 1570">a. All parking spaces and access and manoeuvring areas, including ramps, must be of a size and layout to accommodate a passenger vehicle as defined in the <i>Austrroads Design Vehicles and Turning Path Templates Guide AP-G34-13</i> (Austrroads, 2013) – refer to TRAN-APP2 for the dimensions of this vehicle.</p> <p data-bbox="1961 1577 2763 1610">2. General Design and Construction Details:</p> <p data-bbox="2050 1610 2763 1694">a. All public and required parking areas, and any outdoor display areas (such as car, caravan or boat sales yards) must comply with the following general requirements:</p> <p data-bbox="2131 1694 2763 1785">i. Parking areas must be designed and constructed to ensure that stormwater runoff from the parking area does not adversely affect adjoining properties.</p> <p data-bbox="2131 1785 2763 1898">ii. Parking areas, together with access and turning space, must be designed to ensure that vehicles negotiate the parking area at a safe speed and are not required to reverse either on to or off a street, provided that this</p> </td> </tr> </table>	<p data-bbox="1139 1394 1944 1428">All Zones</p>	<p data-bbox="1961 1394 2763 1898">1. Vehicle Dimensions:</p> <p data-bbox="2050 1423 2763 1570">a. All parking spaces and access and manoeuvring areas, including ramps, must be of a size and layout to accommodate a passenger vehicle as defined in the <i>Austrroads Design Vehicles and Turning Path Templates Guide AP-G34-13</i> (Austrroads, 2013) – refer to TRAN-APP2 for the dimensions of this vehicle.</p> <p data-bbox="1961 1577 2763 1610">2. General Design and Construction Details:</p> <p data-bbox="2050 1610 2763 1694">a. All public and required parking areas, and any outdoor display areas (such as car, caravan or boat sales yards) must comply with the following general requirements:</p> <p data-bbox="2131 1694 2763 1785">i. Parking areas must be designed and constructed to ensure that stormwater runoff from the parking area does not adversely affect adjoining properties.</p> <p data-bbox="2131 1785 2763 1898">ii. Parking areas, together with access and turning space, must be designed to ensure that vehicles negotiate the parking area at a safe speed and are not required to reverse either on to or off a street, provided that this</p>																						
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	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:	
					<p>requirement will not apply in any General Residential Zone, Large Lot Residential Zone or Settlement Zone where a single accessway serves not more than two residential buildings. Vehicles using the parking area must only enter or leave the site by the accessway.</p> <p>iii. —Where a public or non-residential parking area is within or adjoins a General Residential Zone, Large Lot Residential Zone or Settlement Zone, a 1.8-metre-high, fully enclosed screen must be erected, or a landscape strip of a minimum width of 5 metres along the boundary must be provided. These requirements may be reduced or waived with the consent of the adjoining neighbour.</p> <p>iv. A queuing space must be provided within public car parks to prevent vehicles queuing on the street.</p> <p>v. Provision must be made for the illumination of access drives and pedestrian areas within public car parks. Such illumination is to be directed away from adjoining General Residential Zone, Large Lot Residential Zone or Settlement Zone sites.</p>
				Large Lot Residential Zone (Coastal)	<p>3. Parking Spaces for Residential Activities:</p> <p>a. Parking spaces must have a minimum internal dimension of 3.0 metres (width) by 5.0 metres (length).</p>
				General Residential Zone	<p>4. Parking Spaces for Residential Activities:</p> <p>a. Parking spaces must have a minimum internal dimension of 3.0 metres (width) by 5.0 metres (length).</p> <p>5. —Vehicle Standing Bay:</p> <p>a. A 5-metre-long vehicle standing bay must be located within the vehicle access to all garages and carports.</p>
				Commercial Zone General Industrial Zone	<p>6. Parking areas must be formed and sealed and marked out, and where there is a separate requirement for staff parking, such parks must be clearly identified.</p>
42	TRAN-S5	Oppose in part	<p>Kāinga Ora seeks amendments to vehicle access standard TRAN-S5 to recognise that as road frontage increases, a greater number of vehicle crossings is likely to be appropriate per site.</p> <p>Kāinga Ora also seeks deletion of the requirement that where sites are bordered by two or more roads of the same category, that vehicle access must be via that road which carries less traffic, and considers that the level of investigation and evidence required in this regard is not justified.</p> <p>So as to ensure consistency throughout the plan, Kāinga Ora opposes the use of</p>	<p>Vehicle Access (All Zones)</p> <ol style="list-style-type: none"> Every owner or occupier must provide a legal, safe and effective vehicular access to any activity undertaken on a site, and required parking or loading areas, from an existing, formed legal road, to enable vehicles to enter the site. There must be a maximum of one vehicle crossing per site property or per 15m of road frontage (whichever is greater) within the General Residential Zone, Large Lot Residential Zone and Settlement Zone, except where the site is an emergency services facility. Where the property site property site is bordered by two or more roads, the vehicle access to the property must be from the lower category road or road with the lowest traffic volumes when road hierarchy status is equal. The minimum legal widths for private access are contained in Table 2 – Residential Units & Home Businesses, Table 3 – Rural Environments – Commercial, Industrial & Other Activities, and Table 4 – Urban Environments – Commercial & Industrial Activities below. Private access to properties must allow the safe passage from the edge of the road to the legal boundary of the lot for a single site or household unit. For two or more sites or residential units or for any Right of Way, formation of the access to the activity undertaken on the site is required in compliance with Table 2. A property access which crosses the rail network does not constitute legal access. Sites adjoining a railway line or designation must provide an alternative access to a legal road which does not require a crossing of the railway line or designation. 	

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:										
			<p>the term 'property' and replacement with the defined term 'site.'</p> <p>Amendments sought.</p>	<p><i>Note: Notwithstanding the rules in this Plan, every person proposing to construct or modify an accessway onto a State Highway must obtain permission from Waka Kotahi NZ Transport Agency, and every person proposing to construct or modify an access which crosses a rail line must obtain permission from KiwiRail.</i></p>										
43	TRAN-S6	Oppose in part	<p>Kāinga Ora considers that vehicle access separation of 100 and 30 metres, respectively, is excessive and disproportionate to the risk it seeks to manage.</p> <p>Amendments sought.</p>	<p>Distance ofBetween Vehicle Accesses and Separation from Road Intersections</p> <p>General Residential Zone / Commercial Zone / General Industrial Zone:</p> <ol style="list-style-type: none"> The distance that any new vehicle access to any property may be sited from any road intersection must be a minimum of 15m or the extent of the property boundary where this is not achievable, whichever is the least. Where there will be two adjacent accesses on adjoining sites, any new vehicle crossings must be offset from the common legal property boundary (side boundary) by 1.5 metres. Any vehicle access to any property must not be sited within 320 metres of an intersection of a State Highway. <p><i>Note: Vehicle access in relation to Arterial Road or Collector Road intersections will be subject to a Road Safety Audit as deemed necessary by the Road Controlling Authority.</i></p> <p>Rural Lifestyle Zone / General Rural Zone / Rural Production Zone / Settlement Zone / Large Lot Residential Zone (Coastal):</p> <ol style="list-style-type: none"> Any new vehicle access to any property shall be sited at least 1020 metres from an intersection of a State Highway. 										
44	TRAN-S7	Support in part	<p>Kāinga Ora generally supports this rule, but requests that it be clarified with the proposed wording to ensure the rule is specific as to which road may apply, in situations where there are multiple roads within 30m of the crossing.</p> <p>Amendments sought.</p>	<p>Distance of Vehicle Access from Railway Level Crossings (All Zones)</p> <ol style="list-style-type: none"> Any new vehicle access to any property points to roads that cross a railway level crossing shall be located a minimum of must not be sited within 30 metres of a from the rail level crossing. 										
45	TRAN-S8T	Support	<p>Kāinga Ora supports this rule as proposed. Retain as notified.</p>	<p>Safe Sightline Distances (All Zones)</p> <ol style="list-style-type: none"> Vehicle accesses and intersections must be located to ensure that Safe Sightline Distances are maintained. All level crossings must remain unobstructed in accordance with the sight triangles provided in TRAN-APP4 (Level Crossing Sight Triangles), with the exception of existing buildings associated with existing level crossings which do not have to meet the sight triangles. <p><i>Notes:</i></p> <ol style="list-style-type: none"> For vehicle accesses fronting a road that is not a State Highway, compliance with the Austroads Standards will be deemed an acceptable means of compliance with this standard. For vehicle accesses and intersections fronting a State Highway, Waka Kotahi NZ Transport Agency's minimum sight distances are set out below and are deemed an acceptable means of compliance with this standard. <table border="1" data-bbox="1121 1717 2635 1894"> <thead> <tr> <th>Posted Speed Limit (km/h)</th> <th>Minimum Site Distance (m)</th> </tr> </thead> <tbody> <tr> <td>50</td> <td>113</td> </tr> <tr> <td>60</td> <td>140</td> </tr> <tr> <td>70</td> <td>170</td> </tr> <tr> <td>80</td> <td>203</td> </tr> </tbody> </table>	Posted Speed Limit (km/h)	Minimum Site Distance (m)	50	113	60	140	70	170	80	203
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90	240							
100	282							
46	TRAN-AM1	Oppose in part	<p>Consistent with previous submission points, Kāinga Ora seeks amendments to the assessment matters for transport non-compliances. In particular, to reflect that minimum car parking non-compliances may in some cases be appropriate where well located relative to services and amenities, and/or where smaller dwellings are proposed.</p> <p>Kāinga Ora also seeks changes to streamline the assessment matters.</p> <p>Amendments sought.</p>	<p>General Assessment Matters for Access, Parking and Loading</p> <ol style="list-style-type: none"> Whether it is physically practicable to provide the required parking or loading spaces on the site in terms of the existing location of buildings, access to the road, topography, and utility location. Whether there is an adequate alternative supply of parking or loading spaces in the vicinity that could provide a partial or complete waiver of the parking requirements. In general, on-street parking is not considered an alternative. Whether a kerb-side loading space can be provided which is of sufficient capacity to accommodate the activity, <u>where applicable</u>. The minimum dimensions for kerb-side loading spaces are 3.5 metres wide, 3.5 metres high and 7 metres deep, measured from the street boundary. Whether there is another site in the immediate vicinity that has available parking or loading spaces that are not required at the same time as the proposed activity and that may be jointly used by the proposed activity. In such a situation the Council may require the associated parking or loading spaces to be secured by way of a written legal agreement from the parties concerned acknowledging their responsibility to provide and maintain the amount of parking proposed, and adequate signage to inform customers of its availability. Whether the level of vehicular activity likely to be generated by the activity on the site will be unusually low compared to other businesses as a result of business practice. Whether the proposed activity has certain characteristics which are likely to result in a lesser degree of traffic generation and parking demand than would generally be anticipated. Whether a significant adverse effect on the character and amenity of the surrounding area will occur as a result of not providing the required parking or loading space. The degree to which the safety and efficiency of the <u>local</u> land transport network may <u>would</u> be adversely affected <u>by any transport non-compliances</u>. Any cumulative effect of the lack of on-site parking and loading spaces in conjunction with other activities in the vicinity not providing the required number of parking or loading spaces. The degree to which any reduction in the design characteristics will result in the parking and loading area and/or access and manoeuvring areas being impractical, inconvenient, or unsafe to be used by vehicles or pedestrians. Whether the site is to be used for elderly persons' housing. Whether a residential site is inaccessible to vehicular traffic. Whether a reduced number of parking spaces would allow for <u>better improved</u> amenity to be created through landscaping and/or by the incorporation of low-impact urban design stormwater solutions. <u>Whether a reduced number of on-site car parking spaces encourages and promotes use of public and active modes of transport.</u> <u>Whether bicycle parking is provided for on site.</u> <u>Whether vehicle accesses are designed and sited in such a way so as to minimise potential conflict points.</u> 				
47	TRAN-AM2	Support	Kāinga Ora supports the assessment matters as proposed. Retain as notified.	<p>Non-Compliance with Distance of Vehicle Accesses from Road Intersections</p> <ol style="list-style-type: none"> Whether the dimensions of the site or the location of buildings or other physical features of land or buildings preclude reasonable compliance with the minimum standards for distance from the road intersection. The current and expected traffic volume on the street or road which the property fronts, and whether the proposed location of the vehicle access and the expected traffic generated from the activities on the property will have a significant adverse effect on the safety or efficient operation of the road intersection over and above what is permitted. 				
NH – Natural Hazards								
48	NH-O1	Support	Kāinga Ora supports the Objective as proposed. Retain as notified.	The community's awareness and understanding of natural hazard risks in the District is enhanced.				
49	NH-O2	Support in part	Kāinga Ora generally supports the intent of the objective, however considers that amendments are required to provide	The Significant adverse effects of natural hazards and the long-term effects of climate change on the community and the built environment are minimised.				

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			clear policy direction and guide subsequent provisions. Amendments sought.	
50	NH-O3	Oppose	Kāinga Ora considers that complete avoidance of increased risk to people, property, infrastructure, and the environment associated with natural hazards is unlikely to be achievable, particularly in light of the effects of climate change. As such, amendments are sought to acknowledge where matters and activities can be managed to minimise risks associated with natural hazards. Amendments sought.	Any increase in risk to people, property, infrastructure and the environment from the effects of natural hazards is avoided. The establishment of new activities, subdivision, and development do not unnecessarily increase or exacerbate risks associated with natural hazards to people, property, infrastructure, and the environment.
51	NH-P5	Support in part	Kāinga Ora generally supports the policy however considers that the word 'manage' is more appropriate than 'control' in relation to the activities specifically listed. Amendments sought.	To control <u>manage</u> the activities that can occur in areas of significant natural hazard risk, including: <ol style="list-style-type: none"> 1. the erection of new buildings or structures, or alterations to existing buildings or structures; 2. earthworks; 3. subdivision of land; and 4. the establishment of new vulnerable activities.
52	NH-P9	Support in part	Kāinga Ora generally supports the policy however seeks amendments for clarification purposes. Amendments sought.	To ensure that subdivision, land use activities or other new development is located and designed to avoid the need for further natural hazard mitigation activities so as not to necessitate natural hazard mitigation activities to minimise risks associated with natural hazards to people, property, and infrastructure.
53	NH-P10	Support	Kāinga Ora supports the policy as notified. Retain as notified.	To promote the use of natural features, buffers and appropriate risk management approaches in preference to hard protection structures in mitigating natural hazard risk.
54	NH-R2	Oppose in part	Consistent with its submission, Kāinga Ora opposes the inclusion of flood hazard as a natural hazard overlay within the PDP. Unlike tsunami and fault hazards, flood hazards are dynamic and subject to change. As such, Kāinga Ora considers that the spatial identification of flood hazard areas should be made publicly available through a set of non-statutory flood hazard maps which sit outside of the PDP. Where compliance with standards is not achieved, Kāinga Ora considers that a restricted discretionary activity status is appropriate.	Any new building or alteration to an existing building within a Natural Hazard area Fault Avoidance Area: 1. Activity Status: PER Where the following conditions are met: <ol style="list-style-type: none"> a. The building is a BIC 1 or 2a category structure (refer NH-APP1 – Table of Building Importance Categories (BIC)). 2. Activity status where the building is a BIC 2b or 3 category structure: RDIS Matters over which discretion is restricted: <ol style="list-style-type: none"> a. The functional or operational need to locate the building in the hazard area. b. The nature and extent of the hazard risks to people or property, and whether the building activity is likely to increase or exacerbate those risks; will intensify the use of the area, or the number of people that are likely to occupy the site. c. The susceptibility of the building to the effects of ground shaking and displacement from earthquakes.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>In relation to tsunami hazard areas, Kāinga Ora suggests the inclusion of an additional matter of discretion to be considered in the assessment of resource consent applications.</p> <p>Amendments sought.</p>	<p>d. The ability to mitigate the effects of the hazard, including through any one or more of the following: foundation design, site layout, geotechnical setbacks, or building design.</p> <p>3. Activity status where the building is a BIC 4 category structure: NC</p> <p>Flood Hazard Area:</p> <p>4. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. The building is a BIC 1 category structure (refer NH APP1 Table of Building Importance Categories (BIC))</p> <p>5. Activity status where the building is a BIC 2a, 2b or 3 category structure: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. The functional or operational need to locate the building in the hazard area.</p> <p>b. The nature and extent of the hazard risks to people or property and the effectiveness of any mitigation measures.</p> <p>c. Cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites, and any measures proposed to mitigate the effects of the hazard.</p> <p>d. The potential to relocate or remove buildings to alternative locations.</p> <p>6. Activity status where the building is a BIC 4 category structure: NC</p> <p>Tsunami Hazard Area:</p> <p>7. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. The building does not accommodate new, or facilitate intensification of, Vulnerable Activities.</p> <p>8. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. The functional or operational need to locate the building in the hazard area.</p> <p>b. The nature and extent of the hazard risks to people or property, and whether the building activity will intensify the use of the area, or the number of people that are likely to occupy the site.</p> <p>c. <u>Whether appropriate escape paths or evacuation routes are available and readily accessible should a tsunami occur.</u></p>
55	NH-R3	Oppose	<p>Kāinga Ora opposes the rule to the extent that it duplicates NH-R2(7) and (8).</p> <p>Deletion sought.</p>	<p>Any new, or intensification of, Vulnerable Activities within the Tsunami Hazard area</p> <p>1. Activity Status: RDIS</p> <p>Where the following conditions are met: N/A</p> <p>Matters over which discretion is restricted:</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:						
				<p>a. The functional or operational need to locate the building in the hazard area. b. The nature and extent of the hazard risks to people or property, and whether the building activity will intensify the use of the area, or the number of people that are likely to occupy the site.</p> <p>2. Activity status where compliance not achieved: N/A</p>						
56	NH-AM4	Support in part	<p>Kāinga Ora generally supports the assessment matters in NH-AM4 however seeks deletion of NH-AM4(1)(j) which it considers is sufficiently addressed through assessment matters (a) through to (i).</p> <p>Amendments sought.</p>	<p>Natural Hazards</p> <p>1. The effects of the occurrence of the identified natural hazard and the consequences of the natural hazard on the proposed activity will need to be assessed. In making this risk assessment the following factors will need to be considered:</p> <ul style="list-style-type: none"> a. The extent to which public safety can be achieved. In assessing the proposal, regard will be had to methods of ensuring public safety such as early warning systems, emergency management contingency plans, escape routes and any other mitigation techniques. b. Assessment of the probability, magnitude and consequences of the cumulative natural hazards that affect the proposal. c. The type, scale, and distribution of any potential effects from the cumulative natural hazards that affect the proposal. d. The extent to which verifiable new information from a suitably qualified professional demonstrates that any land within an area identified on the District Planning Maps or held in Central Hawke’s Bay District Council or Hawke’s Bay Regional Council databases (i.e. GIS or web-based portal) as potentially subject to a natural hazard is not under threat from the hazard concerned or that the hazard is negligible. e. The potential risk to life, and economic and built environment risk associated with the proposed activity. f. The health and safety of potential property owners and/or occupants of the building(s). g. The effects on the community including physical, economic, and cumulative effects. h. The nature and type of land-use activity proposed and its potential maximum occupancy. i. Whether the proposal will result in consequences to other properties or infrastructure as a result of the natural hazard occurring. j. An overall assessment of whether the risk of natural hazards is significant or not. 						
57	NH-AM5	Support in part	<p>Kāinga Ora supports the assessment matters, however considers that the inclusion of the words ‘effects on’ is needed for clarification purposes.</p> <p>Amendments sought.</p>	<p>Effects on Public Works and Network Utilities</p> <p>1. The activity will be assessed in terms of its potential effects on public works and network utilities. Factors to be considered are the proximity of the activity to stop banks, high voltage lines, telecommunication facilities and other network utilities and public works, and the extent to which the activity may interfere with the safe and efficient operation or maintenance of those works and utilities.</p>						
58	NH-AER1	Support in part	<p>Kāinga Ora seeks amendments to NH-AER1 to reflect that certain activities and types of development may be appropriate to be located within areas of natural hazards where the risk is not significant.</p> <p>Amendments sought.</p>	<p>Where practicable, new building development is located outside of identified natural hazard risk areas presenting significant risk from natural hazards. Where building development and associated land use activities are already established is already within a natural hazard area, the risk of the hazard is reduced and/or mitigated. Mitigations are employed to minimise risk to people and property.</p>						
59	NH-APP1	Support	<p>Kāinga Ora supports inclusion of this appendix as proposed. Retain as notified.</p>	<p>Building Importance Categories (BIC)</p> <p><i>Note: The table below has been adapted from Table 9.1 of ‘Planning for Development of Land on or Close to Active Faults’, Ministry for the Environment, July 2003.</i></p> <table border="1" data-bbox="1130 1612 2772 1835"> <thead> <tr> <th data-bbox="1130 1612 1383 1675">Building Importance Category (BIC)</th> <th data-bbox="1383 1612 1893 1675">Description</th> <th data-bbox="1893 1612 2772 1675">Examples</th> </tr> </thead> <tbody> <tr> <td data-bbox="1130 1675 1383 1835">1</td> <td data-bbox="1383 1675 1893 1835">Structures presenting a low degree of hazard to life and other property</td> <td data-bbox="1893 1675 2772 1835"> <ul style="list-style-type: none"> a. Farm buildings, isolated structures and towers in the Rural Zones, not otherwise identified as BIC 2, 3 or 4. b. Fences, masts, walls, in-ground swimming pools. c. Other structures with a gross floor area of 30m² or less. </td> </tr> </tbody> </table>	Building Importance Category (BIC)	Description	Examples	1	Structures presenting a low degree of hazard to life and other property	<ul style="list-style-type: none"> a. Farm buildings, isolated structures and towers in the Rural Zones, not otherwise identified as BIC 2, 3 or 4. b. Fences, masts, walls, in-ground swimming pools. c. Other structures with a gross floor area of 30m² or less.
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	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:		
				2a	Residential timber-framed construction	a. Timber-framed single-storey residential units with a gross floor area of 300m ² or less.
				2b	Normal structures and structures not in other categories <i>This is the default category for all structures and facilities that do not fall within BIC 1, 2a, 3 or 4.</i>	a. Timber-framed residential units with a gross floor area (i.e. footprint) of more than 300m ² . b. Residential units outside the scope of NZS 3604 (Timber-framed buildings). c. Multi-occupancy residential, commercial (including offices and retail) and industrial activity buildings designed to accommodate less than 5000 people and a gross floor area of 10,000m ² or less. d. Community facilities with a gross floor area of 1000m ² or less and not included in BIC 3 or 4. e. Car-parking buildings (but not emergency vehicle garages).
				3	Structures that may contain people in crowds or pose risks to people in crowds or contain contents of high value to the community	a. Emergency service facilities not designated as post disaster facilities and not included in BIC 4. b. Buildings where more than 300 people can congregate in one area and not included in BIC 4. c. Educational facilities (primary and secondary schools) and day care facilities with capacity greater than 250 people. d. Educational facilities (colleges and adult education facilities) with capacity greater than 500 people. e. Any building with an occupancy load greater than 5000 people or more than 10,000m ² gross floor area and not included in BIC 4. f. Power generating facilities, water treatment and wastewater treatment facilities and other public utilities not included in BIC 4. g. Buildings and facilities not included in BIC 4 containing hazardous materials capable of causing hazardous conditions that do not extend beyond the property boundaries.
				4	Structures with special post-disaster functions	a. Buildings and facilities with special post-disaster functions. b. Hospital facilities. c. Emergency service facilities such as fire stations, police stations, ambulance stations and emergency vehicle garages. d. Network utilities required as backup for BIC 4 buildings and facilities. e. Designated emergency shelters. f. Designated emergency centres and ancillary facilities, including civil defence emergency centres. g. Major hazardous facilities.
Chapter HH – Historic Heritage						
60	HH - Entire Chapter	Oppose	<p>Kāinga Ora opposes the Historic Heritage chapter in its proposed form.</p> <p>As such, Kāinga Ora requests a review of the chapter to clarify the intent of the proposed provisions in line with the relief sought.</p> <p>Amendments sought.</p>	<p><i>Kāinga Ora opposes the chapter in its proposed form, and seeks amendments to the chapter (and consequentially related provisions in other parts of the Proposed Plan) to address the following:</i></p> <ol style="list-style-type: none"> <i>Kāinga Ora considers that HH-I1 needs to be reconsidered so as to be clear about what adverse effects may result, as this will determine the type of response and degree of management required through subsequent provisions.</i> <i>Kāinga Ora opposes use of the term ‘heritage character’ as referenced in HH-O1 and considers that it inappropriately conflates the concepts of historic heritage and amenity values, as set out in Sections 6 and 7 of the Resource Management Act.</i> <i>Kāinga Ora considers that the rules framework and associated activities are predominantly focussed on management of heritage buildings and have little regard for implications on historic and archaeological sites. Further consideration is needed regarding the appropriate response and management of sites.</i> <i>Kāinga Ora opposes requiring resource consent for safety alterations to heritage items and expects that this requirement may have unintended consequences on the safety and long-term viability of heritage buildings. In this respect, Kāinga Ora considers that any potential issues and/or adverse</i> 		

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>effects resulting from safety alterations can instead be managed through a permitted activity framework subject to compliance with a corresponding set of conditions.</p> <p>5. In line with the above, Kāinga Ora opposes requiring resource consent for internal alterations of heritage items.</p> <p>6. Where locations are known, 'silent file' features and sites should be mapped in consultation with iwi to ensure that they are appropriately protected and to provide greater clarity to all parties on when tangata whenua may be directly impacted by a resource consent application.</p> <p>7. Greater clarity regarding the spatial extents of archaeological sites and sites of significance is needed to confirm whether an activity will trigger resource consenting requirements under HH and/or SASM provisions.</p>
Chapter SASM – Sites and Areas of Significance to Maori				
61	SASM – Entire Chapter	Support in part	<p>Kāinga Ora generally supports the Sites and Areas of Significance to Maori chapter in its proposed form to the extent that it provides for a greater degree of involvement from tangata whenua in resource management processes, particularly in relation to activities which have the potential to affect wāhi tapu, wāhi taonga and sites of significance.</p> <p>Kāinga Ora supports the need to ensure sites and areas are sufficiently identified and protected under the Proposed District Plan, and that where spatial extents are mapped where available.</p> <p>As such, Kāinga Ora considers that several amendments are required to clarify the intent of proposed provisions in line with the relief sought.</p> <p>Amendments sought.</p>	<p>Kāinga Ora considers that the following amendments are necessary to ensure that sites and areas of significance to Maori are sufficiently protected:</p> <ol style="list-style-type: none"> 1. Kāinga Ora considers that in its current form, SASM-I1 does not clearly articulate the implications and potential adverse effects resulting from degradation and/or loss of wāhi tapu, wāhi taonga and sites of significance over time to tangata whenua. This needs to be properly stated and documented in SASM-I1, as the potential adverse effects will determine the type of response and degree of management required through subsequent provisions. 2. Where locations are known, 'silent file' features and sites should be mapped in consultation with iwi to ensure that they are appropriately protected and to provide greater clarity to all parties on when tangata whenua may be directly impacted by a resource consent application. 3. Greater clarity regarding the spatial extents of archaeological sites and sites of significance is needed to confirm whether an activity will trigger resource consenting requirements under HH and/or SASM provisions.
ECO – Ecosystems and Indigenous Biodiversity				
62	ECO – Entire Chapter	Oppose in part	<p>Kāinga Ora considers that in its current form amendments are required to clarify the direction of the ECO chapter.</p> <p>Kāinga Ora seeks amendments as outlined in 'relief sought.'</p> <p>Amendments sought.</p>	<p>Kāinga Ora seeks amendments to address the below matters:</p> <ol style="list-style-type: none"> 1. Appropriate differentiation is needed between trimming versus clearance activities in relation to indigenous vegetation and habitat, the function each of these activities plan, and the likely discrepancies in adverse effects. 2. Simplification and consolidation of assessment matters so as to provide greater certainty about the likely adverse effects requiring mitigation. 3. Kāinga Ora opposes reference to terms 'high natural character areas' and 'significant amenity features' in that these terms are not defined within the plan, and it is presumed that these areas do not meet the threshold for consideration as 'outstanding natural landscapes and features.' Given the lack of clarity around what constitutes a 'high natural character area' or a 'significant amenity feature,' it is unclear to what degree the plan should have regard to these matters within an RMA context.
NFL – Natural Features and Landscapes				

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
63	NFL – Entire Chapter	Oppose in part	<p>Kāinga Ora considers that in its current form amendments are required to clarify the direction of the NFL chapter.</p> <p>Kāinga Ora seeks amendments as outlined in ‘relief sought.’</p> <p>Amendments sought.</p>	<p><i>Kāinga Ora seeks amendments to address the below matters:</i></p> <ol style="list-style-type: none"> <i>Kāinga Ora considers that in its current form, NFL-I1 does not clearly articulate the implications and potential adverse effects resulting from loss of landscape values. This needs to be properly stated and documented in SASM-I1, as the potential adverse effects will determine the type of response and degree of management required through subsequent provisions.</i> <i>Kāinga Ora opposes reference to terms ‘high natural character areas’ and ‘significant amenity features’ in that these terms are not defined within the plan, and it is presumed that these areas do not meet the threshold for consideration as ‘outstanding natural landscapes and features.’ Given the lack of clarity around what constitutes a ‘high natural character area’ or a ‘significant amenity feature,’ it is unclear to what degree the plan should have regard to these matters within an RMA context</i> <i>In relation to certain activities, such as earthworks, it is Kāinga Ora’s view that there is a disconnect between the objectives and policies, rules and standards, and assessment matters, such that the majority of earthworks even when located within areas of outstanding natural features and landscapes cannot be appropriately managed by Council unless non-compliances to other standards occur.</i>
SUB - Subdivision				
64	SUB-I1	Oppose in part	<p>Kāinga Ora generally supports the intent of SUB-I1, however considers that it needs to be re-framed so as to clarify the key issue and potential consequences should it not be adequately managed.</p> <p>As discussed in subsequent submission points, Kāinga Ora seeks inclusion of a new subdivision activity to provide for ‘residential subdivision in accordance with an approved land use consent,’ thereby enabling residential development and subdivision at greater intensities where the effects of the land use have demonstrably been deemed acceptable through the approval of a land use consent.</p> <p>Amendments sought.</p>	<p>Lot Size and Dimension</p> <p>The need for lots of a sufficient size and dimension to accommodate activities allowed by the area-specific and district-wide rules. Where not appropriately managed, subdivision can result in establishment of new allotments which are unable to accommodate activities anticipated within the zone.</p> <p>Explanation</p> <p>Subdivision of land needs to create lots that are of an appropriate size to accommodate the variety of those land use activities that are <u>reasonably anticipated within allowed by</u> the zones and district-wide rules in the District Plan. They also need to be of a size and shape that enable the avoidance, remediation or mitigation of potential adverse effects of development on natural, physical, cultural and heritage resources, <u>and; that will provide for and/or contribute to on-site and off-site amenity maintain or enhance landscape and amenity values; and avoid or mitigate any potential reverse sensitivity effects in the area where they are located.</u></p>
65	SUB-I2	Oppose in part	<p>Kāinga Ora generally supports the intent of SUB-I2, however considers that it needs to be re-framed so as to clarify the key issue and potential consequences should it not be adequately managed.</p> <p>Amendments sought.</p>	<p>Servicing</p> <p>Subdivision usually requires Without ensuring the necessary provision and access to roading, telecommunication, electricity, water, sewage and stormwater services <u>through subdivision, this could limit planned activities or otherwise result in adverse effects on the environment. -to enable future owners of the land to carry out their planned activities.</u></p> <p>Explanation</p> <p>Subdivisions usually result in intensified land use, involving a full range of services. Good subdivision design includes roading and access routes that work efficiently and safely for both vehicles and pedestrians.</p> <p>Water supply and sewage/stormwater disposal services may connect to existing reticulation networks or be developed as self-contained services for each subdivision by the subdivider, or alternatively be developed at a later date by owners of each individual site within a subdivision.</p> <p>The proliferation of individual water supply, effluent disposal and stormwater systems can result in water contamination, flooding, or land instability in certain terrain. Subdivisions, where possible, should connect to existing reticulation systems.</p>
66	SUB-I3	Oppose in part	<p>Kāinga Ora generally supports the intent of SUB-I3, however considers that it needs to be re-framed so as to clarify the key issue and potential consequences should it not be adequately managed.</p>	<p>Natural Hazards</p> <p>Establishment of new allotments in areas of natural hazards can directly or indirectly increase and/or exacerbate risk to people and property. The potential effects of natural hazards on lots created by subdivision.</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>In the case of natural hazards, Kāinga Ora acknowledges that where new vacant allotments are created it often enables land use activities which have the potential to pose risks to people and property.</p> <p>Amendments sought.</p>	<p>Explanation</p> <p>Section 106 of the RMA enables the Council to refuse subdivision applications, or to grant subdivision consent subject to conditions, where the Council considers that there is a significant risk from natural hazards (considering likelihood of the natural hazard occurring, the material damage that would result, and any likely subsequent use of the land that would accelerate, worsen, or result in material damage). The RMA states that the Council must not grant a subdivision consent unless those adverse effects can be avoided, remedied, or mitigated.</p> <p>The limitations of land and the possible effects of natural hazards, including geotechnical constraints, need to be taken into account in the design and implementation of subdivisions.</p>
67	SUB-O1	Support in part	<p>Kāinga Ora generally supports the objective as proposed, however seeks minor changes to some wording.</p> <p>Amendments sought.</p>	<p>Subdivision of land that is consistent with the objectives and policies of the relevant zones and district-wide matters in the District Plan, including those relating to:</p> <ol style="list-style-type: none"> 1. safeguarding the rural land resource of Central Hawke’s Bay District from inappropriate subdivision (RLR – Rural Land Resource provisions in the District Plan); 2. the protection of areas identified as Outstanding Natural Landscapes and Features, Significant Natural Areas, <u>and</u> areas of significant indigenous vegetation and significant habitats of indigenous fauna, and High Natural Character Areas from the adverse effects of inappropriate subdivision (NFL – Natural Features and Landscapes, ECO – Ecosystems and Indigenous Biodiversity, CE – Coastal Environment provisions in the District Plan); 3. the protection of historic heritage from the adverse effects of inappropriate subdivision, including historic heritage items, and sites and areas of significance to Māori (HH – Historic Heritage and SASM – Sites and Areas of Significance to Māori provisions in the District Plan); 4. managing adverse effects of inappropriate subdivision on Significant Amenity Features that contribute to the character and amenity values of the areas (NFL – Natural Features and Landscapes provisions in the District Plan); 5. managing adverse effects of inappropriate subdivision on the maintenance and enhancement of public access to and along the coast and the margins of lakes and rivers (CE – Coastal Environment and PA – Public Access provisions in the District Plan); and 6. promoting sustainable subdivision and building (SSB – Sustainable Subdivision and Building provisions in the District Plan).
68	SUB-O2	Support in part	<p>Kāinga Ora generally supports the intent and direction of SUB-O2, however seeks changes to wording to reflect that where subdivision and land use consents are sought concurrently, the outcomes are well understood and deemed acceptable for the zone through approval of land use consent.</p> <p>To this end, Kāinga Ora supports imposition of minimum lot size requirements for vacant lot subdivision to ensure that they are of sufficient size to accommodate anticipated land use activities on resulting allotments.</p> <p>Amendments sought.</p>	<p>Lots Newly established vacant allotments created by subdivision are physically suitable <u>to appropriately accommodate those activities that may be reasonably anticipated within the zone. for a range of land use activities allowed by the relevant rules of the District Plan.</u></p>
69	SUB-O3	Support in part	<p>Kāinga Ora generally supports the intent but currently does not read as an objective.</p> <p>Amendments sought.</p>	<p>The provision of appropriate services to subdivided lots <u>are provided for, in anticipation of the likely effects of land use activities on those lots, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.</u></p>
70	SUB-O4	Oppose in part	<p>Kāinga Ora seeks amendments to recognise that subdivision is at times what enables the establishment of new</p>	<p>Reverse sensitivity effects of subdivision <u>and resulting new activities</u> on existing lawfully established activities (including network utilities) are <u>avoided-remedied where practicable</u>, or mitigated <u>where avoidance is not practicable</u>.</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			activities to which reverse sensitivity effects directly relate. Amendments sought.	
71	SUB-O5	Support in part	Kāinga Ora generally supports the intent of the objective, however seeks amendments to reflect that subdivision in areas of natural hazards may be appropriate where mitigation is proposed. Amendments sought.	Avoidance of s Subdivision in localities where there is a significant risk from natural hazards <u>should be minimised</u> , unless these <u>risks</u> can be mitigated without significant adverse effects on the environment.
72	SUB-P1	Oppose	As noted in preceding and subsequent submission points, Kāinga Ora does not support minimum lot sizes for residential subdivision compliant with bulk and location standards or otherwise in accordance with an approved land use consent. Amendments sought.	To establish standards for minimum lot sizes for each zone in the District. To require subdivision to deliver lots that are of an appropriate size and shape to accommodate those activities reasonably anticipated within the zone, and to provide for a range of lot sizes where subdivision is sought in accordance with land use consent or around otherwise lawfully established activities.
73	SUB-P2	Support	Kāinga Ora supports this policy as proposed. Retain as notified.	To provide for subdivision of land to create in-situ Lifestyle Sites in conjunction with the legal and physical protection in perpetuity of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna (including Significant Natural Areas identified in ECO-SCHED5), sites and areas of significance to Māori (identified in SASM-SCHED3), and historic heritage items (identified in HH-SCHED2).
74	SUB-P3	Support in part	Kāinga Ora acknowledges the critical role special purpose allotments serve in providing for urban development, and generally supports the intent of the policy with minor changes to ensure provisions enabling the creation of such allotments are sufficiently flexible. Amendments sought.	To <u>provide flexibility in allow</u> the creation of lots of various sizes and dimensions for <u>intended to serve a special purpose, such as</u> public works, network utility operations, renewable electricity generation, reserves and access.
75	SUB-P4	Support in part	Kāinga Ora generally supports the intent of the policy however considers that re-framing may provide increased clarity to applicants and plan users. Amendments sought.	To <u>ensure subdivision design requiring establishment of new roads and accesses to consider and integrate with the existing land transport network such that it supports safe and efficient access for vehicles, pedestrians, and cyclists. integrate subdivision with the existing land transport network in an efficient manner which reflects expected traffic levels and the safe and convenient management of vehicles and pedestrians.</u>
76	SUB-P5	Support	Kāinga Ora supports this policy, and requests the inclusion of 'accessways' to reflect the role that not only vested roads but also provision of jointly owned access lots can play in minimising vehicle accesses onto higher order roads. Amendments sought.	To encourage in the General Residential Zone, subdivision design that develops or uses subsidiary roads <u>or accessways</u> , in order to avoid an increase in the number of direct access crossings onto arterial roads for traffic safety purposes.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
77	SUB-P6	Support	Kāinga Ora supports this policy as proposed. Retain as notified.	To ensure upon subdivision or development, that all new lots or buildings are provided with a connection to a reticulated water supply, reticulated public sewerage system, and a reticulated stormwater system, where such adequate reticulated systems are available.
78	SUB-P7	Support in part	Kāinga Ora supports the intent of the policy, however requests amendments to reflect that alternative means of servicing should only be sought in cases where public infrastructure is not available and/or easily accessible. Amendments sought.	To ensure that where sites lots are not connected unable to connect to athe public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each lot for an alternative water supply or method of wastewater disposal or stormwater disposal that they are capable of otherwise servicing those activities reasonably anticipated within the zone in a way which, which can protects the health and safety of residents and avoids or mitigates adverse effects on the environment.
79	SUB-P8	Oppose in part	Kāinga Ora opposes policies which require retention of the existing character, and suggests a more pragmatic and proactive approach. In this regard, amendments are requested to recognise that character and amenity values are likely to evolve with time as household demographics and demand change, and as development occurs under the proposed plan provisions. Amendments sought.	To encourage innovative subdivision design consistent with the maintenance of amenity values that aligns with and contributes to the planned built form outcomes of the zone.
80	SUB-P9	Support in part	Kāinga Ora requests changes and inclusion of the qualifier 'where appropriate,' to reflect that new public open space may not always be possible or practicable through subdivision. Amendments sought.	Where appropriate, t o encourage the incorporation of public open space and plantings within subdivision design for amenity purposes.
81	SUB-P10	Support in part	Kāinga Ora requests changes and inclusion of the qualifier 'where appropriate,' to reflect that new accessways and linkages may not always be possible or practicable to provide through subdivision. Amendments sought.	Where appropriate, to encourage subdivision design which promotes connectivity and critical linkages for public use by pedestrians and cyclists. To provide pedestrian and amenity linkages where useful linkages can be achieved or further developed.
82	SUB-P11	Support in part	Kāinga Ora generally supports the intent of the policy, however considers that amendments are necessary to recognise that providing some flexibility can provide opportunity for innovation in achieving improved urban development outcomes. Amendments sought.	To ensure that public roads provided established within a new subdivision are designed to be able to accommodate levels of traffic likely to be generated from the development, and are in general accordance with the design and construction standards of roads in the District. sites are suitable for the activities likely to establish within the subdivision and are compatible with the design and construction standards of roads in the District which the site is required to be connected to.
83	SUB-P12	Support in part	Kāinga Ora requests deletion to reference of 'physical effects' which are more	To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate promotion of underground reticulation of energy and telecommunication lines in order to protect the visual amenities of the area.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			appropriately addressed in other objectives and policies. Amendments sought.	
84	SUB-P13	Support in part	Kāinga Ora generally supports the intent of the policy, however seeks amendments to reflect that subdivision in areas of natural hazards may be appropriate where mitigation is proposed. Amendments sought.	To ensure that vacant lot subdivision land being subdivided, including any potential structure on that land, occurs in such a way so as not to unnecessarily expose individuals to significant risk of, or exacerbate risks associated with is not subject to significant risk of material damage by the effects of natural hazards, including flooding, inundation, erosion, subsidence or slippage and earthquake faults.
85	SUB-P14	Oppose	Kāinga Ora opposes this policy to the extent that it seems to be more appropriately suited for land use provisions, rather than the subdivision chapter. Deletion sought.	To ensure that any mitigation measures used to manage significant risk from natural hazards (including coastal hazards such as storm surge, tsunami and coastal inundation) do not have significant adverse effects on the environment.
86	SUB-P15	Support in part	Kāinga Ora supports this policy, however considers that the phrase 'detract from the visual amenities of the area' may be difficult to define or measure. Amendments sought.	To ensure that earthworks associated with constructing vehicle access, building platforms or services on land being subdivided will not result in adverse visual effects detract from the visual amenities of the area, or have significant adverse environmental effects, such as dust, or result in the modification, damage or destruction of heritage items, archaeological sites or sites and areas of significance to Māori, cause natural hazards, or increase the risk of natural hazards occurring.
87	SUB-P16	Oppose	Kāinga Ora opposes this policy in that typically reverse sensitivity effects relate to the land use activity, and as such should be appropriately managed through relevant zone provisions. Deletion sought.	To avoid where practicable, or otherwise mitigate, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near primary production or industrial activities and existing public works.
88	SUB-P17	Support	Kāinga Ora generally supports the policy as proposed, but seeks minor amendments for grammatical reasons. Amendments sought.	To ensure, to the extent practicable, subdivision design that takes into account the location of regionally significant infrastructure, network utilities, renewable electricity generation sites and other lawfully established activities, and ensures that future land use activities will not result in reverse sensitivity effects.
89	SUB-P18	Support in part	Kāinga Ora supports the intent of the policy, however seeks amendments to acknowledge that a balance is achieved between the need to manage reverse sensitivity effects and the need to provide for and facilitate growth. Amendments sought.	To ensure, to the extent practicable, subdivision design that ensures that resulting land use activities (including building platforms) will not affect result in significant adverse effects on the operation, maintenance and upgrading of regionally significant infrastructure and other network utilities.
90	SUB-R1	Support in part	Kāinga Ora generally supports a controlled activity status for subdivision	Subdivision not otherwise provided for (All Zones) 1. Activity Status: CON

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>(including vacant lot subdivision) compliant with standards.</p> <p>Consistent with subsequent submission points, Kainga Ora requests the addition of a new standard (referred to here as 'SUB-SX') so as to recognise that whilst imposition of minimum lot sizes are likely to unnecessarily hinder development in urban areas (where subdivision and land use consents are applied for concurrently), controls setting out number of permissible dwellings per site and minimum lot sizes may be appropriate within rural areas to the extent that they prevent further exurban sprawl and expansion into (and compromise the productivity of) land that could otherwise be utilised for primary production activities.</p> <p>In alignment with relevant objectives and policies within the Natural Hazards chapter, Kāinga Ora considers that it is necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur.</p> <p>Kāinga Ora considers that in relation to those matters in SUB-R1(1)(b) and SUB-R1(1)(d), the risks and adverse effects of subdividing in such areas are generally well understood and can be clearly defined. As such, Kāinga Ora considers that with an associated set of assessment criteria, a restricted discretionary activity status is appropriate, and would provide a greater degree of certainty to applicants and plan users regarding what specific matters need to be addressed and/or mitigated through subdivision consent. A restricted discretionary rule framework will also allow Council the opportunity to decline applications where adverse effects are not satisfactorily addressed.</p> <p>Amendments sought.</p>	<p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Compliance with SUB-S1 <u>or SUB-SX</u>. b. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following: <ul style="list-style-type: none"> a. HH-SCHED2. b. SASM-SCHED3. c. ECO-SCHED5. d. ONL or ONF within NFL-SCHED6. e. CE-SCHED7. c. Compliance with: <ul style="list-style-type: none"> a. SUB-S4(1); b. SUB-S5; c. SUB-S6; d. SUB-S7; e. SUB-S8; and f. SUB-S9. d. Compliance with: <ul style="list-style-type: none"> a. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and b. SUB-S4(4) and SUB-S4(5) Gas Transmission Network. e. <u>The land being subdivided is not located within an identified natural hazard area in the planning maps.</u> <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. <p>2. Activity status where compliance with condition SUB-R1(1)(e) is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. <p><u>And in relation to non-compliances to SUB-R1(1)(b), SUB-R1(1)(c), SUB-R1(1)(d), and/or SUB-R1(1)(e), those matters below relevant to the non-compliance(s):</u></p> <ul style="list-style-type: none"> k. <u>SUB-AM16</u>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>I. SUB-AMX m. SUB-AMY n. Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available.</p> <p>3. Activity status where compliance with condition SUB-R1(1)(a) and/or SUB-R1(1)(b) is not achieved: DIS</p> <p>4. Activity status where compliance with condition SUB-R1(1)(d) is not achieved: NC</p>
91	SUB-R2	Support in part	<p>Kāinga Ora generally supports the rule as drafted but considers that it is necessary to include 'subdivision around existing buildings and development' to reflect that standards typically applied to vacant lot subdivision are not necessarily relevant where the anticipated land use activity has already been established either as of right or through the resource consent process.</p> <p>On the above basis, Kāinga Ora suggests that where subdivision around existing dwellings results in new non-compliances to zone or district-wide rules, that these be assessed as a restricted discretionary activity.</p> <p>Amendments sought.</p>	<p>Subdivision around existing buildings and development, and to create freehold title from existing cross-lease title</p> <p>General Residential Zone:</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met: N/Aany non-compliances with district-wide or zone rules were lawfully established prior to the subdivision, and the subdivision itself does not result in new or increased non-compliances with district-wide or zone rules.</p> <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> Whether the proposed lot boundaries align with exclusive use area boundaries on the cross-lease plan. Where no exclusive use areas are shown on the cross-lease plan, whether the proposed lot boundaries align with the exclusive and established pattern of occupation associated with the existing underlying development. Whether easements are required to protect services. <p><i>Note: The standards in SUB-S1 to SUB-S9 do not apply.</i></p> <p>2. Activity status where compliance not achieved: N/ARDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> In relation to any new non-compliances with zone standards, those assessment matters relevant to the non-compliance: <ol style="list-style-type: none"> GRZ-AM1 GRZ-AM2 GRZ-AM3 GRZ-AM4 GRZ-AM5 <p>All other zones:</p> <p>3. SUB-R1 applies</p>
92	SUB-R3	Support in part	<p>Kāinga Ora acknowledges the critical role that subdivision for special purposes serves in contributing to, and supporting, urban development. In this regard, Kāinga Ora is supportive of the rule with amendments sought to matters of control.</p> <p>Kāinga Ora considers that where compliance with SUB-R3(1)(c) cannot be achieved, that adverse effects can be managed through a restricted</p>	<p>Subdivision for special purposes (All Zones)</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <ol style="list-style-type: none"> Limited to creation of lots of any size for public works, network utilities, renewable electricity generation activities, reserves, roads, and access. Compliance with: <ol style="list-style-type: none"> SUB-S4(1); SUB-S5; SUB-S6; SUB-S7;

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>discretionary activity framework with associated matters of discretion.</p> <p>In alignment with relevant objectives and policies within the Natural Hazards chapter, Kāinga Ora considers that it is necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur and that there is a need to provide Council the opportunity to decline applications where risks to people, property, infrastructure, and the environment are too great and cannot be sufficiently mitigated</p> <p>Amendments sought.</p>	<p>v. SUB-S8; and vi. SUB-S9.</p> <p>c. Compliance with: i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.</p> <p>d. <u>The land being subdivided is not located within an identified natural hazard area in the planning maps.</u></p> <p>Matters over which control is reserved:</p> <p>e. Whether the lot is of sufficient area and dimensions to facilitate the intended use of the site. f. A Consent Notice may be registered on the Certificate of Title to any special purpose site, pursuant to section 221 of the RMA, requiring enforcement of a condition that, in the event that the site is no longer required for a special purpose, the site be amalgamated with an adjoining site, unless it is a fully complying lot for the respective zone.</p> <p>2. Where compliance with condition SUB-R3(1)(a) is not achieved: SUB-R1 applies</p> <p>3. Activity status where compliance with conditions SUB-R3(1)(b), <u>SUB-R3(1)(c) and/or SUB-R3(1)(d) are is not achieved: RDIS</u></p> <p>Matters over which discretion is restricted:</p> <p>a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. k. SUB-AM14.</p> <p><u>And in relation to non-compliances to SUB-R3(1)(c) and/or SUB-R3(1)(d), those matters below relevant to the non-compliance(s):</u></p> <p>l. <u>SUB-AMY</u> m. <u>Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available.</u></p> <p>4. Activity status where compliance with condition SUB-R3(1)(c) is not achieved: NC</p>
93	SUB-R4	Support in part	<p>Kāinga Ora generally supports the rule, however considers that the 'Protection, maintenance or enhancement of natural features and landforms, significant natural area (ECO-SCHED5), historic heritage item (HH-SCHED2), or any identified wāhi tapu, wāhi taonga or site of significance (SASM-SCHED3)' is not relevant to the activity in question as a matter of control, particularly where the land being subdivided complies with SUB-R4(1)(b), and does not contain (and/or is not located within) heritage items, sites</p>	<p>Boundary adjustments (All Zones)</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. Limited to: a. No site area is changed by more than 10% of its original area. b. No existing complying site is rendered non-complying, <u>and the boundary adjustment does not result in increases in any existing non-compliances.</u> c. No dwelling is severed from its existing site.</p> <p>b. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following: a. HH-SCHED2.</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>of significance to maori, archaeological sites, areas of indigenous biodiversity, outstanding natural features and landscapes, and/or the coastal environment.</p> <p>Consistent with above submission points, Kāinga Ora considers that matters arising from non-compliance with SUB-R4(1)(b) and SUB-R4(1)(d) can be appropriately managed through a restricted discretionary activity framework.</p> <p>Amendments sought.</p>	<ul style="list-style-type: none"> b. SASM-SCHED3. c. ECO-SCHED5. d. ONL or ONF in NFL-SCHED6. e. CE-SCHED7. <p>c. Compliance with:</p> <ul style="list-style-type: none"> a. SUB-S4(1); b. SUB-S5; c. SUB-S6; d. SUB-S7; e. SUB-S8; and f. SUB-S9. <p>d. Compliance with:</p> <ul style="list-style-type: none"> a. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and b. SUB-S4(4) and SUB-S4(5) Gas Transmission Network. <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> e. Legal and physical access to and from lots affected by the boundary adjustment. f. Whether each lot has connections to services. g. Whether the lots are of sufficient size, design, and layout to provide for the existing or permitted activity development potential resulting from the reconfigured layout. h. Protection, maintenance or enhancement of natural features and landforms, significant natural area (ECO-SCHED5), historic heritage item (HH-SCHED2), or any identified wāhi tapu, wāhi taonga or site of significance (SASM-SCHED3). i. The relationship of the proposed lots within the site and their compatibility with the pattern of adjoining subdivision or land use activities. <p>2. Where compliance with condition SUB-R4(1)(a) is not achieved: SUB-R1 applies</p> <p>3. Activity status where compliance with conditions SUB-R4(1)(b), SUB-R4(1)(c) and/or SUB-R4(1)(d) is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. <p>And in relation to non-compliances to SUB-R4(1)(b) and/or SUB-R4(1)(d), those matters below relevant to the non-compliance(s):</p> <ul style="list-style-type: none"> k. SUB-AM16. l. SUB-AMX. m. Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available. <p>4. Activity status where compliance with condition SUB-R4(1)(b) is not achieved: NC</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
94	SUB-R5	Support in part	<p>Kāinga Ora is generally supportive of the approach taken to SUB-R5.</p> <p>In relation to SUB-R5(1)(a), SUB-R5(1)(b), SUB-R5(5)(a), and SUB-R5(5)(b), Kāinga Ora considers that a discretionary activity status is appropriate to dissuade further subdivision into lifestyle lots which if not appropriately managed may otherwise compromise the ability to provide for primary production activities in future. This approach is supported by (and consistent with) relevant objectives and policies of the General Rural and Rural Production Zones.</p> <p>In alignment with relevant objectives and policies within the Natural Hazards chapter, Kāinga Ora considers that it is necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur and that there is a need to provide Council the opportunity to decline applications where risks to people, property, infrastructure, and the environment are too great and cannot be sufficiently mitigated</p> <p>Whilst Kāinga Ora recognises and supports the intent of SUB-R5(1)(a)(ii), it questions whether there are more effective means of achieving the desired outcome. In this regard, Kāinga Ora opposes these provisions as notified and seeks alternative wording. Similarly, it is considered that clarification to the wording to SUB-R5(5)(a)(ii) and SUB-R5(5)(a)(iii) is needed.</p> <p>Consistent with previous submission points, Kāinga Ora considers that matters and/or effects arising from non-compliance with SUB-R1(1)(c), SUB-R1(1)(e), SUB-R5(1)(c), and SUB-R5(1)(e) can be appropriately managed through a restricted discretionary activity framework.</p> <p>Amendments sought.</p>	<p>Subdivision to create a Lifestyle Site(s) (not in association with the creation of a Conservation Lot)</p> <p>General Rural Zone (outside of the Coastal Environment Area):</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to: <ul style="list-style-type: none"> i. Only one lifestyle site can be created. ii. A site is only eligible to be subdivided to create a lifestyle site once every 3 years, and at least 3 years has elapsed from the date the subject title was created. iii. The minimum site area for the balance lot is 20 hectares. b. Compliance with SUB-S2(1) and SUB-S2(2). c. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following: <ul style="list-style-type: none"> i. HH-SCHED2. ii. SASM-SCHED3. iii. ECO-SCHED5. iv. ONL or ONF in NFL-SCHED6. v. CE-SCHED7. d. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(1); ii. SUB-S5; iii. SUB-S6; iv. SUB-S7; v. SUB-S8; and vi. SUB-S9. e. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network. f. The land being subdivided is not located within an identified natural hazard area in the planning maps. <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. k. SUB-AM11. l. SUB-AM13. <p>2. Activity status where compliance with conditions SUB-R5(1)(c), SUB-R5(1)(d), SUB-R5(1)(e) and/or SUB-R5(1)(f) is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. k. SUB-AM11. l. SUB-AM12. m. SUB-AM13.</p> <p><u>And in relation to non-compliances to SUB-R5(1)(c), SUB-R5(1)(e) and/or SUB-R5(1)(f), those matters below relevant to the non-compliance(s):</u></p> <p>n. <u>SUB-AM16.</u> o. <u>SUB-AMX.</u> p. <u>SUB-AMY.</u> q. <u>Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available.</u></p> <p>3. Activity status where compliance with conditions SUB-R5(1)(a), <u>and/or</u> SUB-R5(1)(b) and/or SUB-R5(1)(c) is not achieved: DIS</p> <p>4. Activity status where compliance with condition SUB-R5(1)(e) is not achieved: NC</p> <p>Rural Production Zone:</p> <p>5. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. Limited to: i. The lifestyle site is based around an existing residential unit on a site that has a net site area less than 12 hectares. ii. No additional sites are created (amalgamation of the balance lot is required). iii. The newly amalgamated sites are adjoining and combine to a net site area greater than 12 hectares. iv. The newly amalgamated lot contains no more than two residential units.</p> <p>b. Compliance with: i. SUB-S2(3) and SUB-S2(4).</p> <p>c. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following: i. HH-SCHED2. ii. SASM-SCHED3. iii. ECO-SCHED5. iv. ONL or ONF in NFL-SCHED6. v. CE-SCHED7.</p> <p>d. Compliance with: i. SUB-S4(1); ii. SUB-S5; iii. SUB-S6; iv. SUB-S7; v. SUB-S8; and vi. SUB-S9.</p> <p>e. Compliance with: i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p data-bbox="1299 275 2392 306">f. <u>The land being subdivided is not located within an identified natural hazard area in the planning maps.</u></p> <p data-bbox="1210 342 1626 369">Matters over which control is reserved:</p> <ul data-bbox="1299 411 1466 800" style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2 c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. k. SUB-AM11. l. SUB-AM12. m. SUB-AM13. <p data-bbox="1210 835 2629 867">6. Activity status where compliance with conditions <u>SUB-R5(5)(c), SUB-R5(5)(d) , SUB-R5(5)(e), and/or SUB-R5(5)(f)</u> is not achieved: RDIS</p> <p data-bbox="1210 898 1665 926">Matters over which discretion is restricted:</p> <ul data-bbox="1299 968 1466 1356" style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. k. SUB-AM11. l. SUB-AM12. m. SUB-AM13. <p data-bbox="1210 1392 2665 1423"><u>And in relation to non-compliances to SUB-R5(5)(c), SUB-R5(5)(e) and/or SUB-R5(5)(f), those matters below relevant to the non-compliance(s):</u></p> <ul data-bbox="1299 1528 2674 1650" style="list-style-type: none"> n. <u>SUB-AM16.</u> o. <u>SUB-AMX.</u> p. <u>SUB-AMY.</u> q. <u>Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available.</u> <p data-bbox="1210 1686 2332 1717">7. Activity status where compliance with conditions SUB-R5(5)(a) and/or SUB-R5(5)(eb) is not achieved: DIS</p> <p data-bbox="1210 1749 2318 1780">8. Activity status where compliance with conditions SUB-R5(5)(b) and/or SUB-R5(5)(e) is not achieved: NC</p> <p data-bbox="1121 1812 1626 1843">General Rural Zone (Coastal Environment Area):</p> <p data-bbox="1210 1875 1442 1906">9. Activity Status: DIS</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p style="color: red;">Where the following conditions are met:</p> <p style="color: red;">r. Compliance with:</p> <p style="color: red;">i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and</p> <p style="color: red;">ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.</p> <p style="color: red;">10. Activity status where compliance with condition SUB-R5(9)(a) is not achieved: NC</p>
95	SUB-R6	Support in part	<p>Kāinga Ora generally supports the rule as notified, however considers that potential effects arising from non-compliance with SUB-R6(1)(b) can be appropriately managed through a restricted discretionary activity framework.</p> <p>Amendments sought.</p>	<p>Subdivision to create Conservation Lots in association with the protection of: (All Zones)</p> <ul style="list-style-type: none"> • an area of significant indigenous vegetation and/or significant habitats of indigenous fauna (including sites listed in ECO-SCHED5). • historic heritage items listed in HH-SCHED2. • wāhi tapu, wāhi taonga or site or area of significance listed in SASM-SCHED3. <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <ul style="list-style-type: none"> i. SUB-S4(1); ii. SUB-S5; iii. SUB-S6; iv. SUB-S7; v. SUB-S8; and vi. SUB-S9. <p>b. Compliance with:</p> <ul style="list-style-type: none"> i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network. <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. k. SUB-AM15. <p>2. Activity status where compliance with condition SUB-R6(1)(a) is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. k. SUB-AM15. l. <u>And in relation to non-compliances to SUB-R6(1)(b), whether alternative means of physical access to any national grid support structures and/or gas transmission network is available.</u> 3. Activity status where compliance with condition SUB-R6(1)(b) is not achieved: NC
96	SUB-R7	Support in part	<p>Kāinga Ora generally supports the rule as notified, however considers that potential effects arising from non-compliance with SUB-R7(1)(e) can be appropriately managed through a restricted discretionary activity framework.</p> <p>In alignment with relevant objectives and policies within the Natural Hazards chapter, Kāinga Ora considers that it is necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur and that there is a need to provide Council the opportunity to decline applications where risks to people, property, infrastructure, and the environment are too great and cannot be sufficiently mitigated.</p> <p>Amendments sought.</p>	<p>Subdivision to create a Lifestyle Site(s) in association with the creation of a Conservation Lot (General Rural Zone / Rural Production Zone)</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. One lifestyle lot can be created, where the Conservation Lot is associated with the protection of: <ul style="list-style-type: none"> i. minimum 5000m² of an area of significant indigenous vegetation and/or significant habitats of indigenous fauna (including sites listed in ECO-SCHED5), or ii. historic heritage items listed in HH-SCHED2 that cannot, or is not intended to be used for, a residential activity, or iii. wāhi tapu, wāhi taonga or site or area of significance listed in SASM-SCHED3, and iv. the whole of the feature within the Conservation Lot will be physically and legally protected in perpetuity. b. A second lifestyle lot can be created where: <ul style="list-style-type: none"> i. the total area of the feature to be protected is 9 hectares or more, and ii. the whole of the feature within the Conservation Lot will be physically and legally protected in perpetuity. c. Compliance with SUB-S3. d. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(1); ii. SUB-S5; iii. SUB-S6; iv. SUB-S7; v. SUB-S8; and vi. SUB-S9. e. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network. f. <u>The land being subdivided is not located within an identified natural hazard area in the planning maps.</u> <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. k. SUB-AM15. <p>2. Activity status where compliance with conditions SUB-R7(1)(a) and/or SUB-R7(1)(b) is not achieved: SUB-R5 applies</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>3. Activity status where compliance with conditions SUB-R7(1)(d) , SUB-R7(1)(e) and/or SUB-R7(1)(f) are is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. SUB-AM1. b. SUB-AM2. c. SUB-AM3. d. SUB-AM4. e. SUB-AM5. f. SUB-AM6. g. SUB-AM7. h. SUB-AM8. i. SUB-AM9. j. SUB-AM10. k. SUB-AM11. l. SUB-AM12. m. SUB-AM13. <p><u>And in relation to non-compliances to SUB-R7(1)(d) and/or SUB-R7(1)(e), those matters below relevant to the non-compliance(s):</u></p> <ul style="list-style-type: none"> n. <u>SUB-AM16.</u> o. <u>SUB-AMY.</u> p. <u>Whether alternative means of physical access to any national grid support structures and/or gas transmission network is available.</u> <p>4. Activity status where compliance with condition SUB-R7(1)(c) is not achieved: DIS</p> <p>5. Activity status where compliance with condition SUB-R7(1)(e) is not achieved: NC</p>
97	SUB-RX		<p>Kāinga Ora seeks the introduction of a new subdivision activity ‘subdivision in accordance with an approved land use consent’ for certain urban zones where, if land use and subdivision are applied for concurrently, the residential development and associated subdivision can be provided for at greater intensities where the effects of the land use have demonstrably been deemed acceptable through the approval of the land use consent. New matters of control are sought which will ensure that any effects resulting from the subdivision itself can be appropriately managed.</p> <p>Where compliance with SUB-RX(1) is not achieved, other subdivision activities will apply.</p> <p>New addition sought.</p>	<p><i>Kāinga Ora seeks the introduction of the following new subdivision activity.</i></p> <p><u>Subdivision in accordance with an approved land use consent (General Residential Zone / Commercial Zone / General Industrial Zone / Large Lot Residential Zone)</u></p> <p><u>1. Activity Status: CON</u></p> <p><u>Where:</u> the subdivision of land subject to an approved land use consent creates lots generally inaccordance with the site plan approved by the resource consent</p> <p><u>Matters over which control is reserved:</u></p> <ul style="list-style-type: none"> a. <u>The effect of the design and layout of the proposed sites created;</u> b. <u>Whether the subdivision will result in new or increased non-compliances with district-wide and zone rules; and</u> c. <u>Whether there is appropriate provision made for infrastructure.</u> <p><u>2. Activity status where compliance with SUB-RX(1) is not achieved: N/A</u></p>
98	SUB-S1	Oppose in part	Kāinga Ora opposes the standard as notified. Amendment is sought to introduce the word ‘vacant’ to describe	Minimum <u>Vacant Lot Size Net Site Area (excluding Lifestyle Sites and Conservation Lots) (Urban Zones)</u>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:																															
			<p>the standard. This is to clarify the relationship between the creation of vacant sites through subdivision, and the establishment of reduced lot sizes that are deemed acceptable through an approved land use consent for multi-unit development.</p> <p>In recognition of the above, and acknowledging that the same approach is unlikely to be appropriate for rural zones, Kāinga Ora has sought the addition of a new standard SUB-SX which sets out minimum lot size requirements for rural zones.</p> <p>Amendments sought.</p>	<table border="1"> <tr> <td data-bbox="1133 277 1368 331">General Residential Zone</td> <td data-bbox="1368 277 2335 331">1. Where public sewerage reticulation is available – 350m².</td> </tr> <tr> <td data-bbox="1133 331 1368 386">Commercial Zone</td> <td data-bbox="1368 331 2335 386">2. Where public sewerage reticulation is not available – 1000m².</td> </tr> <tr> <td data-bbox="1133 386 1368 438">General Industrial Zone</td> <td data-bbox="1368 386 2335 438">3. No minimum net site area lot size applies.</td> </tr> <tr> <td data-bbox="1133 438 1368 493">Settlement Zone</td> <td data-bbox="1368 438 2335 493">4. Where public sewerage reticulation is available – 600m².</td> </tr> <tr> <td data-bbox="1133 493 1368 548">Settlement Zone</td> <td data-bbox="1368 493 2335 548">5. Where public sewerage reticulation is not available – 1000m².</td> </tr> <tr> <td data-bbox="1133 548 1368 602">Large Lot Residential Zone (Coastal)</td> <td data-bbox="1368 548 2335 602">6. Where public sewerage reticulation is available – 800m².</td> </tr> <tr> <td data-bbox="1133 602 1368 657">Large Lot Residential Zone (Coastal)</td> <td data-bbox="1368 602 2335 657">7. Where public sewerage reticulation is not available: a. Mangakuri – 1500m². b. Other coastal settlements – 1000m².</td> </tr> <tr> <td data-bbox="1133 657 1368 711">Rural Lifestyle Zone</td> <td data-bbox="1368 657 2335 711">8. 4000m².</td> </tr> <tr> <td data-bbox="1133 711 1368 766">General Rural Zone</td> <td data-bbox="1368 711 2335 766">9. 20 hectares</td> </tr> <tr> <td data-bbox="1133 766 1368 821">General Rural Zone</td> <td data-bbox="1368 766 2335 821"><i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below</i></td> </tr> <tr> <td data-bbox="1133 821 1368 875">Rural Production Zone</td> <td data-bbox="1368 821 2335 875">10. 12 hectares</td> </tr> <tr> <td data-bbox="1133 875 1368 930">Rural Production Zone</td> <td data-bbox="1368 875 2335 930"><i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.</i></td> </tr> <tr> <td data-bbox="1133 930 1368 984">Conservation Lot (All Zones)</td> <td data-bbox="1368 930 2335 984">11. No minimum net site area lot size applies</td> </tr> <tr> <td data-bbox="1133 984 1368 1039">Special Purpose Lot (All Zones)</td> <td data-bbox="1368 984 2335 1039">12. No minimum net site area lot size applies.</td> </tr> <tr> <td data-bbox="1133 1039 1368 1094">Increasing the area of existing non-complying sites</td> <td data-bbox="1368 1039 2335 1094">13. No minimum net site area lot size applies, provided no existing complying site is rendered non-complying by the subdivision.</td> </tr> </table>		General Residential Zone	1. Where public sewerage reticulation is available – 350m ² .	Commercial Zone	2. Where public sewerage reticulation is not available – 1000m ² .	General Industrial Zone	3. No minimum net site area lot size applies.	Settlement Zone	4. Where public sewerage reticulation is available – 600m².	Settlement Zone	5. Where public sewerage reticulation is not available – 1000m².	Large Lot Residential Zone (Coastal)	6. Where public sewerage reticulation is available – 800m ² .	Large Lot Residential Zone (Coastal)	7. Where public sewerage reticulation is not available: a. Mangakuri – 1500m ² . b. Other coastal settlements – 1000m ² .	Rural Lifestyle Zone	8. 4000m².	General Rural Zone	9. 20 hectares	General Rural Zone	<i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below</i>	Rural Production Zone	10. 12 hectares	Rural Production Zone	<i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.</i>	Conservation Lot (All Zones)	11. No minimum net site area lot size applies	Special Purpose Lot (All Zones)	12. No minimum net site area lot size applies.	Increasing the area of existing non-complying sites	13. No minimum net site area lot size applies, provided no existing complying site is rendered non-complying by the subdivision.
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99	SUB-SX		<p>Kāinga Ora seeks the inclusion of a new standard which sets out minimum lot size requirements in rural zones. The reason for this amendment is to recognise that the minimum lot size requirements are appropriate within rural areas to the extent that they prevent further exurban sprawl and expansion into (and compromise the productivity of) land that could otherwise be utilised for primary production activities.</p>	<table border="1"> <tr> <td colspan="2" data-bbox="1133 1232 2335 1266">Minimum Lot Size (Rural Zones)</td> </tr> <tr> <td data-bbox="1133 1287 1368 1341">Settlement Zone</td> <td data-bbox="1368 1287 2335 1341">1. <u>Where public sewerage reticulation is available – 600m².</u></td> </tr> <tr> <td data-bbox="1133 1341 1368 1396">Settlement Zone</td> <td data-bbox="1368 1341 2335 1396">2. <u>Where public sewerage reticulation is not available – 1000m².</u></td> </tr> <tr> <td data-bbox="1133 1396 1368 1451">Rural Lifestyle Zone</td> <td data-bbox="1368 1396 2335 1451">3. <u>4000m².</u></td> </tr> <tr> <td data-bbox="1133 1451 1368 1505">General Rural Zone</td> <td data-bbox="1368 1451 2335 1505">4. <u>20 hectares</u></td> </tr> <tr> <td data-bbox="1133 1505 1368 1560">General Rural Zone</td> <td data-bbox="1368 1505 2335 1560"><i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below</i></td> </tr> <tr> <td data-bbox="1133 1560 1368 1614">Rural Production Zone</td> <td data-bbox="1368 1560 2335 1614">5. <u>12 hectares</u></td> </tr> <tr> <td data-bbox="1133 1614 1368 1669">Rural Production Zone</td> <td data-bbox="1368 1614 2335 1669"><i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.</i></td> </tr> <tr> <td data-bbox="1133 1669 1368 1724">Conservation Lot (All Zones)</td> <td data-bbox="1368 1669 2335 1724">6. <u>No minimum lot size applies</u></td> </tr> <tr> <td data-bbox="1133 1724 1368 1778">Special Purpose Lot (All Zones)</td> <td data-bbox="1368 1724 2335 1778">7. <u>No minimum lot size applies.</u></td> </tr> </table>		Minimum Lot Size (Rural Zones)		Settlement Zone	1. <u>Where public sewerage reticulation is available – 600m².</u>	Settlement Zone	2. <u>Where public sewerage reticulation is not available – 1000m².</u>	Rural Lifestyle Zone	3. <u>4000m².</u>	General Rural Zone	4. <u>20 hectares</u>	General Rural Zone	<i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the General Rural Zone are in found in SUB-S2 below</i>	Rural Production Zone	5. <u>12 hectares</u>	Rural Production Zone	<i>Note: standards for subdivisions involving the creation of Lifestyle Sites in the Rural Production Zone are in found in SUB-S2 below.</i>	Conservation Lot (All Zones)	6. <u>No minimum lot size applies</u>	Special Purpose Lot (All Zones)	7. <u>No minimum lot size applies.</u>										
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	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:						
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100	SUB-S2	Support in part	<p>Kāinga Ora generally supports the standard however seeks to introduce the words 'minimum lot size for' and to similarly amend wording within SUB-S2(1) through SUB-S2(4).</p> <p>Amendments sought.</p>	<p>Minimum Lot Size for Lifestyles Sites (not in association with the creation of a Conservation Lot)</p> <table border="1"> <tr> <td data-bbox="1130 495 1365 558">General Rural Zone</td> <td data-bbox="1365 495 2775 558">1. Minimum <u>net-site-area lot size</u> for Lifestyle Lot – 4000m². 2. Maximum <u>net-site-area lot size</u> for Lifestyle Lot – 2.5 hectares.</td> </tr> <tr> <td data-bbox="1130 558 1365 621">Rural Production Zone</td> <td data-bbox="1365 558 2775 621">3. Minimum <u>net-site-area lot size</u> for Lifestyle Lot – 2500m². 4. Maximum <u>net-site-area lot size</u> for Lifestyle Lot – 4000m².</td> </tr> <tr> <td data-bbox="1130 621 1365 655">All Other Zones</td> <td data-bbox="1365 621 2775 655">5. N/A</td> </tr> </table>	General Rural Zone	1. Minimum <u>net-site-area lot size</u> for Lifestyle Lot – 4000m ² . 2. Maximum <u>net-site-area lot size</u> for Lifestyle Lot – 2.5 hectares.	Rural Production Zone	3. Minimum <u>net-site-area lot size</u> for Lifestyle Lot – 2500m ² . 4. Maximum <u>net-site-area lot size</u> for Lifestyle Lot – 4000m ² .	All Other Zones	5. N/A
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101	SUB-S3	Support in part	<p>Kāinga Ora supports the standard, however considers that amendments are required to clarify what the standard seeks to manage.</p> <p>Amendments sought.</p>	<p>Minimum Lot Size for Lifestyle Sites in association with the creation of a Conservation Lot (General Rural Zone / Rural Production Zone)</p> <ol style="list-style-type: none"> 1. Minimum net site area for Lifestyle Lot (exclusive of the area being protected) – 2500m². 2. Maximum net site area for Lifestyle Lot (exclusive of the area being protected) – 4000m². 3. Minimum balance area: <ol style="list-style-type: none"> a. None, if the balance area is the Conservation Lot. b. If there is balance area exclusive of the Conservation Lot and Lifestyle Lot, the relevant minimum net site area in SUB-S1X applies. 						
102	SUB-S4	Oppose in part	<p>Kāinga Ora opposes SUB-S4(2) through SUB-S4(5) to the extent that they are likely to unnecessarily hinder development where potential adverse effects could otherwise be managed.</p> <p>Amendments sought.</p>	<p>Building Platform</p> <table border="1"> <tr> <td data-bbox="1130 995 1469 1180">General Rural Zone Rural Production Zone Rural Lifestyle Zone</td> <td data-bbox="1469 995 2775 1180">1. For each lot capable of containing a residential dwelling, at least one stable building platform of 30 metres by 30 metres must be identified which is capable of (but is not limited to) containing a dwelling, a vehicle manoeuvring area and any accessory buildings, in compliance with the performance standards and performance criteria for the zone where it is located (including dwelling setbacks applicable to that zone).</td> </tr> <tr> <td data-bbox="1130 1180 1469 1486">Subdivision of land within the National Grid Subdivision Corridor</td> <td data-bbox="1469 1180 2775 1486"> 2. The subdivision of land in any zone within the National Grid Subdivision Corridor must be able to demonstrate that all resulting allotments are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive activity outside of the National Grid Yard, other than where the allotments are for roads, access ways or network utilities. 3. The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. </td> </tr> <tr> <td data-bbox="1130 1486 1469 1751">Subdivision of land containing the Gas Transmission Network</td> <td data-bbox="1469 1486 2775 1751"> 4. The subdivision of land in any zone containing the Gas Transmission Network must be able to demonstrate that all resulting allotments are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive activity that is at least 20m from the Gas Transmission Pipeline and 30m from above-ground equipment forming part of the Gas Transmission Network. 5. The layout of allotments and any enabling earthworks must ensure that physical access is maintained to the Gas Transmission Network where it is located on the allotments, including any balance area. </td> </tr> </table>	General Rural Zone Rural Production Zone Rural Lifestyle Zone	1. For each lot capable of containing a residential dwelling, at least one stable building platform of 30 metres by 30 metres must be identified which is capable of (but is not limited to) containing a dwelling, a vehicle manoeuvring area and any accessory buildings, in compliance with the performance standards and performance criteria for the zone where it is located (including dwelling setbacks applicable to that zone).	Subdivision of land within the National Grid Subdivision Corridor	2. The subdivision of land in any zone within the National Grid Subdivision Corridor must be able to demonstrate that all resulting allotments are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive activity outside of the National Grid Yard, other than where the allotments are for roads, access ways or network utilities. 3. The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.	Subdivision of land containing the Gas Transmission Network	4. The subdivision of land in any zone containing the Gas Transmission Network must be able to demonstrate that all resulting allotments are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive activity that is at least 20m from the Gas Transmission Pipeline and 30m from above-ground equipment forming part of the Gas Transmission Network. 5. The layout of allotments and any enabling earthworks must ensure that physical access is maintained to the Gas Transmission Network where it is located on the allotments, including any balance area.
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103	SUB-S5	Support	<p>Kāinga Ora supports the standard as proposed. Retain as notified.</p>	<p>Water Supply (All Zones)</p> <ol style="list-style-type: none"> 1. All new lots for any activity that will require a water supply must be connected to a public reticulated water supply, where one is available. 						

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>2. Where the new lots will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</p> <p><i>Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.</i></p>
104	SUB-S6	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	<p>Wastewater Disposal (All Zones)</p> <p>1. All new lots for any activity that will create wastewater must be connected to a public reticulated wastewater disposal system, where one is available.</p> <p>2. Where the new lots will not be connected to a public reticulated wastewater disposal system, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory method of wastewater disposal can be provided for each site.</p> <p><i>Note: The above does not replace regional rules which control the collection, treatment and disposal of wastewater to land or water. These rules must be complied with prior to the activity proceeding</i></p>
105	SUB-S7	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	<p>Stormwater Disposal (All Zones)</p> <p>1. All new lots for any activity that will create stormwater must be connected to a public reticulated stormwater disposal system, where one is available.</p> <p>2. Where the new lots will not be connected to a public reticulated stormwater disposal system, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider must demonstrate how an alternative and satisfactory method of stormwater disposal can be provided for each site.</p> <p><i>Note: clause 2. of this standard does not replace regional rules which control the collection, treatment, and disposal of stormwater to land or water. These rules must be complied with prior to the activity proceeding.</i></p>
106	SUB-S8	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	<p>Property Access (All Zones)</p> <p>1. All new lots for any activity must have vehicular access to an existing, legal road that complies with the relevant provisions of the TRAN – Transport chapter.</p>
107	SUB-S9	Support	Kāinga Ora generally supports the standard as proposed but considers that a consent notice is not necessarily the only method to achieve the outcome. Deletion of the sole method is sought.	<p>Road Widening (All Zones)</p> <p>1. Where the existing road frontage is subject to a road widening designation, provision must be made to enable the Council to acquire such land by separately defining the parcels of land subject to the road widening designation.</p> <p>2. Where the Council does not, for whatever reason, intend to immediately acquire the parcel, the parcel must be held in conjunction with adjoining land. This will be achieved with a Consent Notice registered which ensures that the parcel of land intended for road widening purposes remains held with the adjoining land until such time as the Council requires that parcel of land.</p>
108	SUB-AM1	Oppose in part	<p>Kāinga Ora opposes the inclusion of SUB-AM1(4) to the extent that it does not sufficiently provide for a range of housing types and/or acknowledge the evolving nature of character and amenity values.</p> <p>Amendments sought.</p>	<p>Lot Size and Dimensions</p> <p>1. Whether the area and dimensions of the lot(s) are sufficient to effectively fulfil the intended purpose or land use, having regard to the rules for the relevant zone.</p> <p>2. Whether the proposed lot sizes and dimensions are sufficient for operational and maintenance requirements and in particular the disposal of effluent on the site, where necessary.</p> <p>3. The relationship of the proposed lots and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.</p> <p>4. The effects of the proposed lot sizes and dimensions on the existing character and amenity of the area, including any cumulative effects of an increase in the density of development.</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
109	SUB-AM2	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	Subdivision Design <ol style="list-style-type: none"> The size and orientation of the lots in terms of their ability to maximise the amount of sunlight dwellings will receive. The layout and design of streets and the provision for and practicality of creating direct connections between roads, footpaths, walkways, cycleways, reserves (existing or proposed) and public open spaces. The design, location, extent, and construction of any earthworks associated with the subdivision and development of the land.
110	SUB-AM3	Oppose in part	<p>Kāinga Ora supports the standard, however considers that a separate assessment matter is required to manage subdivision in natural hazard areas.</p> <p>Amendments sought.</p>	Building Platforms <ol style="list-style-type: none"> The local ground conditions and suitability of the site for a building, and whether development on the site should be restricted to parts of the site. Where a parcel of land may be subject to inundation, whether there is a need to establish minimum floor heights for buildings in order to mitigate potential damage to them. The positioning and scale of the building platform to facilitate meeting the setback standards applying in the respective zone for buildings.
111	SUB-AM4	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	Natural Hazards <ol style="list-style-type: none"> Whether the land, or any potential structure on that land, will be subject to material damage by erosion, falling debris, subsidence, slippage or inundation or other natural hazard event from any source. Whether there are any methods/measures available to overcome or reduce the risk of any hazard(s), and whether these methods/measures may have adverse effects on the environment. Adequacy of access during and after natural hazard events. In assessing the above matters, the Council will have regard to the following: <ol style="list-style-type: none"> Any information held on the Council's Natural Hazard registers and the Hawke's Bay Hazards Information Portal; Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications; and The objectives, policies, and methods in the NH – Natural Hazards chapter of the District Plan.
112	SUB-AM5	Oppose in part	<p>Consistent with its overall submission on the plan, Kāinga Ora opposes and seeks the deletion of references to any design guidelines, engineering codes of practice, or land development standards as de facto rules to be complied with. Specific standards to be complied with should be included within the plan as effects standards.</p> <p>Kāinga Ora considers that SUB-AM5(9) can be deleted in favour of a separate set of assessment matters which may be considered in cases where subdivision of land wholly or partially containing heritage items, archaeological sites, and sites of significance to maori occurs.</p> <p>Amendments sought.</p>	Water Supply, Wastewater Disposal, Stormwater Disposal <ol style="list-style-type: none"> The location and capacity of reticulation facilities to allow suitable servicing of the lot(s) and reasonable access for the maintenance of the facilities. Whether The need for a local purpose reserve is needed to be set aside and vested in the Council as a site for a public utility. Where the lot(s) is/are not proposed to be connected to a public water supply, the ability to effectively and efficiently meet firefighting requirements and the ability to show how the lot(s) will be serviced by a water supply, for which consent has been obtained from the Hawke's Bay Regional Council (if required). The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008. Where the lot(s) is/are not proposed to be connected to a public wastewater system or public stormwater system, how the lot(s) will be serviced by an on-site wastewater and stormwater treatment and disposal system causing no environmental contamination on or beyond the subdivision site. The objectives, policies, and methods in the SSB – Sustainable Subdivision and Building chapter of the District Plan. The provisions of the Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404:2004). The provisions of the current Hastings District Council Engineering Code of Practice for the design and construction of water supply, wastewater disposal and stormwater disposal servicing. The protection of any historic heritage items or notable trees (listed in HH SCHED2 and TREE SCHED4), wāhi tapu, wāhi taonga, and sites of significance (listed in SASM SCHED3), or risk to archaeological sites.
113	SUB-AM6	Oppose in part	Consistent with its overall submission on the plan, Kāinga Ora opposes and seeks the deletion of references to any design guidelines, engineering codes of practice, or land development standards as de facto rules to be complied with. Specific standards to be complied with should be included within the plan as effects standards.	Property Access <ol style="list-style-type: none"> The provision, location, design, and construction of access for vehicles, pedestrians and cyclists. Whether the road frontage is of sufficient width to cater for the expected traffic generated by the possible land uses that will be established on the lots being created, and whether there is any need to widen and/or upgrade the frontage road. Where any proposed subdivision in any zone has frontage to any existing road(s) that is/are not constructed to the relevant vehicle access standards set out in the TRAN – Transport chapter of the District Plan and/or where road widening is required, whether the land uses that will be established on the proposed lots will increase the use of that road(s) to the degree that forming or upgrading the existing road(s) is required. Any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties, and the need for tree planting in the open space of the road to enhance the character and identity of the neighbourhood.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>Kāinga Ora considers that SUB-AM6(15) can be deleted in favour of a separate set of assessment matters which may be considered in cases where subdivision of land wholly or partially containing heritage items, archaeological sites, and sites of significance to maori occurs.</p> <p>Amendments sought.</p>	<p>5. The effect of any new intersections or accesses created by the subdivision on traffic safety and efficiency, including the availability of adequate, unobstructed sight distances from intersections and adequate spacing between intersections.</p> <p>6.—The provisions of the Code of Practice for Urban Land Subdivision (New Zealand Standard NZS 4404: 2004) for the design and construction of roads.</p> <p>7. The provisions of the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008 with respect to theWhether the width of the legal road, right of way, vehicle access lot or vehicle access leg required is sufficient for fire appliances to access the lot(s).</p> <p>8.—The provisions of the current Hastings District Council Engineering Code of Practice for the design and construction of roading.</p> <p>9. The requirements of Waka Kotahi NZ Transport Agency and Part IV of the Government Rooding Powers Act 1989 with regard to vehicle entrances onto state highways.</p> <p>10. The need to provide alternative access for car-parking and vehicle loading in the COMZ – Commercial Zone and GIZ – General Industrial Zone by way of vested service lanes at the rear of properties having regard to alternative means of access and performance standards for activities within such zones.</p> <p>11. Any need to require provision to be made in a subdivision for the vesting of road reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land, or planned road links that may need to pass through the subdivision and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.</p> <p>12. Any need to require subdividers to enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available.</p> <p>13. The need to provide for appropriate standards of street lighting or private vehicular access lighting.</p> <p>14. The need to provide distinctive names for private vehicular accesses – the name to be agreed to by the Council.</p> <p>15.—The protection of any historic heritage items or notable trees (listed in HH SCHED2 and TREE SCHED4), wāhi tapu, wāhi taonga and sites of significance (listed in SASM SCHED3), or risk to archaeological sites.</p>
114	SUB-AM7	Oppose	<p>Kāinga Ora opposes the assessment matters set out in SUB-AM7 to the extent that they are likely to unnecessarily constrain and/or hinder urban development.</p> <p>Deletion sought. Consequential amendments are sought to reflect Kāinga Ora’s position.</p>	<p>Subdivision resulting in the creation of new sites within 100m of the State Highway Network</p> <p>1.—The potential adverse effects of noise generated from the road network.</p> <p>2.—The potential adverse effects of site development on the efficient use and operation of the State Highway network and the suitability of any mitigation measures relating to noise and vibration to enable the continued operation of the network.</p> <p>3.—Whether any consultation with Waka Kotahi NZ Transport Agency has occurred and the outcome of that consultation.</p> <p>4.—Whether a consent notice with regard to reverse sensitivity effects on the State Highway network is proposed.</p> <p>5.—Whether any proposed building platform or development should be restricted to parts of the site.</p> <p>6.—Whether there are any special topographical features or ground conditions which may mitigate effects on the operation of the State Highway network.</p>
115	SUB-AM8	Oppose in part	<p>Kāinga Ora opposes the assessment matters set out in SUB-AM8 to the extent that they in effect provide Council with unlimited discretion to consider and assess restricted discretionary activities.</p> <p>Amendments sought.</p>	<p>General</p> <p>1. Any potential cumulative effects that may occur as a result of the subdivision. arise from multiple non-compliances to standards.</p> <p>2.—Potential constraints to the development of the site, such as the National Grid Subdivision Corridor or stormwater drains, and the ability for any resulting adverse effects to be avoided, remedied, or mitigated.</p> <p>3.—The potential effects from a proposed subdivision or development of land on the safe and efficient operation of network utilities.</p> <p>4. The provision of electricity to the site boundary for any urban zone (GRZ – General Residential Zone, COMZ – Commercial Zone, GIZ – General Industrial Zone), to be confirmed by the electricity network utility as a condition of consent.</p>
116	SUB-AM9	Support	<p>Kāinga Ora supports the standard as proposed. Retain as notified.</p>	<p>Esplanade Reserves, Esplanade Strips and Access Strips</p> <p>1. The purposes for the creation of esplanade reserves and/or esplanade strips set out in section 229 of the RMA.</p> <p>2. Whether an esplanade reserve or esplanade strip of up to 20 metres wide is needed to be created or vested when a lot is created along the bank of any river or lake identified on District Planning Maps, or along the coast (including consideration of the adverse effects of not providing the full potential width and the benefits of providing the full width).</p> <p><i>Note: This does not apply to subdivisions that are required for a boundary adjustment.</i></p> <p>3. Whether any waiver or reduction in size or width of an esplanade reserve or esplanade strip will adversely affect:</p> <ol style="list-style-type: none"> The ecological characteristics of the land that contribute to the maintenance and enhancement of the natural functioning of the adjacent river, lake or sea; The water quality of the adjoining river, lake or sea; The land and water-based habitats present on or adjoining the subject land area; The public’s ability to gain access to and along the lake, river or sea;

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<ul style="list-style-type: none"> e. The recreational use of the land and adjacent water; f. The natural character and visual amenity of the river, lake, or coast; and g. The ability of the Central Hawke’s Bay District Council and/or the Hawke’s Bay Regional Council to gain access to and along the margins of the river, lake, or sea for maintenance purposes. <p>4. Whether any waiver or reduction in size or width of the esplanade reserve or esplanade strip will:</p> <ul style="list-style-type: none"> a. Ensure the security of private property or the safety of people; b. Maintain or enhance the protection of wāhi taonga, including wāhi tapu and mahinga kai as well as the provision of access to areas of importance to Māori; <p>5. Whether the land is within a natural hazard area or in an area where there is an identified risk from one or more natural hazards.</p> <p>6. Whether there is another protection mechanism, such as QEII Trust Covenant, that will be more appropriate than an esplanade reserve or esplanade strip.</p> <p>7. Whether an access strip will provide enhanced public access to existing esplanade reserves which are currently landlocked and which have significant natural, cultural or recreational value.</p>
117	SUB-AM10	Oppose in part	<p>Kāinga Ora opposes the assessment matters as proposed and considers that there are other pieces of legislation and tools available to Council and utility providers to ensure access and protection of services.</p> <p>Amendments sought.</p>	<p>Easements</p> <ul style="list-style-type: none"> 1. Whether there is a need for easements: <ul style="list-style-type: none"> a. where a service or access is required by the Council; b. for stormwater passing through esplanade reserves where drainage will run to the river; c. to meet network operator requirements; d. in respect of other parties in favour of nominated lots or adjoining Certificates of Title; e. for private ways; f. for stormwater, sanitary sewer, water supply, electric power, gas reticulation, telecommunications; g. party walls and floors/ceilings; h. for servicing with sufficient width to permit maintenance, repair, or replacement.
118	SUB-AM11	Oppose in part	<p>Kāinga Ora opposes reference to restrictive covenants and/or consent notices within assessment matters.</p> <p>Amendments sought.</p>	<p>Sites in the Rural Lifestyle Zone, and Lifestyle Sites in the General Rural Zone and Rural Production Zone, which adjoin any site used for existing horticultural or intensive primary production activities</p> <ul style="list-style-type: none"> 1. The design of the subdivision to ensure that, as a consequence of the development it will accommodate, reverse sensitivity effects will not be created or exacerbated. In particular, in assessing the development, the following factors will be considered: <ul style="list-style-type: none"> a. The scale, design, and location of the development such that the number of sites and potential house sites adjoining the above activities is minimised. b. The location of the house sites which will avoid <u>minimise</u> any potential for reverse sensitivity effects. c. The ability of the development to include methods which will mitigate against reverse sensitivity effects being experienced. d. The registration of restrictive covenants and/or consent notices (where they are offered) against the certificate of title(s) for any site where reverse sensitivity effects are likely to result from activities operated in compliance with the provisions of the District Plan, which cannot otherwise be adequately avoided or mitigated by other conditions of consent, and which are necessary to achieve the relevant objectives, policies and anticipated environmental outcomes for the zone, particularly those relating to reverse sensitivity effects.
119	SUB-AM14	Oppose in part	<p>Kāinga Ora opposes reference to restrictive covenants and/or consent notices within assessment matters.</p> <p>Amendments sought.</p>	<p>Sites for Special Purposes</p> <ul style="list-style-type: none"> 1. Whether the lot is of sufficient area and dimensions to facilitate the intended use of the site. 2. A Consent Notice may be registered on the Certificate of Title to any special purpose site, pursuant to section 221 of the RMA, requiring enforcement of a condition that, in the event that the site is no longer required for a special purpose, the site be amalgamated with an adjoining site, unless it is a fully complying lot for the respective zone.
120	SUB-AM16	Support in part	<p>Kāinga Ora generally supports the assessment matters as notified, however seeks amendments consistent with its submission to remove reference to ‘significant amenity features’ and ‘high natural character areas’ which are not defined within the plan.</p> <p>Amendments sought.</p>	<p>Subdivision of land, including Lifestyle Sites within Outstanding Natural Landscapes and Features, Significant Amenity Features, and the Coastal Environment (including identified areas of High Natural Character)</p> <ul style="list-style-type: none"> 1. The design of the subdivision and the development it will accommodate, to ensure that it will not have adverse visual or landscape effects on the values of the feature, landscape or area (identified in ECO-SCHED5, NFL-SCHED6, and CE-SCHED7 of the District Plan) and will not detract from the natural character of the coastal environment. Reference will be made to the proposed nature and location of building platforms, roads and accessways, earthworks, landscaping, and planting. In particular, the <u>development subdivision</u> will be assessed in terms of its ability to achieve the following:

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<ul style="list-style-type: none"> a. Be of a scale, design and location that is sympathetic to the visual form of the coastal environment or the natural character area, landscape, or feature, and will not dominate the landscape. b. Avoid large scale earthworks on rural ridgelines, hill faces and spurs. c. Be sympathetic to the local character, to the underlying landform and to surrounding visual landscape patterns. d. Be designed to minimise cuttings across hill faces and through spurs, and to locate boundaries so the fencing is kept away from visually exposed faces and ridges. e. Where planting is proposed, its scale, pattern and location is sympathetic to the underlying landform and the visual and landscape patterns of surrounding activities. f. Where necessary, for the avoidance or mitigation of adverse effects, any proposals to ensure the successful establishment of plantings. g. Be sympathetic to the natural science, perceptual and associational values (including for tangata whenua) associated with the natural character area, landscape, or feature.
121	SUB-AM17	Oppose	<p>Kāinga Ora opposes the assessment matters consistent with its position in relation to SUB-S4(2).</p> <p>Deletion sought.</p>	<p>Subdivisions with building platforms and/or vehicle access within the National Grid Subdivision Corridor</p> <ul style="list-style-type: none"> 1. The extent to which the design and construction of any subdivision allows for earthworks, buildings and structures to comply within the safe separate distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001. 2. The ability for continued access to existing National Grid transmission lines for maintenance, inspections and upgrading. 3. The ability to provide a complying building platform outside of the National Grid Yard. 4. The extent to which the design and construction of the subdivision allows for activities to be set back from National Grid transmission lines to ensure adverse effects on and from the National Grid Transmission Network and on public safety are appropriately avoided, remedied or mitigated e.g. through the location of roads and reserves under the route of the line. 5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid transmission lines, and how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid. 6. The provision for the ongoing efficient operation, maintenance, and planned upgrade of the National Grid transmission lines. 7. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects on the transmission asset. 8. The outcome of any technical advice provided by Transpower. 9. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
122	SUB-AM18	Oppose	<p>Kāinga Ora opposes the assessment matters consistent with its position in relation to SUB-S4(4).</p> <p>Deletion sought.</p>	<p>Subdivisions with building platforms and/or vehicle access within proximity of the Gas Transmission Network</p> <ul style="list-style-type: none"> 1. Any effects on the safe, effective, and efficient operation, maintenance, and upgrade of the Gas Transmission Network. 2. Any effects on the ability for vehicles to access the Gas Transmission Network. 3. Risks relating to health or public safety and the risk of property damage. 4. Reverse sensitivity effects. 5. Technical advice provided by First Gas Ltd.
123	SUB-AMX	<i>New Assessment Matter</i>	<p>Consistent with previous submission points, Kāinga Ora considers that in relation to subdivision of land containing heritage items and/or sites of significance to Maori, that this can be provided for under a restricted discretionary activity framework with associated matters of discretion to ensure appropriate management of any potential adverse effects.</p> <p>New addition sought.</p>	<p><u>Subdivision of land partly or wholly containing an identified heritage item, archaeological site, or site or area of significance to Maori</u></p> <ul style="list-style-type: none"> <u>1. Whether subdivision will enable the establishment of land use activities likely to result in adverse effects on the heritage item, archaeological site, or site of significance to Maori that would not otherwise be enabled without subdivision.</u> <u>2. Any relevant findings and/or recommendations of investigations carried out by a qualified archaeologist that are supplied with the application.</u> <u>3. Any relevant consultation and/or engagement with tangata whenua.</u> <u>4. Whether the subdivision will involve land disturbance that may have adverse effects on the heritage item, archaeological site, or site of significance to Maori.</u> <u>5. The degree to which adverse effects on the heritage item, archaeological site, and/or site of significance to Maori can be mitigated through subdivision or subsequent land use consents.</u>
124	SUB-AMY	<i>New Assessment Matter</i>	<p>Consistent with previous submission points, Kāinga Ora considers that it is</p>	<p><u>Subdivision of land partly or wholly within an identified natural hazard area</u></p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>necessary that subdivision which occurs in areas of natural hazards is assessed as a restricted discretionary activity, to recognise that subdivision can enable certain land use activities to occur and that there is a need to provide Council the opportunity to decline applications where risks to people, property, infrastructure, and the environment are too great and cannot be sufficiently mitigated. As such, it considers the need for an additional assessment matter to be assessed in determining the outcome of any resource consent application in an area of natural hazards.</p> <p>New addition sought.</p>	<ol style="list-style-type: none"> 1. Whether subdivision will enable the establishment of land use activities likely to result in increased risk associated with natural hazards to people, property, infrastructure, and the environment, that would not otherwise be enabled without subdivision. 2. Whether resulting allotments will be located partly or wholly within the natural hazard area. 3. Whether building platforms can be established in an area of the resulting allotment not subject to natural hazards. 4. Whether mitigations can be implemented through subdivision or subsequent land use consents to minimise risks associated with natural hazards. 5. Relevant objectives and policies within the NH – Natural Hazards chapter.
125	SUB – Principal Reasons	Oppose in part	<p>Consistent with other submission points, Kāinga Ora seeks amendments to the ‘principal reasons’ section.</p> <p>Amendments sought.</p>	<p>The principal reasons for adopting the policies and methods:</p> <p>It is important that subdivision is undertaken in a way that achieves the objectives and policies of the various zones and district-wide activity provisions of the District Plan.</p> <p>The District Plan includes minimum lot size standards for vacant lot subdivision that provide landowners with sufficient flexibility and certainty to create sites which are of an appropriate size to achieve the scale, density and type of development provided for by the objectives, policies and methods for each zone and district-wide activity.</p> <p>Consistent with the objectives and policies of the ECO – Ecosystems and Indigenous Biodiversity chapter, the HH – Historic Heritage chapter, and SASM – Sites of Significance to Māori chapter in the District Plan, includes subdivision rules that allow the creation of a separate in-situ Lifestyle Site (and an associated house site) in return for legally and physically protecting in perpetuity: nominated significant indigenous vegetation and/or significant habitats of indigenous fauna (including Significant Natural Areas identified in ECO-SCHED5 of the District Plan), Heritage Items identified in HH-SCHED2, or Wāhi Tapu, Wāhi Taonga and Sites of Significance identified in SASM-SCHED3 of the District Plan located on the land being subdivided.</p> <p>Given the highly variable nature of circumstances and public needs associated with the creation of sites for special purposes (including public works, network utility operations and renewable electricity generation activities), it is impractical to specify what size or dimension these sites should be. The subdivision rules therefore provide flexibility to allow the creation of sites of various sizes and dimensions for special purposes.</p> <p>Subdivision is often followed by intensification or changes in land use that increase the demand for reticulated water supply, wastewater disposal and stormwater disposal services. However, unless the provision of such services is proposed and identified as works in the Council's Long Term Plan or Annual Plan, and are necessary to protect the environment, the Council will not provide services. Subdividers will be required to ensure that independent provision can be made for an on-site water supply, and for the disposal of wastewater and stormwater on the site, sufficient to meet the likely needs of subsequent development.</p> <p>Where a method, other than connection to a public reticulated system will be used to provide new lots with a water supply or means of disposing of wastewater or stormwater from lots, subdividers will be required to demonstrate how the method can achieve the protection of the health and safety of residents and avoid any significant adverse effects on the environment.</p> <p>Vehicular and pedestrian access to lots created must be practicable, safe, and convenient for users, and should avoid adverse effects on the environment, including adjoining activities. Where new roads are required to connect a subdivision to the District road network, it is important that they are designed and constructed to be compatible with the roads they are connecting to.</p> <p>It will be the subdividers, or subsequent lot owners’, responsibility to ensure that telecommunication or electricity reticulation is available, where needed. Electricity requires the provision of power lines and associated structures. New underground reticulation is considered more visually appropriate.</p> <p>The Council uses the Code of Practice for Urban Land Subdivision (NZS 4404: 2010 and any future amendments) to assess detailed engineering requirements, along with the Hastings District Council Engineering Code of Practice. These Codes of Practice are therefore referred to in the assessment matters for resource consents – although the Code of Practice itself is not part of the District Plan.</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>There are areas within the District which, because of risk from natural hazards, are unsuitable for development, or require specific measures to be undertaken to overcome these hazards (refer to the NH – Natural Hazards chapter of the District Plan).</p> <p>The Council has the ability under section 106 of the RMA to decline consent to any subdivision in areas where there is a significant risk from natural hazards. It is also necessary to consider the effects of the mitigation measures (as part of a risk management approach) which may also create adverse environmental effects.</p> <p>Earthworks associated with construction of access, building platforms or services on land being subdivided may potentially have an adverse impact on the amenity of the area, including dust and visual amenity, and may result in the modification, damage or destruction of historic heritage and sites and places of significance to tangata whenua; or accelerate or worsen the risk and effects of natural hazards in the area. The Council may impose conditions on subdivision consents regarding the design, location, construction, and extent of earthworks associated with the subdivision or development of the land.</p> <p>Inappropriately designed or located subdivision has potential to create reverse sensitivity effects, particularly when it provides for the establishment of sensitive activities (e.g. residential and lifestyle development) close to existing primary production activities, industrial activities, public works, network utility operations and renewable electricity generation sites. Such effects can significantly affect the ability of the existing activities to continue to operate (e.g. through complaints about noise and odour). Therefore, recognising and avoiding reverse sensitivity effects when planning for subdivision and land use development will provide for the continued efficient and effective operation of existing activities.</p>
Chapter EW - Earthworks				
126	EW – Entire Chapter	Support in part	Kāinga Ora generally supports the chapter as proposed, however requests minor amendments as set out in subsequent submission points.	Amendments sought in EW chapter.
127	EW-R5	Support in part	<p>Kāinga Ora generally supports the rule, however considers that 6 meters is a more appropriate buffer from the national grid support structure foundation within which earthworks limitations apply.</p> <p>Amendments sought.</p>	<p>Earthworks and vertical holes within the National Grid Yard (All Zones)</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. The earthworks must be no deeper (measured vertically) than 300mm within 6.12m of the outer visible edge of any National Grid support-structure foundation, except under the following circumstances:</p> <ol style="list-style-type: none"> i. earthworks that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as defined by the Resource Management Act 1991, or ii. earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track. iii. vertical holes not exceeding 500mm in diameter, provided they: <ol style="list-style-type: none"> a. are more than 1.5m from the outer edge of the pole support structure or stay wire, or b. are a post hole for a farm fence or artificial crop protection or crop support structures and are more than 6m from the visible outer edge of a tower support structure foundation. <p>b. Compliance with:</p> <ol style="list-style-type: none"> i. EW-S1; ii. EW-S2; iii. EW-S3; iv. EW-S4; v. EW-S5; vi. EW-S7; vii. EW-S8; and viii. EW-S9. <p>c. Compliance with EW-S6.</p> <p>2. Activity status where compliance with conditions EW-R5(1)(a) and/or EW-R5(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. EW-AM1.</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<ul style="list-style-type: none"> b. EW-AM2. c. EW-AM3. d. EW-AM4. e. EW-AM5. f. EW-AM6. g. EW-AM7. h. Impacts on the operation, maintenance, upgrading and development of the National Grid. i. The risk to the structural integrity of the affected National Grid support structure. j. Any impact on the ability of the National Grid owner (Transpower) to access the National Grid. k. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. l. Technical advice provided by the National Grid owner (Transpower). m. Any effects on National Grid support structures including the creation of an unstable batter. <p>3. Activity status where compliance with condition EW-R5(1)(c) is not achieved: NC</p>
128	EW-RX	New rule	<p>Kāinga Ora seeks the introduction of a new rule which provides for earthworks within areas of natural hazards, and considers that where carried out in accordance with relevant conditions a permitted activity status would be appropriate. Where earthworks in areas of natural hazards are likely to exacerbate the risks associated with those natural hazards, a discretionary or non-complying activity status may be appropriate.</p> <p>Additions sought.</p>	<p><i>Kāinga Ora seeks the introduction of a new rule which provides for earthworks within areas of natural hazards, and considers that where carried out in accordance with relevant conditions a permitted activity status would be appropriate. Where earthworks in areas of natural hazards are likely to exacerbate the risks associated with those natural hazards, a discretionary or non-complying activity status may be appropriate.</i></p>
Chapter NOISE - Noise				
129	NOISE-O1	Oppose in part	<p>Kāinga Ora supports the intent of the objective, however considers that in its current form, its scope is too narrow.</p> <p>Amendments sought.</p>	<p>Ensure residents of the District are exposed to an appropriate level of noise for the zone in which they reside/live/work. Activities do not generate unreasonable noise effects which adversely affect amenity values, the health and wellbeing of people and communities, or noise sensitive activities.</p>
130	NOISE-O2	Support in part	<p>Kāinga Ora generally supports the objective as proposed and seeks amendments to remove the word 'character'. It is unclear how character relates to noise and vibration effects.</p> <p>Amendments sought.</p>	<p>Activities generate noise effects that are compatible with the role, and function and predominant character of each receiving zone.</p>
131	NOISE-O3	Support in part	<p>Kāinga Ora generally supports the objective however requests the inclusion of the qualifier 'where practicable' to reflect that avoidance, remedying, and or mitigation may not in all cases eliminate all reverse sensitivity effects which may arise.</p>	<p>Avoid, remedy or mitigate conflict and reverse sensitivity effects arising for existing lawfully established activities as a result of new noise sensitive activities establishing in close proximity to them, where practicable.</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			Amendments sought.	
132	NOISE-O4	Support in part	Kāinga Ora generally supports the objective however requests the inclusion of the qualifier 'where appropriate' to reflect that noise exemptions will not be appropriate in all cases. Amendments sought.	Where the locational, functional or operational needs are such that activities of importance to the community could not otherwise meet noise and vibration standards, enable these activities by allowing a whole or partial exemption from those noise standards, <u>where appropriate</u> .
133	NOISE-P1	Support in part	Kāinga Ora generally supports the policy as proposed and seeks amendments to remove the word 'character'. It is unclear how character relates to noise and vibration effects. Amendments sought.	To maintain the predominant character and amenity of each zone by controlling the level of noise and vibration received in each zone, particularly at night.
134	NOISE-P2	Oppose	Consistent with subsequent submission points, Kāinga Ora opposes this policy and considers that a more appropriate means of managing internal sound levels for noise sensitive activities is through maximum zonal noise levels and insulation requirements of the Building Act/Building Code. Deletion sought.	To ensure that noise sensitive activities and the addition of habitable space to existing noise sensitive activities in the Commercial and General Industrial Zones, within 100m of state highways and the rail network, and within identified airnoise boundaries for the Waipukurau Aerodrome shown on the Planning Maps, are acoustically designed and constructed to mitigate noise arising from legitimately established activities.
135	NOISE-P3	Support	Kāinga Ora supports the policy as proposed. Retain as notified.	To recognise that noise associated with agricultural, viticultural and horticultural activities is appropriate for the working nature of the rural environment by exempting it from the noise limits. The operation of noisy equipment (in particular, rural airstrips, audible bird scaring devices and frost fans) is provided for, subject to appropriate controls.
136	NOISE-P4	Support	Kāinga Ora supports the policy as proposed. Retain as notified.	To manage the emission of noise associated with the Waipukurau Aerodrome through identification of airnoise boundaries on the Planning Maps and accompanying noise limits.
137	NOISE-P5	Support in part	Kāinga Ora generally supports the policy as proposed, however seeks inclusion of the word 'effects' for clarification purposes. Amendments sought.	To allow noisy construction and demolition activities subject to ensuring the protection of the community from unreasonable noise <u>effects</u> .
138	NOISE-P6	Support	Kāinga Ora supports the policy as proposed. Retain as notified.	To allow noisy activities of limited duration and frequency which are of importance to the community, such as noise associated with the operation of emergency services and temporary military training activities, subject to appropriate controls.
139	NOISE-P7	Support	Kāinga Ora supports the policy as proposed. Retain as notified.	To allow noise arising from temporary events subject to controls in terms of frequency, duration, timing and maximum noise limits.
140	NOISE-P8	Support	Kāinga Ora supports the policy as proposed. Retain as notified.	To allow noise arising from recreational activities of a normal recreational nature, such as sporting events and playground activities, subject to the overarching duty to avoid unreasonable noise

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
141	NOISE-S3	Oppose	<p>Kāinga Ora opposes the standard, and does not support the requirement to achieve maximum internal sound levels for sensitive activities (which are defined as including 'living' activities) in Residential zones and Rural Lifestyle areas. The nature of these zones under the Plan are such that internal noise levels can be appropriately managed through the insulation requirements of the Building Act and Building Code, in concert with the maximum zonal noise levels proposed under NOISE-S4. This is consistent with the approach taken by other Councils across New Zealand.</p> <p>Kāinga Ora also considers that there is a disconnect between this standard, which imposes noise insulation requirements on noise sensitive activities (i.e. the receiving site), and the activity, being the emission of noise (i.e. from the emitters).</p> <p>Deletion sought.</p>	<p>Noise Sensitive Activities within 100m of State Highways and the Rail Network</p> <p>1.—The following Minimum External Sound Insulation Level Standards applies to all habitable spaces within any building that contains a noise sensitive activity within 100 metres of the sealed edge of a State Highway or the Rail Network Boundary, either:</p> <p>a.—Provide a design report prepared by an acoustic specialist prior to construction of the habitable spaces, demonstrating that road traffic/rail network sound levels will not exceed 40 dB L_{Aeq(24hr)} inside all habitable spaces; or</p> <p>b.—Provide a design report prepared by an acoustic specialist prior to construction of the habitable spaces, demonstrating that road traffic/rail network sound levels will not exceed 57 dB L_{Aeq(24hr)} outside the most affected part of the building exterior.</p> <p>2.—The following applies to all buildings that contains a noise sensitive activity within 100 metres of the sealed edge of a State Highway or the Rail Network Boundary:</p> <p>a.—Where new habitable spaces with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve compliance with the Building Act to ensure adequate ventilation and fresh air.</p>
142	NOISE-S5	Oppose	<p>Kāinga Ora generally supports the intent of the standard to the degree that it enables identified noise generating activities where they provide a critical function and/or are established within zones where increased noise levels are appropriate for the types of activities reasonably anticipated to be established and are compatible with the predominant character and amenity values of the zone.</p> <p>Notwithstanding the above, Kāinga Ora considers that in its current form the standard creates ambiguity about what it seeks to manage i.e. noise-generating activities or internal noise levels for noise sensitive activities (refer NOISE-S5(24)).</p> <p>Deletion and reconsideration sought so as to ensure the standard achieves its intended purpose.</p>	<p>Specific Activities exempt from the Noise Limits in NOISE-S4.</p>
Chapter PKH – Papakainga and Kaumatua Housing, and associated Marae-Based Development				
143	PKH – Entire Chapter	Support in part	<p>Kāinga Ora generally supports the chapter as proposed to the extent that it provides opportunity for tangata whenua to fulfil their development aspirations for papakainga and kaumatua housing.</p>	<p><i>Kāinga Ora seeks amendments to, and/or deletion of, several standards as set out in subsequent submission points.</i></p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>Notwithstanding the above, Kāinga Ora seeks deletion of several standards as set out in below submission points, consistent with its position.</p> <p>Amendments sought.</p>	
144	PKH-S2	Oppose in part	<p>Kāinga Ora requests deletion of the outdoor service space requirement, which it considers to be overly prescriptive and inappropriate, consistent with other submission points.</p> <p>Amendments sought and renumbering required.</p>	<p>Residential Units</p> <p>Amenities and Servicing:</p> <ol style="list-style-type: none"> 1. Each residential unit within the papakāinga and kaumātua housing development must provide the following: <ol style="list-style-type: none"> a. Outdoor Living Space – for each residential unit, there must be a minimum continuous area for outdoor living space, contained in one area within the net area of the site, of 80m² with a minimum dimension of 5m; except that: <ol style="list-style-type: none"> i. For any residential unit with a gross floor area less than 65m², the minimum area must be reduced to 30m² with a minimum dimension of 3.5m; ii. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces. iii. Where the main areas of residential buildings front onto a landscaped communal open space of not less than 400m² with no dimension less than 15m, the outdoor living space of those residential units may be reduced to 25m² with a minimum dimension of 3.5m. b. Outdoor Service Space – for each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m² with a minimum dimension of 3m. c. Parking Space – for each residential unit, there must be 2 parks provided with a minimum internal dimension of 3m width by 5m length for each park (can include parks within garages or carports). d. Domestic Sewage Treatment System (where public sewage reticulation is not available) – an area of land is required to be allocated for a domestic sewage treatment system. <i>Note: Details of the proposed system should be discussed with the Hawke's Bay Regional Council before deciding upon the area required so that any necessary discharge consent requirements can be identified.</i> e. Domestic Water Storage Tank (where public water reticulation is not available). <p>...</p>
145	PKH – S13	Oppose	<p>Kāinga Ora opposes inclusion of this standard as proposed, to the extent that this matter can be addressed through building consent processes.</p> <p>Deletion sought.</p>	<p>Relocated Buildings (All)</p> <ol style="list-style-type: none"> 1. Any relocated building intended for use as papakāinga or kaumātua housing or associated visitor accommodation must have previously been designed, built, and used as a dwelling or for visitor accommodation. 2. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must: <ol style="list-style-type: none"> a. state whether the building is structurally sound; b. describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity; c. state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site; d. provide clear photographs of the building in its current state; and e. provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work. 3. The Building Pre-Inspection Report must be prepared by: <ol style="list-style-type: none"> a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>4.—The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.</p> <p>5.—The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.</p> <p>6.—All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.</p> <p>7.—The owner(s) of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner(s) will be responsible for ensuring this work is completed.</p> <p><i>Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.</i></p>
Chapter GRZ – General Residential Zone				
146	GRZ - Introduction	Support in part	<p>Kainga Ora generally supports the introduction to the GRZ, however considers that amendments are required to reflect the need to build greater flexibility into the plan to provide housing choice responsive to changing household demographics and demand, and to better align with the first set of National Planning Standards (Nov 2019), which describes the GRZ as ‘areas used predominantly for residential activities with a mix of building types, and other compatible activities.’</p> <p>Amendments sought.</p>	<p>The General Residential Zone covers the residential areas of Waipukurau and Waipawa, representing the most significant concentration of residential settlement in Central Hawke’s Bay, with approximately 50% of the District’s population living within them. The zone provides principally for low/medium density and low height permanent living accommodation. These areas have historically been developed to provide for predominantly one to two storey standalone dwellings which are set back from boundaries and offer generous sections. Recognising the changes in demand and the need to provide for a range of housing types, the zone anticipates and provides for intensification consistent with the planned suburban built form of generally two storey detached and attached housing types, in a variety of forms and sizes.</p> <p>Waipukurau (named after a nearby Māori pā) is the largest of the two towns. The area was first settled by Māori who prized the eeling at Lake Whatuma. In the 1850’s, a large block of land (known as the Waipukurau Block) was purchased from local Māori for European settlement, which included the land the town is situated on. The town’s development was initially restricted by the presence of large surrounding pastoral stations (including Mt Herbert Station) but grew as a thriving rural service centre.</p> <p>Waipawa (originally named Abbotsford) is the oldest of the two towns, being one of the first inland towns to be established in New Zealand and taking a leading part in the history of the province of Central Hawke’s Bay. It’s central role continues in it being the location of the Council offices for Central Hawke’s Bay District.</p> <p>Housing is a fundamental human need. Access to quality housing and a healthy living environment contributes strongly to people’s well-being. Housing in the District is typical of that found in rural districts nationally, including the average number of persons per household unit, which is becoming smaller over time.</p>
147	GRZ-11	Oppose	<p>Kāinga Ora considers that GRZ-11 needs to be re-framed so as to make clear the existing issue, as this will determine the type of response and degree of management required through subsequent provisions.</p> <p>Amendments sought.</p>	<p>Diversity of Living Environments</p> <p>Satisfying demand for diversity in living environments. Former zoning and previous development patterns have generally provided for standalone dwellings, which does not reflect or sufficiently provide for the changing household demographics and demand within the district.</p> <p>Explanation</p> <p>The residential areas of Waipukurau and Waipawa are generally characterised by generous yards, contributing to an open low-density environment, with some consolidation and infill having taken place over time. A greater mixture of building ages and styles has developed.</p> <p>People’s needs and lifestyle preferences for housing differ in terms of cost, location, design, size, and style. Housing may include detached and/or attached dwellings, rental accommodation, and senior citizens’ housing. The District Plan recognises and provides for diversity in living environment sought by residents, while still maintaining an environmental quality appropriate to residential areas.</p>
148	GRZ-12	Oppose in part	<p>Kāinga Ora opposes GRZ-12 to the extent that it does not sufficiently recognise that amenity values are likely to evolve over time, consistent with the planned built form outcomes of the zone.</p> <p>Amendments sought.</p>	<p>Residential Amenity</p> <p>Without appropriate management, the location, nature and design of buildings and activities within residential areas can may result in adverse effects on the planned amenity values of those areas.</p> <p>Explanation</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>Well-being is enhanced by a pleasant living environment. This often depends on the character of existing residential areas. This character includes the location and scale of open space, density and predominant style of residential development, and heights of buildings.</p> <p>Residential areas have always contained a range of complementary non-residential activities catering for the educational, spiritual, social, recreational, and day-to-day economic needs of the residents. Many of these activities require a residential location, as they provide a local service for residents, such as doctors' surgeries and pre-schools. These activities often generate traffic and can result in on-street parking, or cause noise and glare, particularly from outdoor activities, which can cause a nuisance for neighbours.</p> <p>Compatibility between residential and non-residential activities is desirable if the standard of amenity in these areas is to be maintained at an acceptable level. Home-based business activities (known as 'home businesses') may employ local residents and bring many social and economic benefits but can also cause problems in residential areas. The range of home businesses and their character and scale vary considerably. Like other non-residential activities, the potential of these activities to generate traffic and noise can become a problem. The likely rate at which traffic is drawn to a site often relates to the scale of service provided and the extent of retailing that may be involved. Measures, such as placing limitations on the scale of activities, including floor areas and the number of persons employed in the activity who are not living on the site, are commonly adopted to mitigate these potential adverse effects.</p>
149	GRZ-O1	Oppose	<p>Kāinga Ora opposes the objective to the extent that as proposed it provides little policy direction for the General Residential Zone. Instead, Kāinga Ora seeks a new objective which recognises the need to provide for a variety of housing across the zone in appropriate locations.</p> <p>Amendments sought.</p>	<p>To enable existing and future residential needs to be met. A variety of housing types and sizes are provided for and respond to demand now and in the future.</p>
150	GRZ-O2	Support in part	<p>Kāinga Ora generally supports the intent of the objective however seeks amendments for clarification purposes.</p> <p>Amendments sought.</p>	<p>To provide for the location of appropriate <u>and complimentary non-residential</u> activities within residential areas which benefit local communities, but do not detract from the amenity of the area.</p>
151	GRZ-O3	Oppose in part	<p>Amendment is sought to recognise the evolving character of the zone compared to existing development under the Operative Plan.</p> <p>Amendments sought.</p>	<p>Enabling individual and community expression in building design and architecture, while managing some elements of development in order to maintain and enhance the character and amenity values <u>promote the planned built form outcomes</u> of the residential environment.</p>
152	GRZ-P1	Support	<p>Kāinga Ora supports the policy as proposed, consistent with its submission. Retain as notified.</p>	<p>To enable a mixture of housing and lifestyles in the General Residential Zone by avoiding the distinction between, and restrictions on, various residential housing types.</p>
153	GRZ-P2	Oppose	<p>Kāinga Ora opposes the policy to the extent it is inconsistent with its view that density standards should be deleted from the General Residential Zone.</p> <p>Deletion sought.</p>	<p>To enable higher density development associated with senior citizens' housing, as an alternative to medium density living environments.</p>
154	GRZ-P3	Oppose in part	<p>Kāinga Ora seeks amendments to the policy to reflect that non-residential activities are inherently unable to maintain the predominantly residential character of the zone, however can be appropriately managed such that they</p>	<p>To enable the establishment of certain <u>compatible and complementary</u> non-residential activities uses, such as home businesses, educational facilities and primary production activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone <u>ensuring that the scale does not detract from the primary function of the zone and that adverse effects on surrounding residential activities can be appropriately avoided, remedied or mitigated.</u></p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			can be compatible with existing and planned residential activities. Amendments sought.	
155	GRZ-P4	Oppose in part	Kāinga Ora seeks amendments to the policy to ensure alignment with the description of the General Residential Zone in the first set of National Planning Standards (Nov 2019). Amendments sought.	To promote medium density development as the predominant residential character. To recognise that amenity values are likely to change over time and to encourage development consistent with the planned built form outcomes of the zone of generally two or three storeys in a variety of forms.
156	GRZ-P5	Support	Kāinga Ora supports the policy as proposed. Retain as notified.	To confine the General Residential Zone within Waipukurau and Waipawa to those areas of the towns which are, or are likely to be, provided with infrastructural services of formed and sealed roading, footpaths, reticulated water supply, stormwater and sewage treatment and disposal.
157	GRZ-P6	Oppose in part	Kāinga Ora seeks amendments to the policy to reflect that primary production activities are generally inconsistent with the purpose of the General Residential Zone, and to this end are unable to maintain the predominantly residential character of the zone. Amendments sought.	To allow limited limit primary production activities in the General Residential Zone which maintain the character and amenity values of the residential environment, <u>except for where they are compatible with, and do not compromise, the role, function, and planned urban form of the zone.</u>
158	GRZ-P7	Support in part	Kāinga Ora generally supports the intent of the policy, however considers that amendments are required consistent with other submission points. Amendments sought.	To <u>ensure-manage</u> the design and siting of development, such as through the use of standards relating to building height, building coverage, height in relation to boundaries and setbacks, <u>provision of and</u> outdoor living <u>and service</u> areas, is such that in order to ensure that: 1. development will not unreasonably deny neighbouring properties of outlook, sunlight or daylight; 2. ample on-site outdoor living space is provided <u>for the type and size of dwellings;</u> 3. <u>the development supports and contributes to</u> an attractive streetscape is maintained; and 4. the character and scale of buildings and open space are <u>compatible consistent</u> with the anticipated residential environment-planned built form outcomes of the zone.
159	GRZ-P8	Support in part	Kāinga Ora generally supports the policy, however seeks inclusion of the word 'appropriate' as set out in 'relief sought.' Amendments sought.	To ensure <u>appropriate</u> on-site parking and manoeuvring areas for vehicles are provided, and on-site heavy vehicle storage is restricted for the convenience and safety of residents and visitors, and to maintain the amenity of residential streets.
160	GRZ-P9	Support in part	Kāinga Ora seeks amendments to the policy consistent with its submission. Amendments sought.	To encourage the incorporation of open space and plantings within residential developments for amenity purposes. <u>landscaping to contribute positively to the streetscape and provide for on-site amenity.</u>
161	GRZ-R1	Support in part	Kāinga Ora supports a permitted activity status for residential activities and development in accordance with conditions, and suggests the requirement that no more than two residential units can be developed per site to meet the conditions for a permitted activity. Kāinga Ora supports a restricted discretionary activity status where residential activities are unable to comply with relevant standards and/or for development of three or more dwellings	Residential activities and showhomes 1. Activity Status: PER Where the following conditions are met: a. <u>Up to two residential units per site; and</u> b. Compliance with: i. GRZ-S1; ii. <u>GRZ-SX;</u> iii. GRZ-S2; iv. GRZ-S3; v. GRZ-S4;

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>per site, along with an associated set of assessment matters/matters of discretion.</p> <p>Kāinga Ora seeks the inclusion of a new building coverage standard to ensure potential adverse effects resulting from the bulk and/or building footprint can be appropriately managed.</p> <p>Kāinga Ora also seeks the introduction of notification exclusions for residential activities which are in accordance with the planned character of the zone.</p> <p>Amendments sought.</p>	<ul style="list-style-type: none"> vi. GRZ-S5; vii. GRZ-S6; viii. GRZ-S7; ix. GRZ-S8; x. GRZ-S9; xi. GRZ-S10; xii. GRZ-S11; xiii. GRZ-S12; xiv. GRZ-S13; and xv. GRZ-S14. <p>2. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p><i>Note: this rule does not include retirement villages and rest homes.</i></p> <p><i>Note: Where residential activities comply with GRZ-R2(1)(b), the application will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under Section 95(A0 of the Act.</i></p>
162	GRZ-R2	Oppose in part	<p>Kāinga Ora seeks changes consistent with its submission on GRZ-R1. Kāinga Ora opposes the discretionary activity status for home businesses unable to comply with GRZ-R2(1)(a), and suggests that this can be appropriately managed under a restricted discretionary activity framework.</p> <p>Amendments sought.</p>	<p>Home businesses</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to: <ul style="list-style-type: none"> i. Home businesses must occupy no more than 50m² of the gross floor area of the buildings on the site. ii. Goods, materials or equipment associated with the home business must be stored within a building. iii. Manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with the home business must be carried out within a building. iv. Home businesses must be undertaken by a person(s) residing on the site and employ no more than one full-time equivalent person who does not reside on the site. b. Compliance with: <ul style="list-style-type: none"> i. GRZ-S1; ii. GRZ-SX; iii. GRZ-S2; iv. GRZ-S3; v. GRZ-S4; vi. GRZ-S5; vii. GRZ-S6; viii. GRZ-S7; ix. GRZ-S8; x. GRZ-S9;

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<ul style="list-style-type: none"> xi. GRZ-S10; xii. GRZ-S11; xiii. GRZ-S12; xiv. GRZ-S13; and xv. GRZ-S14. <p>2. Activity status where compliance with condition GRZ-R2(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> c. Assessment matters: <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. vi. GRZ-AM6. vii. GRZ-AM7. d. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition GRZ-R2(1)(a) is not achieved: DIS</p>
163	GRZ-R3	Oppose in part	<p>Kāinga Ora seeks changes consistent with its submission on GRZ-R1. Kāinga Ora opposes the discretionary activity status for home businesses unable to comply with GRZ-R3(1)(a), and suggests that this can be appropriately managed under a restricted discretionary activity framework.</p> <p>Amendments sought.</p>	<p>Visitor accommodation</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to: <ul style="list-style-type: none"> i. Accommodating no more than 5 guests at any one time. ii. Length of stay for any one homestay guest must be no greater than 3 months in any 12-month period. <i>Note: activities involving longer term tenancy within a residential unit are assessed as a 'Residential Activity'.</i> b. Compliance with: <ul style="list-style-type: none"> i. GRZ-S1; ii. GRZ-SX; iii. GRZ-S2; iv. GRZ-S3; v. GRZ-S4; vi. GRZ-S5; vii. GRZ-S6; viii. GRZ-S7; ix. GRZ-S8; x. GRZ-S9; xi. GRZ-S10; xii. GRZ-S11; xiii. GRZ-S12; xiv. GRZ-S13; and xv. GRZ-S14. <p>2. Activity status where compliance with condition GRZ-R3(1)(b) is not achieved: RDIS</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> c. Assessment matters: <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. vi. <u>GRZ-AM8.</u> d. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition GRZ-R3(1)(a) is not achieved: DIS</p>
164	GRZ-R4	Support in part	<p>Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status.</p> <p>Amendments sought.</p>	<p>Day care facilities</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. The maximum number of persons catered for at the facility at any one time must not exceed 10 persons. b. Compliance with: <ul style="list-style-type: none"> i. <u>GRZ-SX;</u> ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S11; xii. GRZ-S12; xiii. GRZ-S13; and xiv. GRZ-S14. <p>2. Activity status where compliance with condition GRZ-R4(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> c. Assessment matters: <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. vi. GRZ-AM9. d. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<ul style="list-style-type: none"> ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition GRZ-R4(1)(a) is not achieved: DIS</p>
165	GRZ-R5	Support in part	<p>Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status.</p> <p>Amendments sought.</p>	<p>Educational facilities</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to 100m² gross floor area. b. Compliance with: <ul style="list-style-type: none"> i. GRZ-SX; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S11; xii. GRZ-S12; xiii. GRZ-S13; and xiv. GRZ-S14. <p>2. Activity status where compliance with condition GRZ-R5(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> c. Assessment matters: <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. d. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition GRZ-R5(1)(a) is not achieved: DIS</p>
166	GRZ-R6	Support in part	<p>Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status.</p> <p>Amendments sought.</p>	<p>Community facilities</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to 100m² gross floor area. b. Compliance with:

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<ul style="list-style-type: none"> i. <u>GRZ-SX</u>; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S11; xii. GRZ-S12; xiii. GRZ-S13; and xiv. GRZ-S14. <p>2. Activity status where compliance with condition GRZ-R6(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> c. Assessment matters: <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. d. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition GRZ-R6(1)(a) is not achieved: DIS</p>
167	GRZ-R7	Support in part	<p>Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status.</p> <p>Amendments sought.</p>	<p>Emergency service activities</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to 100m² gross floor area. b. Compliance with: <ul style="list-style-type: none"> i. <u>GRZ-SX</u>; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S11; xii. GRZ-S12; xiii. GRZ-S13; and

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>xiv. GRZ-S14.</p> <p>2. Activity status where compliance with condition GRZ-R7(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>c. Assessment matters:</p> <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. <p>d. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition GRZ-R7(1)(a) is not achieved: DIS</p>
168	GRZ-R8	Support in part	<p>Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain permitted activity status.</p> <p>Amendments sought.</p>	<p>Community corrections activities</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to 100m² gross floor area. b. Compliance with: <ul style="list-style-type: none"> i. <u>GRZ-SX</u>; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S11; xii. GRZ-S12; xiii. GRZ-S13; and xiv. GRZ-S14. <p>2. Activity status where compliance with condition GRZ-R7(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>c. Assessment matters:</p> <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>d. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition GRZ-R7(1)(a) is not achieved: DIS</p>
169	GRZ-R9	Oppose	<p>Kāinga Ora considers that a rule for relocated buildings within the General Residential Zone is inappropriate.</p> <p>In relation to matters of building integrity, it is expected that these would be appropriately managed through Building Act processes.</p> <p>Deletion sought.</p>	<p>Relocated Buildings</p> <p>1. Activity Status: PER</p> <p>-</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a.— The building must be for the purpose of accommodating a permitted or consented activity on the site. b.— Compliance with GRZ-S15. <p>2. Activity status where compliance not achieved: RDIS</p> <p>-</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a.— Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. b.— The bulk and location of the building in relation to the requirements of the zone. c.— The need for structural repairs and reinstatement of the building and the length of time for completion of that work. d.— The imposition of a performance bond to ensure compliance with the consent conditions. <p>Note: this rule applies to the building only. Any activities occurring within the building are subject to the District Plan rules relating to the activity itself.</p>
170	GRZ-R10	Support in part	<p>Kāinga Ora generally supports the rule as proposed, and consistent with other submission points, seeks the inclusion of a building coverage standard to be complied with to retain controlled activity status.</p> <p>Amendments sought.</p>	<p>Commercial Activities</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to: <ul style="list-style-type: none"> i. The retail sale of goods in a building of no more than 75m² gross floor area (including storage). b. Compliance with: <ul style="list-style-type: none"> i. <u>GRZ-SX</u>; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S11; xii. GRZ-S12; xiii. GRZ-S13; and

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>xiv. GRZ-S14.</p> <p>Matters over which control is reserved:</p> <p>c. Building setback from boundaries, landscaping, and screening to ensure that:</p> <ul style="list-style-type: none"> i. the activity is compatible with the character and amenity values of the surrounding area. ii. the privacy of neighbours is maintained. iii. the openness and attractiveness of the street scene is maintained. iv. access to daylight and sunlight on adjoining sites is maintained. <p>d. On-site carparking, vehicle access, manoeuvring and loading design to mitigate adverse effects on the safety and efficiency of the roading network from traffic associated with the activity.</p> <p>2. Activity status where compliance with condition GRZ-R10(1)(b) is not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>e. Assessment matters:</p> <ul style="list-style-type: none"> i. GRZ-AM1. ii. GRZ-AM2. iii. GRZ-AM3. iv. GRZ-AM4. v. GRZ-AM5. <p>f. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. <p>3. Activity status where compliance with condition GRZ-R10(1)(a) is not achieved: NC</p>
171	GRZ-R11	Oppose	<p>Kāinga Ora considers that restricted discretionary activity status is appropriate for the establishment of new retirement villages and rest homes, subject to compliance with relevant conditions. Matters of discretion are suggested to manage any potential adverse effects resulting from the scale and intensity of the activity.</p> <p>Amendments sought.</p>	<p>Retirement villages and rest homes</p> <p>1. Activity Status: RDIS</p> <p>Where the following conditions are met: N/A</p> <ul style="list-style-type: none"> a. GRZ-SX; b. GRZ-S2; c. GRZ-S3; d. GRZ-S4; e. GRZ-S5; f. GRZ-S6; g. GRZ-S7; h. GRZ-S8; i. GRZ-S9; j. GRZ-S10; k. GRZ-S11; l. GRZ-S12; m. GRZ-S13; and n. GRZ-S14. <p><u>Matters over which discretion is restricted:</u></p> <ul style="list-style-type: none"> a. The extent to which the proposal responds to demand for rest homes and retirement villages in the community; b. The proximity of the proposed rest home or retirement village to the services and amenities likely to be required by residents including medical care;

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>c. <u>The extent to which increased scale is compatible with, and impacts on, other surrounding residential uses.</u></p> <p>d. <u>In relation to any non-compliances with the above listed conditions, those assessment matters relevant to the infringed condition:</u></p> <ul style="list-style-type: none"> i. <u>GRZ-AM1</u> ii. <u>GRZ-AM2</u> iii. <u>GRZ-AM3</u> iv. <u>GRZ-AM4</u> v. <u>GRZ-AM5</u> vi. <u>Assessment matters in chapters TRAN-Transport, LIGHT-light, and/or NOISE – noise.</u>
172	GRZ-RX	New Rule	Kāinga Ora seeks the inclusion of a rule for supported residential care facilities, which it considers can be appropriately managed through a permitted activity framework subject to compliance with conditions, and defaulting to a restricted discretionary activity where resulting in non-compliances.	<p><u>Supported Residential Care Facility</u></p> <p>1. <u>Activity Status: PER</u></p> <p><u>Where the following conditions are met:</u></p> <ul style="list-style-type: none"> a. <u>The maximum occupancy per facility does not exceed ten residents;</u> b. <u>GRZ-SX;</u> c. <u>GRZ-S2;</u> d. <u>GRZ-S3;</u> e. <u>GRZ-S4;</u> f. <u>GRZ-S5;</u> g. <u>GRZ-S6;</u> h. <u>GRZ-S7;</u> i. <u>GRZ-S8;</u> j. <u>GRZ-S9;</u> k. <u>GRZ-S10;</u> l. <u>GRZ-S11;</u> m. <u>GRZ-S12;</u> n. <u>GRZ-S13; and</u> o. <u>GRZ-S14.</u> <p>2. <u>Activity Status where compliance is not achieved: RDIS</u></p> <p><u>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</u></p> <ul style="list-style-type: none"> a. <u>Assessment matters:</u> <ul style="list-style-type: none"> i. <u>GRZ-AM1.</u> ii. <u>GRZ-AM2.</u> iii. <u>GRZ-AM3.</u> iv. <u>GRZ-AM4.</u> v. <u>GRZ-AM5.</u> vi. <u>In relation to non-compliance with GRZ-RX(1)(a):</u> <ul style="list-style-type: none"> 1) <u>The extent to which the intensity and scale of the activity, building location, form and appearance is compatible with the planned residential amenity values of the zone;</u> 2) <u>The extent to which noise, lighting and the hours of operation of the activity avoids, remedies, or mitigates adverse effects on neighbouring properties;</u> 3) <u>The extent to which the activity may adversely impact on traffic generation, road safety, parking and access, including a safe pick up and drop off area.</u> b. <u>Assessment matters in the following chapters:</u> <ul style="list-style-type: none"> i. <u>TRAN – Transport.</u> ii. <u>LIGHT – Light.</u>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				iii. <u>NOISE – Noise.</u>
173	GRZ-S1	Oppose in part	<p>Kāinga Ora opposes the use of density controls in areas of public sewerage reticulation, and considers that other bulk and location controls more appropriately manage adverse effects on neighbours and the environment.</p> <p>Notwithstanding the above, Kāinga Ora considers that density controls may be appropriate in areas where residential units are likely to be reliant upon septic systems for sewage disposal.</p> <p>Amendments sought.</p>	<p>Residential Density <u>Where Sites are Not Connected to a Reticulated Sewerage System</u> (All)</p> <p>1. There must be no more than two residential units (including minor residential units) on any site.</p> <p>2. Minimum net site area for any site connected to a reticulated sewerage system is:</p> <p style="padding-left: 20px;">a. 350m² for each residential unit contained within the site, except that:</p> <p style="padding-left: 40px;">b. for each residential unit with a gross floor area less than 60m², the minimum net site area for any site is 150m².</p> <p>3. For any site not connected to a reticulated sewerage system there shall be no more than one residential unit and one minor residential unit per site. Minimum net site area for any site is 1000m² for each residential unit where it is not connected to a reticulated sewerage system.</p>
174	GRZ-SX	<i>New standard</i>	<p>Kāinga Ora seeks the inclusion of a new standard for building coverage so as to ensure appropriate management of building bulk and potential adverse effects relating to visual dominance, etc. In relation to what can reasonably be anticipated to be developed within the GRZ, it is considered that a maximum building coverage of 50% of net site area is appropriate.</p> <p>In addition to the above, it may also be necessary to consider the inclusion of a standard for impervious surfaces so as to ensure appropriate management of stormwater runoff.</p> <p>New addition sought.</p> <p>Kāinga Ora seeks consequential amendments to rules so as to require that activities comply with the standard.</p>	<p><u>Building Coverage (All)</u></p> <p>1. <u>Building coverage must not exceed 50% of the net site area of any site.</u></p>
175	GRZ-S2	Oppose	<p>Kāinga Ora considers that an increased height limit of 11m would better provide for a range of housing types, and would be broadly consistent with heights provided for in other zones and in papakainga developments.</p> <p>Amendments sought.</p>	<p>Height of Buildings (All)</p> <p>1. Maximum height of any building(s) is 8m<u>11m</u>.</p> <p><i>Note: in all instances, height is measured from the natural ground level.</i></p>
176	GRZ-S3	Oppose in part	<p>Kāinga Ora considers that the proposed height in relation to boundary standard is overly restrictive, and seeks changes to this end.</p>	<p>Height in Relation to Boundary (All)</p> <p>1. <u>In relation to side and rear boundaries only, n</u>No part of a building must exceed a height of 23<u>23</u> metres plus the shortest horizontal distance between that part of the building and the nearest site boundary, except for the following:</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			Kāinga Ora also opposes the use of height in relation to boundary standards against road boundaries. Amendments sought.	<ol style="list-style-type: none"> a. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; b. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; c. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof. <ol style="list-style-type: none"> 2. Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site, or has a registered right-of-way over it in favour of that site, the height in relation to boundary is measured from the far side of the access.
177	GRZ-S4	Oppose in part	Kāinga Ora opposes increased setbacks from rail network boundaries, and increased setbacks for garages from road boundaries. Amendments sought.	<p>Setback from Roads and Rail Network (All)</p> <p>From road boundaries:</p> <ol style="list-style-type: none"> 1. Minimum setback of any building(s) is 3m. 2. Where the vehicle access to garage faces a road boundary, the garage building must be setback at least 5m from the road boundary. <p>From the Rail Network Boundary:</p> <ol style="list-style-type: none"> 3. Minimum setback of any building(s) is 1.5m.
178	GRZ-S5	Support	Kāinga Ora generally supports GRZ-S5 as proposed, with a minor clarification to confirm that this rule applies to side and rear boundaries.	<p>Setback from Neighbours (All)</p> <ol style="list-style-type: none"> 1. Minimum setback of buildings for an activity from internal side and rear boundaries is 1m. Domestic water storage tanks up to 2m in height are exempt from this standard.
179	GRZ-S6	Oppose in part	Kāinga Ora seeks amendments to outdoor living space requirements to reflect the need to provide for a range of housing types. Amendments also requested to reduce the minimum requirement for outdoor living space at ground level, noting that 80m ² as proposed is a sizeable area that will unnecessarily constrain residential development on sites. Amendments sought.	<p>Outdoor Living Space (Residential Activities)</p> <ol style="list-style-type: none"> 1. For each residential unit <u>at ground level</u>, there must be a minimum continuous area for outdoor living space, contained in one area within the net site area of the site, of 820m² with a minimum dimension of 45m, except that: <ol style="list-style-type: none"> a. For any residential unit with a gross floor area less than 65m², the minimum area may be reduced to 30m² with a minimum dimension of 3.5m. 2. <u>For units located entirely above ground level, the outdoor living space requirement can be satisfied in the form of a balcony or a deck that:</u> <ol style="list-style-type: none"> a. <u>Has a minimum area of 6m² for studio and one-bedroom residential units and a minimum dimension of 1.5m in any direction; or</u> b. <u>Has a minimum area of 10m² for two or more bedroom residential units a minimum dimension of 1.5m in any direction.</u> 3. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.
180	GRZ-S7	Oppose	Kāinga Ora considers the standard to be overly prescriptive, and seeks deletion. Deletion sought.	<p>Outdoor Service Space (Residential Activities)</p> <ol style="list-style-type: none"> 1. In addition to provision of outdoor living space, for each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net site area of the site, of 15m² with a minimum dimension of 3m.
181	GRZ-S8	Support	Kāinga Ora supports GRZ-S8 as proposed. Retain as notified.	<p>Hours of Operation (All except for residential activities or visitor accommodation)</p> <ol style="list-style-type: none"> 1. Limited to the following hours of operation: <ol style="list-style-type: none"> a. 0700 – 2200 hours, seven days a week; except where: <ol style="list-style-type: none"> i. the entire activity is located within a building; and ii. each person engaged in the activity outside the above hours resides permanently on the site; and iii. there are no visitors, customers, or deliveries to the activity outside the above hours.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
182	GRZ-S9	Support	Kāinga Ora supports GRZ-S9 as proposed. Retain as notified.	Heavy Vehicle Storage (All) 1. There must be no more than one heavy vehicle stored on a site.
183	GRZ-S11	Oppose	Consistent with its overall submission on the plan, Kāinga Ora opposes and seeks the deletion of references to any design guidelines, engineering codes of practice, or land development standards as de facto rules to be complied with. Specific standards to be complied with should be included within the plan as effects standards. Deletion sought.	Electricity Safety Distances (All) 1.— Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001).
184	GRZ-S12	Support	Kāinga Ora supports GRZ-S12 as proposed. Retain as notified.	Transport (Access, Parking, Loading) (All) 1. Activities must comply with the provisions of the TRAN – Transport chapter.
185	GRZ-S13	Support	Kāinga Ora supports GRZ-S13 as proposed. Retain as notified.	Light (All) 1. Activities must comply with the provisions of the LIGHT – Light chapter.
186	GRZ-S14	Support	Kāinga Ora supports GRZ-S14 as proposed. Retain as notified.	Noise (All) 1. Activities must comply with the provisions of the NOISE – Noise chapter.
187	GRZ-S15	Oppose	Kāinga Ora considers that a standard for relocated buildings within the General Residential Zone is inappropriate. In relation to matters of structural integrity of relocated buildings, it is expected that these would be appropriately managed through Building Act processes. Deletion sought.	Relocated Buildings (All) 1.— Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation. 2.— The relocated building must comply with all other relevant performance standards for the zone. 3.— A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must: a.— state whether the building is structurally sound; b.— describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity; c.— state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site; d.— provide clear photographs of the building in its current state; and e.— provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work. 4.— The Building Pre-Inspection Report must be prepared by: a.— A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b.— A member of the New Zealand Institute of Building Surveyors; or c.— An independent person, persons or company as approved by Central Hawke's Bay District Council Building Control Authority; or d.— A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District. 5.— The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date. 6.— The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>7. All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.</p> <p>8. The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.</p> <p><i>Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.</i></p>
188	GRZ-AM1	Oppose in part	<p>Kāinga Ora seeks amendments consistent with other submission points, and seeks to introduce matters of discretion that allow for consideration of positive effects (in addition to adverse effects) resulting from non-compliances to standards.</p> <p>Kāinga Ora seeks the introduction of several new assessment matters relevant to the proposed building coverage standard.</p> <p>Amendments sought.</p>	<p>Height of Buildings, Height in Relation to Boundary, Building Coverage, Setback from Roads and Rail Network, Setback from Neighbours</p> <ol style="list-style-type: none"> 1. The degree to which the proposed buildingsnon-compliances: <ul style="list-style-type: none"> . will be provide for a building form compatible with the planned character and built form amenity of the zonearea, including the nature and scale of other buildings in the surrounding area; <ol style="list-style-type: none"> a. will <u>may</u> overshadow adjoining sites and result in reduced sunlight and daylight; b. will <u>may</u> cause a loss of privacy through being over-looked from neighbouring buildings; c. will block views from properties in the vicinity, or from roads or public open space in the surrounding area; d. will diminish <u>or contribute to</u> the openness and attractiveness of the street scene; e. will detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and f. will adversely affect the safe and efficient operation of the land transport network. g. <u>May result in adverse visual dominance effects.</u> h. <u>May result in increased stormwater runoff leading to erosion and scouring.</u> 2. The ability of the applicant to: <ul style="list-style-type: none"> . provide adequate opportunity for garden and tree planting around buildings; <ol style="list-style-type: none"> a. provide adequate vehicle parking and manoeuvring space on the site; b. provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site; c. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and d. mitigate any adverse effects on people affected by the proposal. 3. Where sewerage reticulation is not available to the site, the ability of the applicant to adequately dispose of effluent, which avoids: <ul style="list-style-type: none"> . any potential contamination of groundwater; <ol style="list-style-type: none"> a. any potential slope instability problems; b. any potential odour, noise and vibration nuisance to neighbours; and c. any potential seepage of effluent at ground surface. 4. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site. 5. The degree to which alternative practical locations are available for the building.
189	GRZ-AM2	Support in part	<p>Consistent with previous submission points, Kāinga Ora seeks deletion of reference to required outdoor service space.</p> <p>Amendments sought.</p>	<p>Outdoor Living and Service Space</p> <ol style="list-style-type: none"> 1. The degree to which the reduction in outdoor living or service space and/or its location will adversely affect the ability of the site to provide for the outdoor living or service needs of likely future residents of the site. 2. Any alternative provision on, or in close proximity to, the site for outdoor living or service space to meet the needs of likely future residents of the site. 3. The degree to which access to alternative outdoor living or service space (e.g. balconies or communal open space) is provided.
190	GRZ-AM5	Oppose	<p>In line with previous submission points on required outdoor service spaces, Kāinga Ora opposes the assessment matter.</p> <p>Deletion sought.</p>	<p>Screening of Outdoor Service Areas</p> <p>1. The degree to which the visual characteristics of the activity to be established are compatible with the character and amenity of the surrounding area and the degree to which screening or landscaping can mitigate any adverse impact.</p>
191	GRZ-AM6	Support in part	<p>Kāinga Ora generally supports the assessment matters as proposed,</p>	<p>Home Businesses</p>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			however seeks amendments in line with 'relief sought.' Amendments sought.	<ol style="list-style-type: none"> 1. The degree to which non-compliances will remain compatible with the purpose and anticipated outcomes of the zone; the character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing. 2. The degree to which the activities on the site remain dominated by residential activities, rather than by activities which are not associated with or incidental to residential activities on the site. 3. The degree to which additional employment is an integral and necessary part of other activities being undertaken on the site and contributes towards alternative home-based employment and income-generating opportunities for residents or occupiers of the site. 4. The degree to which the activity fulfils a function at a local level by meeting the needs of residents principally within the surrounding environment. 5. Any adverse effects of the home business in terms of noise, vibration, glare, odour, dust, loss of privacy, traffic and/or parking congestion.
192	GRZ - Principal Reasons	Support in part	Consistent with its position, Kāinga Ora seeks changes to the 'principal reasons' section to reflect that amenity values and character will evolve over time. Amendments sought.	<p>The principal reasons for adopting the policies and methods:</p> <p>Housing needs and lifestyle preferences of people in the District differ according to age and income. Family homes constitute the predominant form of residential dwellings in Waipukurau and Waipawa but are not necessarily representative of the needs of the community, particularly the elderly, retired, disabled, or single. The Plan recognises and provides for diversity in living environments.</p> <p>These objectives and policies are designed to allow activities appropriate to a residential environment. Residential activities are the predominant land use permitted as of right, and certain non-residential activities, such as home businesses and primary production activities, are also provided for, recognising their contribution to the social, economic, and cultural well-being of the District. The Council does not want to unnecessarily constrain individual building design and architecture but will enforce some development standards in order to maintain and enhance the character and amenity values of residential areas. <u>ensure that built form outcomes are consistent with the planned character of the zone.</u></p> <p>The Residential Zone performance standards cover such matters as building setback, height and coverage, residential density, outdoor living and service spaces, parking, and access, and noxious or nuisance elements, including noise, glare, traffic generation. They have been set at a level that reflects the existing residential amenity. Persons undertaking activities that do not meet these standards will need to obtain a resource consent from the Council, at which time the merits and consequences of such use in a residential neighbourhood will be assessed.</p>
193	GRZ-AER1	Support	Consistent with its submission, Kāinga Ora supports GRZ-AER1 as proposed. Retain as notified.	A variety of housing options to meet the diversity of needs of Waipukurau and Waipawa residents.
194	GRZ-AER2	Oppose	Kāinga Ora considers that GRZ-AER2 is inconsistent with GRZ-AER1 and does not sufficiently recognise that character and amenity values will evolve over time. Deletion sought.	Retention of the predominant character and scale of development within the District's residential settlements of Waipukurau and Waipawa.
195	GRZ-AER3	Support	Consistent with its submission, Kāinga Ora supports GRZ-AER3 as proposed. Retain as notified.	<p>Compact and coherent residential areas which achieve:</p> <ol style="list-style-type: none"> 1. residential accommodation close to employment and social services; and 2. diversity in housing and lifestyle types, to meet a range of community needs.
196	GRZ-AER4	Oppose	Kāinga Ora opposes GRZ-AER4 to the extent that it anticipated contradictory outcomes, and as such needs reconsideration if it is to be included within the plan. Deletion sought.	<p>A high degree of residential amenity expressed by way of:</p> <ol style="list-style-type: none"> 1.— dominance of open space and plantings over buildings; 2.— dominance of medium density housing; 3.— limited high density housing; and 4. compatibility between activities, with residential use the predominant activity.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
197	GRZ-AER5	Support	Kāinga Ora supports GRZ-AER5 as proposed. Retain as notified.	Diversity in building architecture, providing for individual and community expression.
Chapter COMZ – Commercial Zone				
198	COMZ - Introduction	Oppose in part	<p>Consistent with previous submission points, Kāinga Ora opposes references to ‘maintenance and enhancement’ of character and amenity established under the operative plan, in favour of a proactive planning approach that provides for outcomes consistent with the planned built form of the zone.</p> <p>Amendments sought.</p>	<p>Waipukurau and Waipawa are the largest commercial business and rural service centres in the District, providing a wide range of activities, including retail shops, professional and administrative offices, community facilities, personal and household services, entertainment, restaurants and industry.</p> <p>The buildings in the central retail areas are <u>generally</u> one or two storeys high <u>resulting from previous zoning rules, and are often</u> characterised by verandahs and display windows adjacent to the street frontage. The Council provides off-street parking, street furniture and public toilets in these areas.</p> <p>Waipawa and Waipukurau have a number of historic buildings. In Waipawa they are wooden, built around the turn of last century; while, in Waipukurau they are typically in ‘art deco’ style, built after the 1931 Napier earthquake.</p> <p>Performance standards aim to <u>ensure quality built form outcomes and a high degree of amenity maintain the quality and amenity of the zone and whilst provideing</u> flexibility in site development. Performance Standards also apply to activities within the Commercial Zone that are on sites adjoining the General Residential Zone, to ensure that the <u>amenity values and quality of the residential environment are not adversely affected.effects resulting from commercial activities at the interface are appropriately managed so as not to adversely affect residential amenity.</u></p>
199	COMZ-O1	Oppose in part	<p>Consistent with previous submission points, Kāinga Ora opposes references to ‘maintenance and enhancement’ of character and amenity established under the operative plan, in favour of a proactive planning approach that provides for outcomes consistent with the planned built form of the zone.</p> <p>Amendments sought.</p>	<p><u>Maintain and enhance the character and amenity values of the commercial areas</u><u>Development consistent with the planned urban built form is provided for</u> in a manner that enables commercial activities to support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects within and <u>on land</u> adjoining the Commercial Zones.</p>
200	COMZ-O2	Support in part	<p>Kāinga Ora supports the objective with minor amendments.</p> <p>Amendments sought.</p>	Complementary and compatible non-commercial activities within the Commercial Zone that recognise the sensitivities and amenity levels within the Commercial Zones <u>are provided for.</u>
201	COMZ-O3	Support in part	<p>Kāinga Ora considers that this objective needs to be re-framed.</p> <p>Amendments sought.</p>	Business activities <u>which are consistent and/or compatible with what is reasonably anticipated within the zone and</u> do not detract from <u>the standard of planned</u> amenity in adjoining residential areas.
202	COMZ-P1	Oppose	<p>Consistent with other submission points, Kāinga Ora considers that this policy needs to be reconsidered to: promote development consistent with the planned urban built form of the zone; and ensure alignment between those adverse effects highlighted and the ‘methods’ by which they are to be managed. As proposed, it is Kāinga Ora’s view that adverse effects such as glare and odour are not sufficiently acknowledged in COMZ-P1(1) and/or COMZ-P1(2).</p>	<p>To maintain and enhance the commercial environment by avoiding, remedying or mitigating adverse effects created by activities such as noise, glare, dust, odour and car parking or visual impacts; by:</p> <ol style="list-style-type: none"> 1. requiring all parking and vehicle manoeuvring areas to be formed and sealed to minimise the creation of dust nuisance; and 2. ensuring noise standards within commercial areas do not compromise the functioning of anticipated activities, while recognising that the areas need to remain pleasant to visit and work in.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			Deletion sought. Reconsideration requested.	
203	COMZ-P2	Oppose	Consistent with other submission points, Kāinga Ora considers that this policy needs to be reconsidered to promote development consistent with the planned urban built form of the zone. Amendments sought.	To maintain and enhance the existing form and character of central commercial areas in terms of building height, setback from streets, building coverage, verandahs and display windows. To promote development consistent with the planned built form of the zone, having regard to the standards relating to building height, setback from streets, building coverage, verandahs, and display windows.
204	COMZ-P3	Support in part	Kāinga Ora considers that where buildings are identified as having character value, these should be clearly defined within the plan. Amendments sought.	To maintain and enhance the <u>identified</u> character <u>values</u> and integrity of buildings which have <u>display or present significant</u> cultural, historic or architectural values <u>of significance</u> .
205	COMZ-P4	Support in part	Kāinga Ora generally supports this policy, however seeks amendments. Amendments sought.	To differentiate between <u>types of</u> commercial activities <u>and the functions they serve</u> , based on the general nature of their effects , so that incompatible activities are not located together; by: 1. ensuring the retention of a central commercial area (Commercial Zone) in Waipukurau and Waipawa, with particular focus on the retail and commercial frontage areas, so they remain convenient, accessible, identifiable and pleasant areas to undertake commercial and retail activities.
206	COMZ-P5	Support	Kāinga Ora supports this policy as proposed. Retain as notified.	To maintain and enhance public open spaces within commercial areas, and to provide public facilities and street furniture (such as bench seats) for the enjoyment and convenience of visitors, workers and residents.
207	COMZ-P6	Support	Kāinga Ora supports this policy as proposed. Retain as notified.	To provide for a mix of activities within the Commercial Zone which meet the needs of the local community with convenient access to goods and services, while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated.
208	COMZ-P7	Support in part	Kāinga Ora generally supports this standard, but seeks amendments. Amendments sought.	To recognise and encourage a clear distinction between <u>development and activities in</u> the Commercial Zone and the General Residential Zone.
209	COMZ-P8	Support in part	Kāinga Ora considers that imposition of residential height standards within the commercial zone is inappropriate and would compromise the ability to provide for commercial activities. Kāinga Ora seeks replacement of the term 'living environments' with 'residential activities' for consistency. Amendments sought.	At the interface between the Commercial zone and General Residential Zone, to protect living environments <u>residential activities</u> from unacceptable noise, odour, shading, traffic, or reduction in visual amenity by: 1. applying the residential standards for height and admission of sunlight to buildings <u>along boundaries on commercial sites</u> adjoining residential areas; 2. applying the residential standard for noise on activities on commercial sites adjoining residential areas; and 3. requiring landscape planting along the boundaries of commercial sites adjacent to residential sites and screening of outdoor storage areas to protect the visual amenity of the residential areas.
210	COMZ-R1	Support	Kāinga Ora supports this rule as proposed. Retain as notified.	Commercial Activities 1. Activity Status: PER Where the following conditions are met: a. Compliance with:

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<ul style="list-style-type: none"> i. COMZ-S1; ii. COMZ-S2; iii. COMZ-S3; iv. COMZ-S4; v. COMZ-S5; vi. COMZ-S6; vii. COMZ-S7; viii. COMZ-S8; ix. COMZ-S9; and <p>2. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> b. Assessment matters: <ul style="list-style-type: none"> i. COMZ-AM1. ii. COMZ-AM2. iii. COMZ-AM3. iv. COMZ-AM4. c. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise. iv. COMZ-S10.
211	COMZ-R2	Support	Kāinga Ora supports this rule as proposed. Retain as notified.	<p>Service activities (excluding warehouses and transport depots)</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Compliance with: <ul style="list-style-type: none"> i. COMZ-S1; ii. COMZ-S2; iii. COMZ-S3; iv. COMZ-S4; v. COMZ-S5; vi. COMZ-S6; vii. COMZ-S7; viii. COMZ-S8; ix. COMZ-S9; and x. COMZ-S10. <p>2. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. COMZ-AM1. ii. COMZ-AM2. iii. COMZ-AM3. iv. COMZ-AM4. b. Assessment matters in the following chapters:

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
212	COMZ-R6	Support	Kāinga Ora supports this rule as proposed. Retain as notified.	<p>Community corrections activities</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Compliance with: <ul style="list-style-type: none"> i. COMZ-S1; ii. COMZ-S2; iii. COMZ-S3; iv. COMZ-S4; v. COMZ-S5; vi. COMZ-S6; vii. COMZ-S7; viii. COMZ-S8; ix. COMZ-S9; and x. COMZ-S10. <p>2. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <ul style="list-style-type: none"> a. Assessment matters: <ul style="list-style-type: none"> i. COMZ-AM1. ii. COMZ-AM2. iii. COMZ-AM3. iv. COMZ-AM4. b. Assessment matters in the following chapters: <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
213	COMZ-R7	Oppose	<p>Kāinga Ora opposes inclusion of this rule as proposed, to the extent that this matter can be addressed through building consent processes.</p> <p>Deletion sought.</p>	<p>Relocated buildings</p> <p>1. Activity Status: PER</p> <p>-</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a.—The building must be for the purpose of accommodating a permitted or consented activity on the site. b.—Compliance with COMZ S11. <p>2. Activity status where compliance not achieved: RDIS</p> <p>-</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a.—Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. b.—The bulk and location of the building in relation to the requirements of the zone. c.—The need for structural repairs and reinstatement of the building and the length of time for completion of that work.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>d.—The imposition of a performance bond to ensure compliance with the consent conditions.</p> <p><i>Note: this rule applies to the building only. Any activities occurring within the building are subject to the District Plan rules relating to the activity itself.</i></p>
214	COMZ-R8	Oppose in part	<p>Kāinga Ora considers that with the introduction of an internal noise standard specific to residential activities established within the commercial zone, that the activity can be managed through a permitted activity framework.</p> <p>Kāinga Ora also suggests the introduction of a new standard (and associated assessment matters) applying to residential activities to ensure a high degree of on-site residential amenity is provided.</p> <p>Amendments sought.</p>	<p>Residential activities, rest homes and visitor accommodation</p> <p>1. Activity Status: CONPER</p> <p>Where the following conditions are met:</p> <p>a. Compliance with:</p> <ul style="list-style-type: none"> i. COMZ-S1; ii. COMZ-S2; iii. COMZ-S3; iv. COMZ-S4; v. COMZ-S5; vi. COMZ-S6; vii. COMZ-S7; viii. COMZ-S8; ix. COMZ-S9; and x. COMZ-S10-; and xi. COMZ-SX <p>Matters over which control is reserved:</p> <p>a.—The implementation of noise attenuation measures to avoid may compromising the ability of nearby businesses to continue to operate.</p> <p>2. Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted (where relevant to the infringed standard(s)):</p> <p>a. Assessment matters:</p> <ul style="list-style-type: none"> i. COMZ-AM1. ii. COMZ-AM2. iii. COMZ-AM3. iv. COMZ-AM4. v. COMZ-AMX. <p>b. Assessment matters in the following chapters:</p> <ul style="list-style-type: none"> i. TRAN – Transport. ii. LIGHT – Light. iii. NOISE – Noise.
215	COMZ-R9 COMZ-R10 COMZ-R11 COMZ-R12 COMZ-R13 COMZ-R14	Support	Kāinga Ora supports these rules as proposed. Retain as notified.	Retain as notified.
216	COMZ-S1	Oppose in part	Kāinga Ora considers that the maximum permitted height in the Commercial Zone should be increased to 15 metres. This is consistent with an approach to provide	Height of Buildings (All)

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			for a mixture of compatible activities, including development of a range of commercial and residential buildings. Amendments sought.	1. Maximum height of any building(s) is 12m <u>15m</u> . <i>Note: in all instances, height is measured from the natural ground level.</i>
217	COMZ-S2	Oppose	Kāinga Ora opposes increased setbacks from rail network boundaries, and considers that requiring setbacks from road boundaries within the commercial zone goes against urban design best practice. Deletion sought.	Setback from Roads and Rail Network Within the Commercial Frontage Area: 1.— Minimum setback for any building(s) from road boundaries is 5m. 2.— Car parks must not be constructed within the 5m setback from road boundaries. 3.— Minimum setback for any building(s) from the Rail Network Boundary is 1.5m. Outside of the Commercial Frontage Area: 4.— No minimum setback for buildings from road boundaries. 5.— Minimum setback for any building(s) from the Rail Network Boundary is 1.5m.
218	COMZ-S3	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	Verandahs (Within the Commercial Frontage Area Only) 1. Every building(s) for an activity in the Commercial Frontage Area must, on its erection or on being reconstructed or altered in any way that substantially changes the exterior appearance, be provided with a verandah.
219	COMZ-S4	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	Windows (Within the Commercial Frontage Area Only) 1. Every building(s) for an activity in the Commercial Frontage Area must contain window(s) covering a minimum of 50% of the area of the ground floor wall(s) facing the road frontage(s).
220	COMZ-S5	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	Outdoor Storage (All) 1. All outdoor storage associated with activities must be screened from adjoining roads and sites by landscaping, walls, fences, or a combination of these, at a minimum height of 1.8m.
221	COMZ-S6	Support in part	Kāinga Ora generally supports the standard as proposed, however seeks minor amendments consistent with other submission points. Amendments sought.	Amenity of Adjoining General Residential Zone (Where adjoining a site zoned General Residential) 1. Setback from General Residential Zone boundary: a. the minimum setback of buildings for an activity is <u>5</u> 1m. 2. Height in relation to boundary: a. No part of a building may exceed a height of <u>3</u> 2m plus the shortest horizontal distance between that part of the building and the General Residential Zone boundary, except for the following: i. chimneys, ventilation shafts, lift and stair shafts and spires, poles and masts that meet the maximum height standard for the relevant zone, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; ii. domestic water storage tanks, provided the maximum dimension of these structures measured parallel to the boundary under consideration must not exceed 3m; iii. solar panels or solar hot water systems (and associated hardware), provided that the panels do not protrude more than 500mm from the surface of the roof. b. Where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the height in relation to boundary must be measured from the far side of the access. 3. Screening:

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<ol style="list-style-type: none"> a. A landscaped area with a minimum width of 2m must be established and maintained along internal boundaries the General Residential Zone boundary and must be planted with species, which at maturity, will screen the buildings from the adjoining sites in the General Residential Zone. b. In addition, a solid wall or close boarded fence must be constructed at a minimum height of 1.8m, sufficient to screen any outdoor storage areas.
222	COMZ-S7	Oppose	<p>Consistent with its overall submission on the Plan, Kāinga Ora opposes and seeks deletion of references to Codes of Practice or Land Development Standards as de facto rules to be complied with. Specific standards to be complied with should be included within the plan itself as effects standards.</p> <p>Deletion sought.</p>	<p>Electricity Safety Distances (All)</p> <p>1. Any activity, including the establishment of buildings and structures within the vicinity of overhead electric lines must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZCEP 34:2001).</p>
223	COMZ-S8	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	<p>Transport (Access, Parking, Loading) (All)</p> <ol style="list-style-type: none"> 1. Activities must comply with the provisions of the TRAN – Transport chapter.
224	COMZ-S9	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	<p>Light (All)</p> <ol style="list-style-type: none"> 1. Activities must comply with the provisions of the LIGHT – Light chapter.
225	COMZ-S10	Support	Kāinga Ora supports the standard as proposed. Retain as notified.	<p>Noise (All)</p> <ol style="list-style-type: none"> 1. Activities must comply with the provisions of the NOISE – Noise chapter.
226	COMZ-S11	Oppose	<p>Kāinga Ora opposes inclusion of this standard as proposed, to the extent that this matter can be addressed through building consent processes.</p> <p>Deletion sought.</p>	<p>Relocated Buildings (All)</p> <ol style="list-style-type: none"> 1. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built, and used as a dwelling or for visitor accommodation. 2. The relocated building must comply with all other relevant performance standards for the zone. 3. A Building Pre-Inspection Report must be submitted to the Council with each application to relocate a building. The report must: <ol style="list-style-type: none"> a. state whether the building is structurally sound; b. describe the condition of the building and identify all reinstatement works needed to bring the exterior of the building up to an external visual appearance that is tidy, workmanlike and compatible with other buildings in the vicinity; c. state the proposed timetable to complete the external reinstatement works (including connections to all infrastructure services and closing in and ventilation to the foundations) within 12 months from the date the building is moved to the site; d. provide clear photographs of the building in its current state; and e. provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of the reinstatement work. 4. The Building Pre-Inspection Report must be prepared by: <ol style="list-style-type: none"> a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke’s Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District. 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date. 6. The building must be placed on permanent foundations no later than two weeks from the date the building is moved to the site. 7. All external reinstatement works identified in the Building Pre-Inspection Report, including connections to all infrastructure services and closing in and ventilation to the foundations, must be completed within 12 months from the date the building is moved to the site.

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
				<p>8.— The owner of the site on which the relocated building is placed must certify to the Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the 12-month period. The site owner will be responsible for ensuring this work is completed.</p> <p>Note: All necessary building consents under the Building Act 2004 (including consent to place the building on permanent foundations) must be obtained prior to the relocated building being placed on the destination site, unless otherwise agreed in writing by the Council.</p>
227	COMZ-SX	New standard	<p>Consistent with its overall submission on the Commercial Zone, Kāinga Ora seek the inclusion of effects standards for residential activities within the zone.</p> <p>There are currently no effects standards to ensure minimum levels of residential amenity to support residential development at increased scales and intensities within the commercial zone.</p> <p>New addition sought.</p>	<p><u>Residential Activities within the Commercial Zone</u></p> <ol style="list-style-type: none"> 1. <u>Within the Commercial Frontage Area, residential activities must be provided for above ground habit.</u> 2. <u>Each residential unit must be provided with a continuous area for outdoor living space which is contained in one area within the net site area of the site, and:</u> <ol style="list-style-type: none"> a. <u>For residential units at ground level, must comprise at least 20m² with a minimum dimension of 4m in any direction;</u> b. <u>For residential units above ground level, must comprise at least 6m² with a minimum dimension of 1.5m in any direction; and</u> c. <u>Must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated outdoor service space.</u> 3. <u>An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.</u> <ol style="list-style-type: none"> a. <u>The minimum dimensions for a required outlook space are as follows:</u> <ol style="list-style-type: none"> i. <u>a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and</u> ii. <u>all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.</u> b. <u>The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.</u> c. <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u> d. <u>The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.</u> e. <u>Outlook spaces may be within the site, over a public street, or other public open space.</u> f. <u>Outlook spaces required from different rooms within the same building may overlap.</u> g. <u>Outlook spaces may overlap where they are on the same wall plane.</u> h. <u>Outlook spaces must:</u> <ol style="list-style-type: none"> i. <u>be clear and unobstructed by buildings;</u> ii. <u>not extend over adjacent sites, except for where the outlook space is over a public street or public open space; and</u> iii. <u>not extend over an outlook spaces or outdoor living space required by another dwelling.</u> <p style="text-align: center;"><u>Figure [insert] – Minimum required outlook space</u></p> <hr style="width: 20%; margin: 20px auto;"/>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
228	COMZ-AM1	Oppose in part	<p>Kāinga Ora seeks amendments consistent with other submission points, and seeks to introduce matters of discretion that allow for consideration of positive effects (in addition to adverse effects) resulting from non-compliances to standards. Kāinga Ora supports the degree to which assessment matters will provide for a reasonable level of amenity.</p> <p>In line with previous submission points, Kāinga Ora seeks deletion of reference to setbacks from roads and the rail network.</p> <p>Amendments sought.</p>	<p>Height of Buildings, Setback from Roads and Rail Network</p> <ol style="list-style-type: none"> 1. The degree to which the <u>non-compliances to</u> proposed buildings: <ol style="list-style-type: none"> a. will be compatible with the <u>planned</u> character and amenity of the <u>areazone</u>, including the nature and scale of other buildings in the surrounding area; b. willmay overshadow adjoining sites and result in reduced sunlight and daylight; c. will cause a loss of privacy through being over-looked from neighbouring buildings; may result in overlooking of neighbouring properties; d. will block views from properties in the vicinity, or from roads or public open space in the surrounding area; e. will <u>diminish the openness and attractiveness of the street scene</u> contribute to an attractive streetscape; f. <u>may result in adverse visual dominance effects;</u> g. willmay detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of <u>the building</u> increased building height; and h. willmay adversely affect the safe and efficient operation of the land transport network, <u>as a result of the increased scale and intensity of activities.</u> 2. The ability of the applicant to: <ol style="list-style-type: none"> a. provide adequate vehicle parking and manoeuvring space on site; b. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening; and c. mitigate any adverse effects on people affected by the proposal. 3. The degree to which the non-compliance with the standard allows more efficient, practical and/or pleasant use of the remainder of the site. 4. The degree to which alternative practical locations are available for the building.
229	COMZ-AM2	Support in part	<p>Kāinga Ora generally supports the assessment matters but seeks amendments in line with the relief sought.</p> <p>Amendments sought.</p>	<p>Windows, and Verandahs and Setback in the Commercial Frontage Area</p> <ol style="list-style-type: none"> 1. Where windows or verandahs are not to be provided, the degree of the effect this will have on the visual continuity of building frontage as viewed from the street, and on the form and character of buildings in areas of intensive business activity. 2. The volume of pedestrians using the street and the potential impact that a blank wall or lack of verandah may have on the amenity, interest, and attractiveness of the street. 3. The volume of pedestrians using the street and the degree to which they will be exposed to adverse climatic conditions. 4. Whether a new verandah or window would detract from the heritage values of a building. 5. The design and appearance of the building and its compatibility with other adjoining buildings in terms of design, height, setback, and scale. 6. The degree to which setback from the road boundary will affect the visual continuity of the building frontage along the street and the character of the area. 7. The means to mitigate the loss of continuity and character through landscaping.
230	COMZ-AM3	Support	<p>Kāinga Ora supports these assessment matters as proposed. Retain as notified.</p>	<p>Amenity of General Residential Zone</p> <ol style="list-style-type: none"> 1. Setback and Height in Relation to Boundary. <ol style="list-style-type: none"> a. matters in COMZ-AM1. 2. Screening <ol style="list-style-type: none"> a. The degree of the visual impact of buildings and outdoor storage areas on sites with a reduced area of planting. 3. The degree to which the site is visible from adjoining residential sites and areas. 4. The degree to which other factors may compensate for a reduced landscaped area, such as: <ol style="list-style-type: none"> a. a higher quality of planting over a smaller area; b. a high standard of architectural design that is not visually obtrusive; c. the type of building materials used; and d. the location of different activities on-site and their relationship to the boundaries of the site and their visibility from the general area.
231	COMZ-AMX	<i>New assessment matters</i>	<p>Kāinga Ora considers that new assessment matters are required to manage potential adverse effects</p>	<p><u>Residential Activities with the Commercial Zone</u></p> <ol style="list-style-type: none"> 1. <u>In relation to any non-compliances to COMZ-SX(1):</u> <ol style="list-style-type: none"> a. <u>The extent to which the proposal will contribute to, or detract from, an active street frontage;</u>

	Issue / Provision	Position (Support / Oppose)	Reasons for submission	Relief sought:
			<p>resulting from non-compliances with COMZ-SX.</p> <p>New addition sought.</p>	<p>b. <u>The extent to which the proposed non-compliance would result in a reduction in on-site residential amenity;</u></p> <p>c. <u>The extent to which establishment of residential activities may compromise the ability to provide for commercial demand within the district.</u></p> <p>2. <u>In relation to any non-compliances to COMZ-SX(2):</u></p> <p>a. <u>Whether the outdoor living space would provide for a high degree of on-site residential amenity;</u></p> <p>b. <u>Whether the proposal is located proximal to, and has reasonable access to, public open space;</u></p> <p>c. <u>The size of residential units proposed.</u></p> <p>3. <u>In relation to any non-compliances to COMZ-SX(3):</u></p> <p>a. <u>Any adverse effects of reduced outlook on the amenity of adjoining sites;</u></p> <p>b. <u>The ability to mitigate any adverse visual effects of reduced outlook through the use of alternative methods;</u></p> <p>c. <u>The design, layout and use of the site which may compensate for reduced outlook.</u></p>
District Plan Maps				
232	Maps		<p>Kāinga Ora seeks the removal of the Flood Hazard Overlay from PDP Maps, to reflect that these hazards are dynamic and subject to constant change, and to this end Kāinga Ora considers that it is more appropriate as a non-statutory map which sits outside of the PDP.</p>	<p><i>Kāinga Ora seeks the removal of the Flood Hazard Overlay from PDP Maps, to reflect that these hazards are dynamic and subject to constant</i></p>
233	Maps		<p>Given the extent to which the Commercial Zone within Waipukurau and Waipawa is impacted by fault hazards, and in recognition of the critical function this zone plays in supporting the needs of the surrounding community and wider district, Kāinga Ora seeks the expansion of the zone to ensure that the demand for commercial activity is sufficiently provided for within the district.</p>	<p><i>Kāinga seeks the expansion of the Commercial Zone for the reasons set out.</i></p>