

Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

1. Submitter details:

Full Name:	Kāinga Ora Homes and Communities		
Company / Organisation Name: (if applicable)			
Contact person (if different):	Brendon Liggett		
Full Postal Address:	PO Box 2628 Wellington		
	6140		
Phone contact:	Mobile: 021 319 147	Home:	Work:
Email (please print):	Brendon.liggett@kaingaora.govt.nz		

2. (Please select one of the two options below)

I **could not** gain an advantage in trade competition through this submission

I **could** gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission, please complete point 3 below

3. I **am** directly affected by an effect of the subject matter of the submission that:

(A) Adversely affects the environment; and

(B) Does not relate to trade competition or the effect of trade competition

I **am not** directly affected by an effect of the subject matter of the submission that:

(A) Adversely affects the environment; and

(B) Does not relate to trade competition or the effect of trade competition

Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

The specific provisions of the Plan that my submission relates to are:

(please provide details including the reference number of the specific provision you are submitting on)

Please see Submission cover letter



Confirm your position: <input checked="" type="checkbox"/> Support <input checked="" type="checkbox"/> Support In-part <input checked="" type="checkbox"/> Oppose <i>(please tick relevant box)</i>
My submission is: <i>(Include details and reasons for your position)</i> <i>See formal submission document</i>
I seek the following decision from the Council: <i>(Give precise details. If seeking amendments, how would you like to see the provision amended?)</i> <i>See formal submission document</i>
<input checked="" type="checkbox"/> I wish to be heard in support of my submission <input type="checkbox"/> I do not wish to be heard in support of my submission <i>(Please tick relevant box)</i>
If others make a similar submission, I will consider presenting a joint case with them at a hearing <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do you wish to present your submission via Microsoft Teams? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i> <i>Stuart Bracey on behalf of Brendon Liggett.</i> Date: 7/11/2022 <i>(A signature is not required if you are making your submission by electronic means)</i>

Important information:

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)



2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

Send your submission to:

Post to: Proposed District Plan
Strategic Planning and Policy, Far North District Council
Far North District Council,
Private Bag 752
KAIKOHE 0400

Email to: pdp@fndc.govt.nz

Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.

Submissions close 5pm, 21 October 2022

Please refer to pdp.fndc.govt.nz for further information and updates.

Please note that original documents will not be returned. Please retain copies for your file.

Note to person making submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

21 October 2022

Attention: Greg Wilson
Manager – District Planning
Far North District Council

Submission via email: greg.wilson@fndc.govt.nz

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

This is a submission on Far North Proposed District Plan (“the FNPDP”) from Far North District Council (“the FNDC”):

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

The Far North Proposed District Plan in its entirety. Kāinga Ora support in part the FNPDP and seek relief in line with the below submission points.

The Kāinga Ora submission is:

1. Kāinga Ora Homes and Communities (“Kāinga Ora”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
 - i. Provide people with good quality, affordable housing choices that meet diverse needs; and
 - ii. Support good access to jobs, amenities and services; and
 - iii. Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential

housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Northland Region.

3. Kāinga Ora therefore has an interest in the FNPDP and how it:
 - i. Gives effect to the National Policy Statement on Urban Development (“**NPS-UD**”);
 - ii. Minimises barriers that constrain the ability to deliver housing development across the housing continuum; and
 - iii. Provides for the provision of services and infrastructure and how this may impact on the existing and planned Kāinga Ora housing developments.

4. The Kāinga Ora submission seeks amendments to the FNPDP and how it:
 - i. Responds to the severe housing shortage in Te Tai Tokerau, which has seen demand outpace supply of affordable market homes, private rental accommodation and public housing.
 - ii. Supports the delivery of market and affordable homes, papakāinga developments, and other types of housing with a particular focus on enabling Māori-led projects on whenua Māori land.
 - iii. Provides for the changing accommodation needs in the District. The District Plan must provide for a range of housing typologies and increased intensity within urban areas to match this changing demand.
 - iv. Responds to the impacts of climate change. Provides for the provision of supporting services and infrastructure across the Far North District.

5. The Kāinga Ora submission either supports or seeks amendments to the FNPDP in the following key topic areas:
 - i. **District-wide Matter Strategic Direction and Objectives** - Kāinga Ora support the following aspects of the key strategic objectives set out in Part 2, with minor amendments set out in Appendix 1;
 - a) Working with Tangata Whenua and enabling the development of Māori land;
 - b) Urban Form and development is around existing towns, compact with a mix of housing typologies;

- c) Adequate infrastructure needs to be in place; and
 - d) Urban Growth is resilient to natural hazards and climate change.
- ii. **Enabling Tangata Whenua / Mana Whenua aspirations and in particular the development of Māori Land** - Kāinga Ora support In general the Urban Māori Land zone, the Rural Māori Land zone and the Permitted Activity statuses for Marae, Community Faculty, Customary activity and , Urupā. Kāinga Ora also support permitted building heights for new buildings (11-12m). However, Kāinga Ora seek the following amendments:
- a) Remove any restriction on housing number as part of a Papakāinga Permitted Activity and allow the infrastructure capacity to inform any development limitation; and
 - b) Remove restrictions on home business activities, education facility and light industry in the Urban and Rural Māori Purpose zones. In particular, remove the limit on number of full-time employees.
- iii. **Enabling more intensive housing outcomes;**
- a) Kāinga Ora requests changes to the **General Residential** zone provisions to enable increased flexibility for proposals of three or more dwellings per site to enable additional residential supply across the district. Kāinga Ora note that the analysis provided within the s32 reports indicates that the proposed district plan zoning/provisions are consistent with the National Policy Statement on Urban Development 2020 (“**NPSUD**”), Kāinga Ora consider that the only significant FNPDP change to the existing residential zoning appears to be the multi-unit development provision proposed. While the consolidation of development around existing centres is supported, Kāinga Ora considers the General Residential zone provisions require amendments as per relief sought in Appendix 1 which would also ensure they are more consistent with the FNPDP Objective SD-UFD-O2.
 - b) Kāinga Ora support the following aspects of the PFNDP in relation to Residential Development:
 - 1. General development capacity is enabled subject to infrastructure availability; and

2. Different housing typologies are provided for including terrace housing and apartments.
- c) Kāinga Ora requests amendments to the following aspects of the FNPDP:
1. The Discretionary Activity Status for a residential development of 3 or more units is amended to a Restricted Discretionary activity with specific matters of discretion listed and non-notification provided for;
 2. Remove rule GRZ-S5 Façade length for multi-units as this is overly restrictive and design outcomes can be achieved through matters of discretion;
 3. Delete the Multi Unit definition as it does not provide for a range of residential typology and therefore is not consistent with Objective SD-UFD-O2;
 4. Remove the minimum vacant residential site area of 600m² in the General Residential Zone and replace with a minimum lot shape; and
 5. Introduce a new Medium Density Residential zone on the edge of the Kerikeri Town centre (Appendix 4).
- iv. **Natural Hazard Management** - Kāinga Ora support the following aspects of the FNPDP:
- a) The introduction of additional measures to manage the key hazards of flooding, coastal hazards, land instability and wildfire;
 - b) The planning framework to manage climate change;
 - c) Provisions to ensure infrastructure is resilient; and
 - d) Requiring Resource consents for new buildings in hazard areas.

Kāinga Ora submission requests amendments to the following aspects of the FNPDP:

- a) Further assessment of the flooding extent within Kaitaia in particular to determine where flooding areas are low risk or high risk with zoning and/or provisions amended to reflect the management of these risks. While the maps

identify 1 in 10 year and 1 in 100 year flood event extents, this does not examine the flood depths, velocity and likely duration. In some locations, the risk to human health/property could be higher than other locations.

- b) That flood hazard maps be removed from the FNPDP and be made available as a non-statutory information layer to ensure the most up to date information is used.
 - c) Kāinga Ora request further consultation of this key issue for their properties with FNDC and Northland Regional Council.
- v. **Mixed Use zone** - Kāinga Ora supports the provision for residential activities within centres where currently this is not provided for in the Operative Plan Commercial zone. Kāinga Ora however requests amendments to the Mixed Use zone provisions as follows:
- a) Residential activity is permitted at ground floor within the Mixed Use zones except where there is a ‘Pedestrian Frontage’ identified on the planning maps within the key streets of centres (other than where an amendment is requested in Kaikohe, see Appendix 2). Many of the sites zoned Mixed Use surround the centre’s main street are located on side streets or on rear lots. Providing for residential activity on ground floors within these locations will not adversely affect the commercial hub but will contribute to the vibrancy and growth of the centres and further encourage this form of development.
- vi. **Kerikeri Town Centre** - Kāinga Ora seek a new Town Centre zone for Kerikeri in recognition of its importance as a growing centre in the Far North. The zone provisions enable buildings of up to 6 storeys (22m maximum height) and also provide for ground floor residential activity except where a pedestrian frontage is identified (aligning with that currently shown on the planning maps, other than where amended in Kaikohe). See Appendices 3 and 5.
- vii. **Kerikei Medium Density Housing zone** - Kāinga Ora seek a Medium Density Residential zone within a 200-300m walkable catchment around Kerikeri town centre to enable increased intensity and support growth of the town centre (11m building height). See Appendices 3 and 4.

- viii. **Subdivision** – Kāinga Ora seeks amendments to provide more design and density flexibility and to reflect changes sought to the General Residential zone and proposed new Medium Density Housing zone and Town Centre zone.
 - ix. **Public notification of applications for resource consent** - Kāinga Ora seeks to reduce the need for public notification of proposals requiring resource consent, particularly those for housing.
 - x. **Changes to the Planning maps** - Kāinga Ora seeks a number of changes to the planning maps, included in Appendices 2 and 3, to introduce a Town Centre zone in Kerikeri, a new Medium Density Residential zone in Kerikeri and to change the pedestrian frontage control in Kaikohe.
6. The changes requested are made to:
- i. Ensure that Kāinga Ora can carry out its statutory obligations;
 - ii. Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991;
 - iii. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - iv. Provide clarity for all plan users; and
 - v. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
7. The Kāinga Ora submission points and changes sought can be found within:
- a. Table 1 of **Appendix 1** which forms the bulk of the submission.
 - b. **Appendix 2** – Planning Map (Kaikohe)
 - c. **Appendix 3** – Planning Map (Kerikeri)
 - d. **Appendix 4** – Proposed Medium Density Residential Zone Provisions
 - e. **Appendix 5** – Proposed Town Centre Zone Provisions

Kāinga Ora seeks the following decision from Far North District Council:

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

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

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on PFNDP to address the matters raised in its submission. If others make a similar submission, Kāinga Ora will consider presenting a joint case at a hearing.



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

ADDRESS FOR SERVICE: *Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051. Email: developmentplanning@kaingaora.govt.nz*

INSTRUCTIONS FOR THE TABLE

The following table sets out the amendments sought to the Far North District Council Proposed District Plan and also identifies those provisions that Kāinga Ora supports.

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

Appendix 1 Table 1

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
GENERAL SUBMISSION POINTS					
1	All	District Wide Plan – Planning Maps	Support in part	<p>Kāinga Ora seek that River Flood Hazard Area maps are removed from the FNPDP and placed in a non-statutory layer available via a GIS viewer. This is a consistent approach to identify such hazards countrywide and provides for regular updates to hazard information without the requirement to go through Plan Changes to update the planning maps.</p> <p>At the same time, further investigation needs to be carried out into flood risk particularly given the significant flooding extent experienced in parts of the District. This review should address the depth of flood waters, velocity, timing of flooding to identify locations of high risk and low risk and amend zoning in those locations accordingly.</p>	<p>All River Flood Hazard Area maps are removed from the FNPDP and placed in a non-statutory layer available via a GIS viewer.</p> <p style="text-align: center;">S561.001 and S561.002</p>
PART 1 – INTRODUCTION AND GENERAL PROVISIONS – INTERPRETATION					

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
2	New section of the Plan proposed	New section suggested to be added either in Part 1 How the Plan Works after 'Classes of Activities'.	N/A	<p>The FNPDP currently does not include any reference to consideration of Notification.</p> <p>Kāinga Ora seeks the avoidance of unnecessary public notification of applications for resource consent.</p> <p>The reasons for this are three-fold:</p> <ul style="list-style-type: none"> a. Housing developments can be assessed against the residential outcomes stated within a District Plan without the need for wider public input. b. There is an urgent need to speed up the delivery of housing in the right places, supported by infrastructure and urban amenities and services. Resource consent notification processes can significantly delay delivery the delivery of new housing. c. Any effects generated by housing development are well understood and there is sufficient best practise to 	<p>Kāinga Ora seeks the inclusion of the following section in the 'How the Plan Works' section of the FNPDP or alternatively similar wording within each section of the Plan in reference to the Restricted Discretionary activities listed in the section. Alternatively this could be included in each chapter of the Proposed District Plan to assist with clarification.</p> <p><i>Notification: (1) Any application for resource consent for Restricted Discretionary activities will 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(9) of the Resource Management Act 1991:</i></p> <p><i>(2) Any application for resource consent for an activity listed as Discretionary or Non-complying will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.</i></p> <p style="text-align: center;">S561.003</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				mitigate any adverse effects through a non-notified process.	
3	Definitions	<ul style="list-style-type: none"> • Māori Land • Papakāinga • Transport Infrastructure 	Support	Kāinga Ora supports these definitions as they provide for good development outcomes across the District, particularly enabling the use and development of Maori land which represents some 17% of land ownership in the Far North.	Retain these definitions, as notified. <p style="text-align: center; color: red;">S561.004 to S561.006</p>
4	Definitions	<ul style="list-style-type: none"> • River Flood Hazard Area 	Support in part	Kāinga Ora seeks amendments to this definition. While it is understood that the Council wish to clearly identify this natural hazard, Kāinga Ora seeks the removal of this hazard from the District Plan maps and its placement in a non-statutory layer available via a GIS viewer. This is a consistent approach to identify such hazards countrywide and provides for regular updates to hazard information without the requirement to go through Plan Changes to update the planning maps.	Amend the definition as follows: <u>River Flood Hazard Area:</u> means areas of river flooding mapped by the Northland Regional Council and included in the District Plan maps shown in the Council's publicly available online GIS viewer as follows: [remainder of definition to be retained as notified] Include the following Note beneath the definition: <p style="color: red;"><u>Note: The Council holds publicly available information showing the modelled extent of river flood hazard areas affecting specific properties in its GIS viewer. The river flood hazard area map is indicative only although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain. A party may provide the Council with a site specific technical report prepared by a suitably qualified and experienced person to establish the extent, depth and flow characteristics of the floodplain. When taking account of impervious areas that would arise from changes in land use enabled by the policies and zonings of the Plan, recognition should be given to any existing or planned flood attenuation works either existing or planned in an integrated catchment management plan. Council will continually update the floodplain map to reflect the best information available.</u></p> <p style="text-align: center; color: red;">S561.007</p>
5	Definitions	Multi-Unit Development	Oppose	Kāinga Ora oppose this definition. It is considered that multi-unit developments can be	Remove the following definition from the PDP

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought				
				<p>in the form of detached units and attached units and a separate definition is not required. In addition to this amendment, consequential changes are sought for the rules currently referencing multi-unit development (as set out in this submission) to include provisions for three or more units to be assessed based as a Restricted Discretionary activity based on design outcomes sought. This would enable a range of multi-unit typologies – multiple standalone units, terrace housing & apartments.</p>	<table border="1"> <tr> <td data-bbox="1478 331 1706 428">MULTI-UNIT DEVELOPMENT</td> <td data-bbox="1706 331 2602 428"> <p>means a group of two or more residential units contained within one contiguous building.</p> </td> </tr> <tr> <td colspan="2" data-bbox="1478 428 2602 1169" style="text-align: center;"> <p>S561.008</p> </td> </tr> </table>	MULTI-UNIT DEVELOPMENT	<p>means a group of two or more residential units contained within one contiguous building.</p>	<p>S561.008</p>	
MULTI-UNIT DEVELOPMENT	<p>means a group of two or more residential units contained within one contiguous building.</p>								
<p>S561.008</p>									
6	Definitions	Urban Environment Allotment	Support in part	Correction of spelling error in definition (dwellinghouse).	<p>Amendment as follows:</p> <table border="1"> <tr> <td data-bbox="1478 1234 1706 1600">URBAN ENVIRONMENT ALLOTMENT</td> <td data-bbox="1706 1234 2602 1600"> <p>means an allotment within the meaning of section 218 of the Resource Management Act 1991 and:</p> <ol style="list-style-type: none"> 1. that is no greater than 4 000 m²; and 2. that is connected to a reticulated water supply system and a reticulated sewerage system; and 3. on which there is a building used for industrial or commercial purposes or as a dwellinghouse; and 4. that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977. </td> </tr> </table> <p style="text-align: right;">S561.009</p>	URBAN ENVIRONMENT ALLOTMENT	<p>means an allotment within the meaning of section 218 of the Resource Management Act 1991 and:</p> <ol style="list-style-type: none"> 1. that is no greater than 4 000 m²; and 2. that is connected to a reticulated water supply system and a reticulated sewerage system; and 3. on which there is a building used for industrial or commercial purposes or as a dwellinghouse; and 4. that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977. 		
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PART 1 – INTRODUCTION AND GENERAL PROVISIONS – TANGATA WHENUA									
7	Tangata Whenua	<p>All objectives: TW-01, TW-02, TW-03, TW-04, TW-05</p>	Support	<p>Kāinga Ora support this chapter in its entirety as it reflects the significant role tangata whenua have in resource management in the Far North.</p>	<p>That objectives TW-01 to TW-05 be retained as notified.</p> <p style="text-align: right;">S561.010</p>				

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				In particular, Kāinga Ora support objective TW-05 as this recognises that the ability to use Māori land will remove some of the barriers to Māori housing aspirations and economic activity.	
8	Tangata Whenua	All policies: TW-P1, TW-P2, TW-P3, TW-P4, TW-P5, TW-P6	Support	Kāinga Ora supports the policies within this chapter and in particular TW-04 as it will enable the wide use of Māori land as it will remove some of the barriers to Māori housing aspirations and economic activity.	That policies TW-P01 to TW-P7 be retained as notified. S561.011
PART 2 – DISTRICT-WIDE MATTERS – STRATEGIC DIRECTION					
9	Historic and cultural wellbeing	SD-CP-05	Support	Kāinga Ora recognises the need to be adaptive to climate change as it will support the long term future of communities within the Far North District.	That SD-CP-05 be retained as notified. S561.012
10	Economic and social wellbeing	SD-SP-02	Support	Kāinga Ora note that as Māori make up 40% of the District's population and 17% of the District's land is Māori land, enabling development will support the wellbeing of Tangata Whenua now and into the future.	That SD-SP-02 be retained as notified. S561.013

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought								
11	Economic and social wellbeing	SD-EP-05	Support in part	Kāinga Ora note that not only will there be financial costs arising from a changing climate, but also there will be a need to carrying out economic activity in different ways than is currently practised.	That SD-EP-05 be retained with the following amendment: <table border="1" data-bbox="1478 411 2602 480"> <tr> <td>SD-CP-05</td> <td>A district economy that is responsive, resilient and adaptive to the financial costs of and changing economic activity driven by a changing climate.</td> </tr> </table> <p style="text-align: center; color: red;">S561.014</p>	SD-CP-05	A district economy that is responsive, resilient and adaptive to the financial costs of and changing economic activity driven by a changing climate.						
SD-CP-05	A district economy that is responsive, resilient and adaptive to the financial costs of and changing economic activity driven by a changing climate.												
12	Urban form and development	SD-UFD-02	Support	Kāinga Ora considers that the objective is in accordance with the government direction given through the NPS-UD and enables a choice of housing outcomes with supporting infrastructure.	That SD-UFD-02 be retained as notified. <p style="text-align: center; color: red;">S561.015</p>								
13	Urban form and development	SD-UFD-03	Support	The objectives recognises the need for the provision of infrastructure to support growth in urban centres.	That SD-UFD-03 be retained as notified. <p style="text-align: center; color: red;">S561.016</p>								
14	Urban form and development	SD-UFD-04	Support	The objective acknowledges the real impacts both natural hazards and climate change can have on any urban growth and development, enabling management tools to be put in place.	That SD-UFD-04 be retained as notified. <p style="text-align: center; color: red;">S561.017</p>								
15	Urban form and development	SD-UFD-05	Support in part	Support the objectives as notified, with the addition of a new policy which supports higher density residential development within a walkable	Insert a new objective as follows (05): <p style="text-align: center; color: red;">S561.018</p> <table border="1" data-bbox="1478 1644 2602 1913"> <thead> <tr> <th colspan="2">Objectives</th> </tr> </thead> <tbody> <tr> <td>SD-UFD-01</td> <td>The wellbeing of people who live in and visit towns in the Far North is considered first when it comes to planning places and spaces.</td> </tr> <tr> <td>SD-UFD-02</td> <td>Urban growth and development consolidated around existing reticulated networks within town centres, supporting a more compact urban form, affordability and providing for a mix of housing typologies.</td> </tr> <tr> <td>SD-UFD-03</td> <td>Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities.</td> </tr> </tbody> </table>	Objectives		SD-UFD-01	The wellbeing of people who live in and visit towns in the Far North is considered first when it comes to planning places and spaces.	SD-UFD-02	Urban growth and development consolidated around existing reticulated networks within town centres, supporting a more compact urban form, affordability and providing for a mix of housing typologies.	SD-UFD-03	Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities.
Objectives													
SD-UFD-01	The wellbeing of people who live in and visit towns in the Far North is considered first when it comes to planning places and spaces.												
SD-UFD-02	Urban growth and development consolidated around existing reticulated networks within town centres, supporting a more compact urban form, affordability and providing for a mix of housing typologies.												
SD-UFD-03	Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities.												

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
				catchment surrounding Kerikeri Town Centre.	<table border="1"> <tr> <td>SD-UFD-04</td> <td>Urban growth and development is resilient and adaptive to the impacts from natural hazards or climate change.</td> </tr> <tr> <td>SD-UFD-05</td> <td><u>Enable higher residential intensification in the area within moderate walking distance around Kerikeri Town Centre.</u></td> </tr> </table>	SD-UFD-04	Urban growth and development is resilient and adaptive to the impacts from natural hazards or climate change.	SD-UFD-05	<u>Enable higher residential intensification in the area within moderate walking distance around Kerikeri Town Centre.</u>		
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PART 2 – DISTRICT-WIDE MATTERS – ENERGY, INFRASTRUCTURE, AND TRANSPORT											
16	Infrastructure	I-O1	Support	The objective provides the framework for ensuring infrastructure is in the right place, at the right time, to manage urban growth.	<p>That I-O1 be retained as notified.</p> <p style="text-align: center;">S561.019</p>						
17	Infrastructure	I-O6	Support	The objective provides the framework to ensure large scale regional wide infrastructure does not compromise the development potential of Maori land. Kāinga Ora support this planning approach..	<p>That I-O6 be retained as notified.</p> <p style="text-align: center;">S561.020</p>						
18	Infrastructure	I-P5	Support	This policy enables I-O1 to be achieved.	<p>That I-P5 be retained as notified.</p> <p style="text-align: center;">S561.021</p>						
19	Transport	TRAN-O1	Support	Integration of land use and transport networks is essential to enable connected, safe, efficient and affordable urban growth and development.	<p>That TRAN-O1 be retained as notified.</p> <p style="text-align: center;">S561.022</p>						
20	Transport	TRAN-P5	Support	Integration of land use and transport networks is essential to enable connected, efficient and affordable urban growth and development	<p>That TRAN-P5 be retained as notified.</p> <p style="text-align: center;">S561.023</p>						
21	Transport	TRAN-S2	Support in part	Support the requirements in this standard however Kāinga Ora seek the addition of matters	<p>Amend TRAN-S2 as follows:</p> <p style="text-align: right;">S561.024</p> <table border="1"> <tr> <td>TRAN-S2</td> <td colspan="2">Requirements for vehicle crossings</td> </tr> <tr> <td>All zones</td> <td>1. No more than the maximum number of vehicle crossings</td> <td>Not applicable.</td> </tr> </table>	TRAN-S2	Requirements for vehicle crossings		All zones	1. No more than the maximum number of vehicle crossings	Not applicable.
TRAN-S2	Requirements for vehicle crossings										
All zones	1. No more than the maximum number of vehicle crossings	Not applicable.									

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought								
				of discretion where the standard is not met. As it is currently proposed, there is no ability to make the application if you cannot meet the requirements of TRAN-S2.		<p>shall be provided per site in accordance with TRAN-Table 6 - Maximum number of vehicle crossings per site;</p> <ol style="list-style-type: none"> 2. New vehicle crossings shall be located at least 8m from a dedicated pedestrian crossing facility; 3. Where a site has frontage to more than one road, the vehicle crossing shall be prioritised to be provided onto the road that has the lower road classification; 4. New vehicle crossings shall meet the minimum separation distance requirements from intersections as set out in TRAN-Table 7 - Minimum distance of vehicle crossings from intersections; and 5. New vehicle crossings shall be located to meet the minimum sight distance requirements as set out in TRAN-Table 8 - Minimum sight distances for vehicle crossings. <p>Note: Minimum vehicle crossing widths to the State Highway network may be greater than those above. All access to the State Highway network requires the approval of Waka Kotahi under the Government Rounding Powers Act 1989.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the potential for adverse effects on the safety and efficiency of the transport network, including effects on vehicles, pedestrians and cyclists; b. the scale, management and operation of the activity as it relates to its demand for access; c. the ability for persons with a disability or limited mobility, enter and exit a vehicle and manoeuvre. 						
22	Transport	TRAN-S3	Oppose in part	The requirement for passing bays for accesses serving 2 or more sites is too restrictive given the low traffic volumes this would involve. The Rule does not provide for the majority of accessways being over a short distance with good	<p>Amend TRAN-S3 as follows: S561.025</p> <table border="1" data-bbox="1478 1556 2602 1892"> <thead> <tr> <th data-bbox="1478 1556 1706 1591">TRAN-S3</th> <th colspan="2" data-bbox="1706 1556 2602 1591">Requirements for passing bays</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 1591 1706 1892">All zones</td> <td data-bbox="1706 1591 2166 1892"> <ol style="list-style-type: none"> 1. Where required, passing bays on private accessways are to be at least 15m long and provide a minimum usable access width of 5.5m; 2. Passing bays are required: <ol style="list-style-type: none"> i. in Rural Production, Rural Lifestyle, Horticulture, and Māori Purpose Rural zones at </td> <td data-bbox="2166 1591 2602 1892"> <p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. any adverse effects on the ease and safety of vehicle manoeuvres; b. the extent to which the safety and efficiency of road </td> </tr> </tbody> </table>			TRAN-S3	Requirements for passing bays		All zones	<ol style="list-style-type: none"> 1. Where required, passing bays on private accessways are to be at least 15m long and provide a minimum usable access width of 5.5m; 2. Passing bays are required: <ol style="list-style-type: none"> i. in Rural Production, Rural Lifestyle, Horticulture, and Māori Purpose Rural zones at 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. any adverse effects on the ease and safety of vehicle manoeuvres; b. the extent to which the safety and efficiency of road
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought												
				<p>sightlines. Either the rule should be amended to relate to a larger number of sites, or passing bays should only be a requirement where site conditions pose a safety risk. Kāinga Ora suggest this should be amended to 8 sites to align with the number of sites permitted off a accessway under the FNDC Engineering standards.</p>		<p>spacings not exceeding 100m; ii. on all blind corners in all zones at locations where the horizontal and vertical alignment of the private accessway restricts visibility; and 3. All accesses serving 28 or more sites shall provide passing bays and a double width vehicle crossing to allow for vehicles to queue within the site.</p>	<p>operations will be adversely affected; c. any adverse effects on character and amenity of the surrounding environment; d. any impacts on public waste collection; and e. any characteristics of the proposed use that will make compliance unnecessary.</p>										
23	Transport	Tran-Table 1 – Minimum number of parking spaces	Support in part	<p>The Government has signalled the need to move away from constraining the use of urban land suitable for housing by taking away land for on-site carparking. Kāinga Ora recognise the transport alternatives in FDNC are, and will be, limited into the future. As such a reduced requirement to provide onsite parking in conjunction with residential development is requested – 1 parking space per unit.</p>	<p>That the number of parking spaces required for a residential unit activity <u>be reduced from 2, to 1 per unit and Tran Table 1 be amended to reflect this.</u></p> <p style="text-align: center; color: red;">S561.026</p>												
24	Transport	Tran-Table 2	Support in part	<p>It is unclear within Table 2 as notified how accessible parking is applied to residential development. As such, our amendment provides that clarification.</p>	<p>Amend TRAN-Table 2 – Minimum number of accessible car parking spaces as follows: S561.027</p> <table border="1" data-bbox="1478 1640 2602 1879"> <thead> <tr> <th data-bbox="1478 1640 2041 1675">Number of parking spaces required</th> <th data-bbox="2041 1640 2602 1675">Number of accessible parking spaces required</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 1675 2041 1745">20 or less <u>(except for residential developments as specified below)</u></td> <td data-bbox="2041 1675 2602 1745">1</td> </tr> <tr> <td data-bbox="1478 1745 2041 1814"><u>Residential developments of 10 or more dwellings on a site</u></td> <td data-bbox="2041 1745 2602 1814"><u>1 (per 10 dwellings)</u></td> </tr> <tr> <td data-bbox="1478 1814 2041 1850">21 - 50</td> <td data-bbox="2041 1814 2602 1850">2</td> </tr> <tr> <td data-bbox="1478 1850 2041 1879">Every additional 50 car parking spaces required</td> <td data-bbox="2041 1850 2602 1879">1 additional accessible parking space</td> </tr> </tbody> </table>			Number of parking spaces required	Number of accessible parking spaces required	20 or less <u>(except for residential developments as specified below)</u>	1	<u>Residential developments of 10 or more dwellings on a site</u>	<u>1 (per 10 dwellings)</u>	21 - 50	2	Every additional 50 car parking spaces required	1 additional accessible parking space
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
PART 2 – DISTRICT-WIDE MATTERS – HAZARDS AND RISKS					
25	Natural hazards	Overview	Support in Part	<p>These definitions are more appropriate to be included in the Definitions chapter of the Plan, therefore it is sought that these are deleted from the Overview section of the Natural Hazards chapter. These should be included in the Definitions section of the Plan.</p>	<p>Amend the Overview section of the Natural Hazards chapter as follows:</p> <p>River Flooding Hazards S561.028</p> <p>Within areas of flooding, coastal erosion and coastal inundation mapped by the Northland Regional Council and included in the District Plan maps as follows:</p> <p>Flood Hazard Areas</p> <ul style="list-style-type: none"> • 1 in 10 Year River Flood Hazard Area – the area potentially susceptible to river flooding in a 10% Annual Exceedance Probability (AEP) / 10Yr Average Return Interval (ARI) storm event. • 1 in 100 Year River Flood Hazard Area – the area potentially susceptible to river flooding in a 1% AEP / 100Yr ARI storm event plus climate change. <p>Coastal Hazard Areas (including High Risk Coastal Hazard Area comprising of CFZ1 and CEZ1)</p> <ul style="list-style-type: none"> • Coastal Flood Zone 1 (CFHZ1) – extent of the 50 year ARI static water level at 2080 including 0.6 m sea level rise (RCP8.5M). • Coastal Flood Zone 2 (CFHZ2) – extent of the 100 year ARI static water level at 2080 including 1.2 m sea level rise (RCP8.5M). • Coastal Flood Zone 3 (CFHZ3) – extent of the 100 year ARI static water level at 2080 including 1.5 m sea level rise (RCP8.5H+). • Coastal Erosion Zone 1 (CEHZ1) – an area potentially susceptible to coastal erosion (66% probability) by 2080 with 0.33 m sea level rise from 2019 – (RCP 8.5M). • Coastal Erosion Zone 2 (CEHZ2) – an area potentially susceptible to coastal erosion (5% probability) by 2130 with 0.85 m sea level rise from 2019 – (RCP 8.5M). • Coastal Erosion Zone 3 (CEHZ3) – an area potentially susceptible to coastal erosion (5% probability) by 2130 with 1.17 m sea level rise from 2019 – (RCP 8.5H+). <p>Land Instability</p> <p>Land that is susceptible to instability hazards. Land is identified at subdivision through the application of geological information, slope and other criteria as defined in Definitions.</p> <p>Wildfire</p> <p>Ensuring adequate water supplies are available for firefighting purposes, appropriate setbacks from vegetation and suitable access for firefighting in new subdivisions.</p>
26	Natural hazards	NH-O1	Support	<p>The objective acknowledges the real impacts both natural hazards and climate change can have on any urban growth and</p>	<p>That NH-O1 be retained as notified.</p> <p style="text-align: right;">S561.029</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				development, enabling management tools to be put in place	
27	Natural hazards	NH-O2	Support	This new approach by FNDC to address risks from natural hazards is supported. The increasing risk from natural hazards due to climate change must be managed and this objective provides the framework for new provisions within the plan to address this risk.	That NH-O2 be retained as notified. S561.030
28	Natural hazards	NH-O3	Support	This objective provides the framework to enable necessary infrastructure while balancing this need with the risk of natural hazards.	That NH-O3 be retained as notified. S561.031
29	Natural hazards	NH-O4	Support	Kāinga Ora support this objective which provides the framework for policies and rules supporting natural defences above man-made defences against hazard risks.	That NH-O4 be retained as notified. S561.032
30	Natural hazards	NH-P1	Support in part	Kāinga Ora support this policy however seek that hazard maps are removed from the FNPDP and placed in a non-statutory layer. At the same time, further investigation into flood risk particularly given the significant	That NH-P1 be retained as notified. Wording is general - Map or define areas that are known to be subject to the following natural hazards, taking into account accepted estimates of climate change and sea level rise: a. flooding; b. coastal erosion; c. coastal inundation; and d. land instability. S561.033

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				extent experienced in parts of the District. This review should address the depth of flood waters, velocity, timing of flooding to identify locations of high risk and low risk and amend zoning in those locations accordingly.	
31	Natural hazards	NH-P2	Support	This policy provides the framework for new provisions within the plan to address the risks from natural hazards.	That NH-P2 be retained as notified. S561.034
32	Natural hazards	NH-P3	Support	This new approach by FNDC to address risks from natural hazards is supported. This policy sets up the framework for rules to manage land use and subdivision in locations of natural hazards more appropriately than under the Operative Plan.	That NH-P3 be retained as notified. S561.035
33	Natural hazards	NH-P5	Support	This new approach by FNDC to address risks from natural hazards is supported. This policy sets up the framework for rules to manage land use and subdivision in locations of natural hazards more appropriately than under the Operative Plan.	That NH-P5 be retained as notified. S561.036

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>However, in relation to flood hazards, it is considered that further investigation should be undertaken given the flood risk modelling to date and new information from the Regional Council to determine some of these matters listed to inform relevant zoning. In particular, where there is a high flood risk identified. This further investigation will also assist landowners with this additional cost/consenting requirement for sites where there is a low risk.</p>	
34	Natural hazards	NH-P6	Support	<p>Policy NH-P6 is consistent with Objectives NH-O1 and NH-O2 and supports rules to appropriately address river flood hazards.</p>	<p>That NH-P6 be retained as notified.</p> <p style="text-align: right; color: red;">S561.037</p>
35	Natural hazards	NH-P7	Support	<p>This policy supports rules to address Coastal Hazard risk management and is supported.</p>	<p>That NH-P7 be retained as notified.</p> <p style="text-align: right; color: red;">S561.038</p>
36	Natural hazards	NH-P10	Support	<p>This policy is consistent with objective NH-O3 and provides the framework for rules to enable necessary infrastructure while balancing this need with the risk of natural hazards.</p>	<p>That NH-P10 be retained as notified.</p> <p style="text-align: right; color: red;">S561.039</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought								
37	Natural hazards	NH-P11	Support	This policy is consistent with objective NH-O3 as discussed above.	That NH-P11 be retained as notified. S561.040								
38	Natural hazards	NH-P13	Support	Kāinga Ora supports the use of natural systems and features to protect from natural hazards where practicable over hard protection structures.	That NH-P13 be retained as notified. S561.041								
39	Natural hazards	NH-P14	Support	This policy is supported as it will provide for necessary ongoing maintenance and upgrading of flood management schemes.	That NH-P14 be retained as notified. S561.042								
40	Natural Hazards	Notes under Rules heading	Oppose in part	Under the Rules heading, Note 2 repeats the same comments under Standard NH-S1. Recommend deleting Note 2 from this section.	Delete Note 2 from under Rules headings and amend as follows: Notes: S561.043 1. There may be rules in other District-Wide Matters and the underlying zone in Part 3 - Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other relevant District-Wide Matters chapters are also referred to, in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the how the plan works chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules. 2. Any application for a land use resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion. Any application for a subdivision consent must additionally include an assessment of whether the site includes an area of land susceptible to instability. 3. 2. Coastal hazard rules are located in the Coastal Environment Chapter.								
41	Natural hazards	NH-S1	Oppose in part	The reference to “potentially affected” is not specific and the comment should clarify that this relates to the mapped hazard areas.	Amend NH-S1 as follows: S561.044 <table border="1"> <thead> <tr> <th colspan="2">Standards</th> </tr> <tr> <th>NH-S1</th> <th>Information requirements</th> </tr> </thead> <tbody> <tr> <td>All natural hazards</td> <td>Any application for a resource consent in relation to a site that is potentially affected by <u>the mapped</u> natural hazards (<u>as noted in the Plan definitions</u>) must be accompanied by a report prepared by a suitably qualified</td> </tr> <tr> <td></td> <td>Activity status where compliance not achieved: Not applicable</td> </tr> </tbody> </table>	Standards		NH-S1	Information requirements	All natural hazards	Any application for a resource consent in relation to a site that is potentially affected by <u>the mapped</u> natural hazards (<u>as noted in the Plan definitions</u>) must be accompanied by a report prepared by a suitably qualified		Activity status where compliance not achieved: Not applicable
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	Activity status where compliance not achieved: Not applicable												

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought				
						and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion.			
PART 2 – DISTRICT-WIDE MATTERS - SUBDIVISION									
42	Subdivision	SUB-O3	Support in part	Any new growth needs to be supported by the necessary infrastructure to enable any urban area to function.	Amend SUB-O3 as follows: S561.045 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">SUB-O3</td> <td> Infrastructure is <u>existing and / or</u> planned to service the proposed subdivision and development where: <ol style="list-style-type: none"> a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network. </td> </tr> </table>			SUB-O3	Infrastructure is <u>existing and / or</u> planned to service the proposed subdivision and development where: <ol style="list-style-type: none"> a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.
SUB-O3	Infrastructure is <u>existing and / or</u> planned to service the proposed subdivision and development where: <ol style="list-style-type: none"> a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network. 								
43	Subdivision	Notes under Rules heading	Support in part	The reference to “potentially affected” is not specific and the comment should clarify that this relates to the mapped hazard areas.	Amend Note 4 as follows: S561.046 4. Any application for a resource consent in relation to a site that is potentially affected by natural hazards <u>identified by the mapped natural hazards (as noted in the Plan definitions)</u> must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion including an assessment of whether the site includes an area of land susceptible to instability.				
44	Subdivision	SUB-R3	Support in part	SUB-R3 ensures the necessary infrastructure is provided when creating any new allotments.	Amend SUB-R3 as follows: S561.047 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">SUB-R3</td> <td></td> </tr> </table>			SUB-R3	
SUB-R3									

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought			
					Rural Production Rural Lifestyle Rural Residential General Residential zone <u>Medium Density Residential Zone</u> Kororāreka Russell Township zone Settlement zone Mixed Use zone Light Industrial zone Heavy Industrial zone Horticulture zone Horticulture Processing zone Hospital zone	Activity status: Controlled Where: CON-1 1. The subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; SUB-S7 Easements for any purpose; CON-2 1. The subdivision complies with standards: SUB-S1 Minimum allotment sizes SUB-S8 Esplanades Matters of control are limited to: a. the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; b. the provision of easements or registration of an instrument for the purpose of public access and reserves;	Activity status where compliance not achieved with CON- 1: Restricted Discretionary Matters of discretion are restricted to: a. matters of any infringed standard; and b. any relevant matters of control.	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought			
						<ul style="list-style-type: none"> c. the effects of development phase works on the surrounding area; d. extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; e. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; f. natural hazards or geotechnical constraints; g. where relevant compliance with Far North District Council Engineering Standards April 2022;and h. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.</p>	<p>Activity status where compliance not achieved with CON-2: Discretionary</p> <p>Where:</p> <p>DIS-1</p> <ul style="list-style-type: none"> 1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved <p>Activity status where compliance not achieved with DIS-1:Non-complying.</p>	
45	Subdivision	SUB-R5	Support in part	This rule provides for the subdivision of an approved landuse development, enabling	<p>That SUB – R5 rule heading be amended as follows</p> <p>Subdivision around an approved multi-unit landuse landuse development</p> <p style="text-align: right; color: red;">S561.048</p>			

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>separate titles where required. However Kāinga Ora consider it is unnecessary to use the term <i>multi-unit</i> and an amendment is suggested to apply this rule to an approved residential landuse consent .</p> <p>Further, to support a medium density residential zone around Kerikeri township, Rule SUB-R5 needs to be amended to include the rule application to the new proposed Medium density Residential zone.</p>	<p>That the application of this rule be extended by reference to the Medium Density Residential zone.</p>
46	Subdivision	SUB-R11	Support	<p>Rule SUB-R11 is part of the natural hazard framework contained within the Proposed Plan ensuring land unsuitable for development is removed from development potential.</p>	<p>That Rule SUB-R11 be retained as notified.</p> <p style="text-align: center;">S561.049</p>
47	Subdivision	SUB-R12	Support	<p>Rule SUB-R12 is part of the natural hazard framework contained within the Proposed Plan ensuring land unsuitable for development is removed from development potential.</p>	<p>That Rule SUB-R12 be retained as notified.</p> <p style="text-align: center;">S561.050</p>
	Subdivision	SUB S1	Support in Part	<p>Kāinga Ora does not support minimum lot sizes for residential subdivision. A</p>	<p style="text-align: center;">S561.051</p> <p>Delete minimum allotment sizes for residential subdivision from SUB S1</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																	
				minimum building platform size is a more efficient means to ensure residential outcomes are achieved																		
49	Subdivision	SUB-S2	Support in Part	Kerikeri town is of sufficient urban size and predicted growth to support a medium density residential zone around the immediate town centre. Kāinga Ora request that the application of SUB-S2 be extended to include the proposed Medium Density Residential zone.	<p>Amend SUB-S2 be to include its application to the proposed Medium Density Residential zone.</p> <p>Amend SUB-S2 to include a residential building platform dimension of:</p> <p style="text-align: center;">8m x 15m S561.052</p>																	
50	Subdivision	SUB-S6 Telecommunications and power supply.	Support in Part	Kerikeri town is of sufficient urban size and predicted growth to support a medium density residential zone around the immediate town centre.	<p>Amend SUB-S6 to include a Medium Density Residential zone. S561.053</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th data-bbox="1478 1066 1709 1100">SUB-S6</th> <th colspan="2" data-bbox="1709 1066 2599 1100">Telecommunications and power supply</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 1100 1709 1199">General Residential zone</td> <td data-bbox="1709 1100 2169 1199" rowspan="2">Connections shall be provided at the boundary of the site area of the allotment for:</td> <td data-bbox="2169 1100 2599 1199" rowspan="2">Matters of discretion are restricted to :</td> </tr> <tr> <td data-bbox="1478 1199 1709 1268">Medium Density Residential Zone</td> </tr> <tr> <td data-bbox="1478 1268 1709 1367">Kororāreka Russell Township zone</td> <td data-bbox="1709 1268 2169 1367" rowspan="2"> 1. telecommunications <ul style="list-style-type: none"> i. Fibre where it is available or; ii. Copper where fibre is not available </td> <td data-bbox="2169 1268 2599 1367" rowspan="2"> a. alternative provision of telecommunication and electricity supply. </td> </tr> <tr> <td data-bbox="1478 1367 1709 1436">Mixed Use zone</td> </tr> <tr> <td data-bbox="1478 1436 1709 1505">Light Industrial zone</td> <td data-bbox="1709 1436 2169 1505" rowspan="4"> Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes. </td> <td data-bbox="2169 1436 2599 1505"></td> </tr> <tr> <td data-bbox="1478 1505 1709 1575">Heavy Industrial zone</td> </tr> <tr> <td data-bbox="1478 1575 1709 1644">Settlement zone</td> </tr> <tr> <td data-bbox="1478 1644 1709 1713">Rural Residential zone</td> </tr> </tbody> </table>	SUB-S6	Telecommunications and power supply		General Residential zone	Connections shall be provided at the boundary of the site area of the allotment for:	Matters of discretion are restricted to :	Medium Density Residential Zone	Kororāreka Russell Township zone	1. telecommunications <ul style="list-style-type: none"> i. Fibre where it is available or; ii. Copper where fibre is not available 	a. alternative provision of telecommunication and electricity supply.	Mixed Use zone	Light Industrial zone	Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes.		Heavy Industrial zone	Settlement zone	Rural Residential zone
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General Residential zone	Connections shall be provided at the boundary of the site area of the allotment for:	Matters of discretion are restricted to :																				
Medium Density Residential Zone																						
Kororāreka Russell Township zone	1. telecommunications <ul style="list-style-type: none"> i. Fibre where it is available or; ii. Copper where fibre is not available 	a. alternative provision of telecommunication and electricity supply.																				
Mixed Use zone																						
Light Industrial zone	Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes.																					
Heavy Industrial zone																						
Settlement zone																						
Rural Residential zone																						

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought												
					Horticulture Processing Facility zone												
PART 2 – GENERAL DISTRICT-WIDE MATTERS																	
51	Noise	Noise-S1	Support	Providing for an increased noise level during daytime activities within the Māori Purpose zones is enabling for the economic growth and development of Māori within the District.	Retain Noise-S1 as notified. S561.054												
52	Treaty Settlement Land overlay	TSL-O1, TSL-O2, TSL-O3 and TSL-O4	Support in Part	The objectives set out the outcomes to be achieved for the Treaty Settlement Land overlay. Tikanga Māori (Māori customary practices) and mātauranga Māori (Māori knowledge) are integral to achieving the housing and development outcomes for mana whenua on Treaty Settlement Land. Kāinga Ora seek the addition of one objective to explicitly include tikanga Māori and mātauranga Māori.	Introduce one additional objective that specifically includes providing for mana whenua to use and develop land that is consistent with tikanga Māori and mātauranga Māori, as follows: S561.055												
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53	Treaty Settlement Land overlay	TSL-P3	Support in Part	The amendments proposed to this policy are to ensure the policy remains supportive of use and development to achieve the objectives of this overlay.	Update TSL-P3 as follows: S561.056												
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					<p>f. it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and</p> <p>g. that any adverse effects can be avoided, remedied or mitigated.</p> <p><u>Recognise and provide for mātauranga Māori, tikanga Māori and kaitiakitanga when determining the scale, intensity and compatibility of activities in the Māori purpose zone, including when considering measures to avoid, remedy or mitigate adverse effects.</u></p>										
54	Treaty Settlement Land overlay	TSL-P4	Support in Part	This policy as it is written is more appropriate as matters of discretion required to be complied with for a Restricted Discretionary activity. New policies should be provided that outline how the objectives are to be achieved.	<p>Provide new policies which address the matters of discretion currently included under Policy TSL-P4. These matters of discretion are proposed to be included under Restricted Discretionary activities in the Māori Purpose Zone where relevant. The new policies are proposed as follows: S561.057 and S561.058</p> <table border="1" data-bbox="1478 953 2599 1894"> <thead> <tr> <th colspan="2" data-bbox="1478 953 2599 989">Policies</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 989 1709 1024">TSL-P1</td> <td data-bbox="1709 989 2599 1024">Provide for the use and development of Treaty Settlement Land.</td> </tr> <tr> <td data-bbox="1478 1024 1709 1125">TSL-P2</td> <td data-bbox="1709 1024 2599 1125">Enable a range of activities on Treaty Settlement Land including marae, papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated.</td> </tr> <tr> <td data-bbox="1478 1125 1709 1696">TSL-P3</td> <td data-bbox="1709 1125 2599 1696"> <p>Provide for development on Treaty Settlement Land where it is demonstrated:</p> <p>a. it is compatible with surrounding activities;</p> <p>b. it will not compromise occupation, development and use of Treaty Settlement Land;</p> <p>c. it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose;</p> <p>d. it maintains character and amenity of surrounding areas;</p> <p>e. it provides for community wellbeing, health and safety;</p> <p>f. it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and</p> <p>g. that any adverse effects can be avoided, remedied or mitigated.</p> <p><u>Recognise and provide for mātauranga Māori, tikanga Māori and kaitiakitanga when determining the scale, intensity and compatibility of activities in the Māori purpose zone, including when considering measures to avoid, remedy or mitigate adverse effects.</u></p> </td> </tr> <tr> <td data-bbox="1478 1696 1709 1894">TSL-P4</td> <td data-bbox="1709 1696 2599 1894"> <p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>a. consistency with the scale, density, design and character of the environment and purpose of the zone;</p> <p>b. the location, scale and design of buildings and structures;</p> </td> </tr> </tbody> </table>	Policies		TSL-P1	Provide for the use and development of Treaty Settlement Land.	TSL-P2	Enable a range of activities on Treaty Settlement Land including marae, papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated.	TSL-P3	<p>Provide for development on Treaty Settlement Land where it is demonstrated:</p> <p>a. it is compatible with surrounding activities;</p> <p>b. it will not compromise occupation, development and use of Treaty Settlement Land;</p> <p>c. it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose;</p> <p>d. it maintains character and amenity of surrounding areas;</p> <p>e. it provides for community wellbeing, health and safety;</p> <p>f. it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and</p> <p>g. that any adverse effects can be avoided, remedied or mitigated.</p> <p><u>Recognise and provide for mātauranga Māori, tikanga Māori and kaitiakitanga when determining the scale, intensity and compatibility of activities in the Māori purpose zone, including when considering measures to avoid, remedy or mitigate adverse effects.</u></p>	TSL-P4	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <p>a. consistency with the scale, density, design and character of the environment and purpose of the zone;</p> <p>b. the location, scale and design of buildings and structures;</p>
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						<p>c. the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity.</p> <p>d. at zone interfaces:-</p> <p style="padding-left: 20px;">i. any setbacks, fencing, screening or landscaping required to address potential conflicts;</p> <p style="padding-left: 20px;">ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</p> <p>e. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</p> <p>f. the adequacy of roading infrastructure to service the proposed activity;</p> <p>g. managing natural hazards;</p> <p>h. any loss of highly productive land;</p> <p>i. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</p> <p>j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p> <p><u>Enable the occupation, use and development of Treaty Settlement Land in areas where there are natural and physical resources that have been scheduled in the District Plan in relation to heritage areas, historic heritage, sites and areas of significance to Māori by considering:</u></p> <p style="padding-left: 20px;"><u>a. the need to enable development, occupation and use of Treaty Settlement Land in accordance with mātauranga and tikanga to support the social, cultural and economic wellbeing of Mana Whenua; and</u></p> <p style="padding-left: 20px;"><u>b. that there may be no or limited alternative locations for whanau, hapū or iwi to occupy, manage and use their ancestral lands.</u></p> <p>TSL-P5</p> <p><u>Enable alternative approaches to site access and infrastructure provision where the occupation, use and development of Treaty Settlement Land is constrained by access or the availability of infrastructure.</u></p>		
55	Treaty Settlement Land overlay	TSL-R1 New buildings or structures, and extensions or alterations to existing buildings or structures	Support in Part	PER-1 determines that a new building or structure, or extension or alteration to an existing building or structure that will accommodate a permitted activity is a permitted	<p>Delete PER-1 from Rule TSL-P1, add proposed new standard TSL-R8 – Impermeable surfaces, and delete activity status related to PER-1, as follows: S561.059</p> <table border="1" data-bbox="1478 1703 2602 1772"> <tr> <td data-bbox="1478 1703 1688 1772">TSL-R1</td> <td data-bbox="1688 1703 2602 1772">New buildings or structures, and extensions or alterations to existing buildings or structures</td> </tr> </table>		TSL-R1	New buildings or structures, and extensions or alterations to existing buildings or structures
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				<p>activity, and where compliance is not achieved with PER-1 it becomes a Discretionary activity. PER-2 lists the Standards that must be complied with included (but not limited to) maximum height, height in relation to boundary, and setback. The Rule (activity) intended for new buildings or structures, and extensions or alterations to existing buildings or structures will be assessed under that particular Rule (activity). Therefore, PER-1 is not relevant.</p>	<table border="1"> <tr> <td data-bbox="1481 331 1688 428">Treaty Settlement Land overlay</td> <td data-bbox="1688 331 2226 428">Activity status: Permitted Where:</td> <td data-bbox="2226 331 2602 428">Activity status where compliance not achieved with PER-2.1: Restricted Discretionary</td> </tr> <tr> <td></td> <td data-bbox="1688 428 2226 716"> <p>PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity.</p> <p>PER-2 The building or structure, or extension or alteration to an existing building or structure complies with standards:</p> <p>MPZ-S1 - Maximum height; MPZ-S2 - Height in relation to boundary; MPZ-S3 - Setbacks (excluding from MHWS or wetland, lake and river margins); MPZ-S4 - Setback from MHWS; MPZ-S5 - Building or structure coverage; and MPZ-S6 - On-site services; and MPZ-S7 – Impermeable surfaces.</p> </td> <td data-bbox="2226 428 2602 716"> <p>Matters of discretion are restricted to: a. the matters of discretion of any infringed standard</p> </td> </tr> <tr> <td></td> <td></td> <td data-bbox="2226 716 2602 1024"> <p>Activity status where compliance not achieved with PER-1: Discretionary</p> </td> </tr> </table>			Treaty Settlement Land overlay	Activity status: Permitted Where:	Activity status where compliance not achieved with PER-2.1: Restricted Discretionary		<p>PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity.</p> <p>PER-2 The building or structure, or extension or alteration to an existing building or structure complies with standards:</p> <p>MPZ-S1 - Maximum height; MPZ-S2 - Height in relation to boundary; MPZ-S3 - Setbacks (excluding from MHWS or wetland, lake and river margins); MPZ-S4 - Setback from MHWS; MPZ-S5 - Building or structure coverage; and MPZ-S6 - On-site services; and MPZ-S7 – Impermeable surfaces.</p>	<p>Matters of discretion are restricted to: a. the matters of discretion of any infringed standard</p>			<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
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56	Treaty Settlement Land overlay	TSL-R2 Impermeable surfaces	Support in Part	<p>Kāinga Ora considers that impermeable surface coverage is a development control that fits with other standards rather than as a rule in the activity status table.</p> <p>Rules which rely on compliance with bulk and location Standards for that Rule should include the Impermeable surfaces Standard.</p>	<p>Delete TSL-R2 Impermeable surfaces in its entirety from the Rules section and create a new Standard for Impermeable surfaces, as follows:</p> <p style="text-align: right;">S561.060 and S561.061</p> <table border="1" style="width: 100%;"> <tr> <td data-bbox="1481 1339 1688 1373">TSL-S7</td> <td data-bbox="1688 1339 2602 1373">Impermeable surfaces</td> </tr> </table>			TSL-S7	Impermeable surfaces							
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					Treaty Settlement Land overlay	<p><u>The impermeable surface coverage of any site is no more than 60%.</u></p> <p>Except that: <u>On sites less than 5000m² containing marae, the impermeable surface coverage is no more than 50%.</u></p>	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> a. <u>the extent to which landscaping or vegetation may reduce adverse effects of run-off;</u> b. <u>the effectiveness of the proposed method for controlling stormwater on site;</u> c. <u>the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites;</u> d. <u>whether low impact design methods and green spaces can be used;</u> e. <u>any cumulative effects on total catchment impermeability; and</u> f. <u>natural hazard mitigation and site constraints.</u> 	
57	Treaty Settlement Land overlay	TSL-R3 Residential activity (except for papakāinga)	Oppose	Papakāinga includes residential activities. Therefore this activity is captured under TSL-R5 and the Rule TSL-R4 Residential Activity is not required.	Delete Rule TSL-R4 Residential Activity in its entirety, and re-number all the Rules that follow. <p style="text-align: center;">S561.062</p>			

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
58	Treaty Settlement Land overlay	TSL-R4 Papakāinga	Support in Part	The matters of discretion have been adopted from the proposed Policy TSL-P4 with amendments.	<p>Where compliance with PER-1 or PER-2 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion and areas follows: S561.063</p> <table border="1" data-bbox="1478 464 2769 1900"> <thead> <tr> <th data-bbox="1478 464 1688 499">TSL-R4</th> <th colspan="2" data-bbox="1688 464 2769 499">Papakāinga</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 499 1688 1900">Treaty Settlement Land overlay</td> <td data-bbox="1688 499 2228 1900"> <p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 The number of residential units does not exceed the greater of: a. 10 residential units per site; or b. one residential unit per 40ha of site area.</p> <p><u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p> <p>PER-2 Any commercial activity associated with the papakāinga does not exceed a GBA of 250m².</p> </td> <td data-bbox="2228 499 2769 1900"> <p>Activity status where compliance not achieved with PER-1 or PER-2: <u>Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The matters set out in policy TSL-P4.</u> a. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u> b. <u>the location, scale and design of buildings and structures;</u> c. <u>at zone interfaces:</u> <ul style="list-style-type: none"> i. <u>any setbacks, fencing, screening or landscaping required to address potential conflicts;</u> ii. <u>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</u> d. <u>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</u> e. <u>the adequacy of roading infrastructure to</u> </td> </tr> </tbody> </table>	TSL-R4	Papakāinga		Treaty Settlement Land overlay	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 The number of residential units does not exceed the greater of: a. 10 residential units per site; or b. one residential unit per 40ha of site area.</p> <p><u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p> <p>PER-2 Any commercial activity associated with the papakāinga does not exceed a GBA of 250m².</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: <u>Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The matters set out in policy TSL-P4.</u> a. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u> b. <u>the location, scale and design of buildings and structures;</u> c. <u>at zone interfaces:</u> <ul style="list-style-type: none"> i. <u>any setbacks, fencing, screening or landscaping required to address potential conflicts;</u> ii. <u>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</u> d. <u>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</u> e. <u>the adequacy of roading infrastructure to</u>
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Treaty Settlement Land overlay	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 The number of residential units does not exceed the greater of: a. 10 residential units per site; or b. one residential unit per 40ha of site area.</p> <p><u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p> <p>PER-2 Any commercial activity associated with the papakāinga does not exceed a GBA of 250m².</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: <u>Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>The matters set out in policy TSL-P4.</u> a. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u> b. <u>the location, scale and design of buildings and structures;</u> c. <u>at zone interfaces:</u> <ul style="list-style-type: none"> i. <u>any setbacks, fencing, screening or landscaping required to address potential conflicts;</u> ii. <u>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</u> d. <u>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</u> e. <u>the adequacy of roading infrastructure to</u> 									

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59	Treaty Settlement Land overlay	TSL-R5 Visitor accommodation	Support in Part	<p>The activity status where compliance is not achieved with PER-1 is a Discretionary activity. The proposed Discretionary activity status for non-compliance with PER-1 is not in line with the objectives and policies for the overlay. Kāinga Ora considers that a more appropriate activity status for infringements to PER-1 is a Restricted Discretionary activity.</p>	<p>Where compliance with PER-1 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows:</p> <p style="text-align: center;">S561.064</p> <table border="1" data-bbox="1478 898 2694 1898"> <thead> <tr> <th data-bbox="1478 898 1706 932">TSL-R5</th> <th colspan="2" data-bbox="1706 898 2694 932">Visitor accommodation</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 932 1706 1898"> <p>Treaty Settlement Land overlay</p> </td> <td data-bbox="1706 932 2169 1898"> <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The occupancy does not exceed six guests per night. <u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p> <p>Note: PER-1 does not apply to marae provided for under TSL-R6</p> </td> <td data-bbox="2169 932 2694 1898"> <p>Activity status where compliance not achieved with PER-1: Discretionary <u>Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u> b. <u>the location, scale and design of buildings and structures;</u> c. <u>at zone interfaces:</u> <ul style="list-style-type: none"> i. <u>any setbacks, fencing, screening or landscaping required to address potential conflicts;</u> ii. <u>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production</u> </td> </tr> </tbody> </table>			TSL-R5	Visitor accommodation		<p>Treaty Settlement Land overlay</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The occupancy does not exceed six guests per night. <u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p> <p>Note: PER-1 does not apply to marae provided for under TSL-R6</p>	<p>Activity status where compliance not achieved with PER-1: Discretionary <u>Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u> b. <u>the location, scale and design of buildings and structures;</u> c. <u>at zone interfaces:</u> <ul style="list-style-type: none"> i. <u>any setbacks, fencing, screening or landscaping required to address potential conflicts;</u> ii. <u>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production</u>
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought																				
							<p style="text-align: right;"><u>activities in a rural environment;</u></p> <p>d. <u>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</u></p> <p>e. <u>the adequacy of roading infrastructure to service the proposed activity;</u></p> <p>f. <u>any loss of highly productive land;</u></p> <p>g. <u>effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</u></p> <p>h. <u>any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</u></p>																		
60	Treaty Settlement Land overlay	TSL-R11 Education facility	Support in Part	The activity status where compliance is not achieved with PER-1 or PER-2 is a Discretionary activity. The proposed Discretionary activity status for non-compliance with PER-1 is not in line with the objectives and policies for the overlay. In addition, Kāinga Ora seeks that PER-2 restricting the number of	Delete PER-2. Where compliance with PER-1 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows: <p style="text-align: right;">S561.065</p> <table border="1" data-bbox="1478 1501 2605 1900"> <thead> <tr> <th data-bbox="1478 1501 1706 1533">MPZ-R14</th> <th colspan="2" data-bbox="1706 1501 2605 1533">Educational facility</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 1533 1706 1900">Treaty Settlement Land overlay</td> <td data-bbox="1706 1533 2071 1900">Activity status: Permitted</td> <td data-bbox="2071 1533 2605 1900">Activity status where compliance not achieved with PER-1 or PER-2: <u>Discretionary Restricted Discretionary</u></td> </tr> <tr> <td></td> <td data-bbox="1706 1606 2071 1837">Where:</td> <td></td> </tr> <tr> <td></td> <td data-bbox="1706 1669 2071 1806">PER-1 The educational facility is within a residential unit or accessory building.</td> <td></td> </tr> <tr> <td></td> <td data-bbox="1706 1837 2071 1869">PER-2</td> <td></td> </tr> <tr> <td></td> <td></td> <td data-bbox="2071 1669 2605 1900"> <u>Matters of discretion are restricted to:</u> <p>a. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u></p> </td> </tr> </tbody> </table>			MPZ-R14	Educational facility		Treaty Settlement Land overlay	Activity status: Permitted	Activity status where compliance not achieved with PER-1 or PER-2: <u>Discretionary Restricted Discretionary</u>		Where:			PER-1 The educational facility is within a residential unit or accessory building.			PER-2				<u>Matters of discretion are restricted to:</u> <p>a. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u></p>
MPZ-R14	Educational facility																								
Treaty Settlement Land overlay	Activity status: Permitted	Activity status where compliance not achieved with PER-1 or PER-2: <u>Discretionary Restricted Discretionary</u>																							
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought			
				<p>persons engaged in this activity residing off-site is deleted.</p>		<p>The number of persons attending at any one time does not exceed four, excluding those who reside on-site— <u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p> <p>These standards do This Rule does not apply to: Kōhanga reo activities.</p>	<ul style="list-style-type: none"> b. <u>the location, scale and design of buildings and structures;</u> c. <u>at zone interfaces:</u> <ul style="list-style-type: none"> i. <u>any setbacks, fencing, screening or landscaping required to address potential conflicts;</u> ii. <u>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</u> d. <u>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</u> e. <u>the adequacy of roading infrastructure to service the proposed activity;</u> f. <u>any loss of highly productive land;</u> g. <u>effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</u> h. <u>any historical, spiritual, or cultural association held by tangata whenua, with regard</u> 	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					to the matters set out in Policy TW-P6.
PART 3 – AREA-SPECIFIC MATTERS – ZONES					
61	General residential	<ul style="list-style-type: none"> • GRZ-O1 • GRZ-O2 • GRZ-O6 	Support in part	Kāinga Ora supports these objectives and policies as they relate to General Residential zoned sites, in particular, as they provide a planning framework to achieve good housing outcomes. However, a Medium Density Residential zone is sought for the walkable catchment around Kerikeri and new objectives, policies and rules related to that zone are sought as discussed further in Appendix 4 and detailed in Appendix 5.	<p>That GRZ-O1, GRZ-O2 and GRZ-O6 be retained as notified in relation to General Residentially zoned sites. New provisions are sought to apply to Medium Density Residentially zoned sites around Kerikeri Town Centre. Refer to Appendix 4 and Appendix 5 below.</p> <p style="text-align: center;">S561.066 to S561.068</p>
62	General Residential	GRZ-P3	Oppose in part	Kāinga Ora oppose the definition of multi-unit development (as noted in definitions above). The amendments to this policy are sought follow on from this amendment and ensure the policy remains consistent with Objective GRZ-O1.	<p>Amend policy as follows:</p> <p style="text-align: center;">S561.069</p> <p>Enable multi-unit <u>a range of residential</u> developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.</p>
63	General residential	GRZ-P8	Support in part	Kāinga Ora supports this policy in part, but request GRZ-P8 a. be amended as per out relief. This	<p>Amendment as follows:</p> <p style="text-align: center;">S561.070</p> <p><i>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</i></p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				is to be consistent with Objectives GRZ-O1 and GRZ-P1.	a. consistency with the scale, design, amenity and character of the <u>planned</u> residential environment;
64	General residential	GRZ-R2 Impermeable surface coverage	Support in part	<p>Kāinga Ora considers that impermeable surface coverage is a development control that fits with other standards rather than as a rule in the activity status table.</p> <p>Kāinga Ora requests a higher permitted impermeable surface coverage to enable more efficient development of urban land while still managing stormwater runoff.</p>	<p>Remove impermeable surfaces from the Rules section and add it as a Standard instead.</p> <p>Activity status: Permitted S561.071</p> <p>Where: PER-1</p> <p>The impermeable surface coverage of any site is no more than 50% 60%.</p> <p>Note: Where a development is utilising more than one site, including for multi-unit development or retirement villages, the percentage coverage must be calculated over the gross site area of all affected sites.</p>
65	General residential	GRZ-R3 Residential activity (standalone residential units)	Support in part	Kāinga Ora requests an additional permitted unit to support affordable housing outcomes. Requiring a proposal for two units on an existing residential site to go through a restricted discretionary resource consent application appears unreasonable.	<p>Amendment as follows:</p> <p>Activity status: Permitted S561.072</p> <p>Where: PER-1</p> <ol style="list-style-type: none"> The number of standalone residential units on a site does not exceed one two; and The site does not contain a multi-unit development. <p>Activity status where compliance not achieved with PER-1: <u>Restricted</u> Discretionary</p>
66	General residential	GRZ-R9 Residential activity (multi-unit development)	Support in part	Kāinga Ora considers that multi-unit developments can be in the form of detached units and attached units and should be restricted discretionary activity status for three or more units.	<p>Amendment as follows:</p> <p>Activity status: Controlled <u>Restricted Discretionary</u> S561.073</p> <p>Where: CONRD-1</p> <ol style="list-style-type: none"> The site area per multi-unit development is at least 600m²; and The number of residential units in a multi-unit development on a site does not exceeds two three; and There is no standalone residential unit on the site. <p>CONRD-2</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>The minimum net internal floor area, excluding outdoor living space, of a residential unit within a multi-unit development shall be:</p> <ol style="list-style-type: none"> 1. 1 bedroom = 45m² 2. 2 bedroom = 62m² 3. 3 bedroom = 82m² <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following. <ol style="list-style-type: none"> i. building intensity, scale, location, form and appearance. ii. location and design of parking and access. iii. location of outdoor living space in relation to neighbouring sites. <p>Activity status for more than three two units: Restricted Discretionary</p>
67	General residential	GRZ-S1 Maximum height	Support in Part	<p>Kāinga Ora supports a maximum height of 8m in the GRZ only if the Medium Density Residential Zone is accepted as part of the notified District Plan. Otherwise, a maximum building height of 11m is requested in the General Residential Zone to provide for three-storey typologies including apartments, across the District.</p> <p>Further, amend the matters of discretion to read “planned” character and amenity</p>	<p>Retain maximum height as 8m for General Residential Zone, if Medium Density Residential Zone is accepted with an 11m building height.</p> <p>Otherwise, amend maximum height from 8m to 11m within the General Residential zone.</p> <p style="text-align: center;">S561.074</p> <p>Amend the matters of discretion to read;</p> <ol style="list-style-type: none"> a. the planned character and amenity of the surrounding built environment;

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
68	General residential	GRZ-S3 Setback	Support in Part	Amend the matters of discretion to read “ planned ” character and amenity	Amend the matters of discretion to read ; <p style="text-align: right;">S561.075</p> a. the planned character and amenity of the surrounding built environment;
69	General residential	GRZ-S5 Façade length	Oppose	Kāinga Ora does not consider that this should be a standard. Architectural modulation should be a design consideration rather than a standard for multi-unit developments.	Delete this standard. <p style="text-align: right;">S561.076</p>
70	General residential	GRZ-S6 Outdoor living space	Support in part	Kāinga Ora considers that the requirement of 50m ² of outdoor living space per dwelling is excessive as a minimum and request that it be amended to 30m ² . Further, amend the matters of discretion to read “ planned ” amenity	Amendment as follows: <p style="text-align: right;">S561.077</p> 1. Each residential unit must have an exclusive outdoor living space: <ul style="list-style-type: none"> i. of at least 50m² 30m² at ground level with a minimum dimension of 5m; or ii. at least 8m² (with a minimum dimension of 2m) where the residential unit is not on the ground floor. Amend the matters of discretion to read ; a. the planned residential amenity for the occupants....
71	General residential	GRZ-S7 – Outdoor storage	Support in Part	Amend the matters of discretion to read “ planned ” amenity	Amend the matters of discretion to read ; <p style="text-align: right;">S561.078</p> a. the planned streetscape and amenity of.... b. the planned amenity of....
72	Mixed use	MUZ-O1	Support in part/ Oppose in part (for Kerikeri)	Kāinga Ora recommend the introduction of a Town Centre zone for Kerikeri township as the largest and fastest growing township in the Far North (and	That MUZ-O1 be retained as notified with the introduction of a Town Centre zone for Kerikeri. <p style="text-align: right;">D561.079</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>is consistent with National Planning Standards).</p> <p>The Mixed Use zone is generally supported as it provides for the existing commercial activities as well as residential activity. However, a Town Centre zone is considered more appropriate for Kerikeri as this will be in accordance with the government direction given through the NPS-UD enabling growth and investment in the key centre of the District. Kerikeri town is of sufficient urban size and predicted growth to be given a Town Centre zoning. While it is understood that the Council is currently reviewing infrastructure assets to better understand capacity, the requirement for adequate infrastructure to be in place to support development (as set out in policy MUZ-P01 below) ensures that any infrastructure constraints will be addressed when any new development is proposed.</p>	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought		
73	Mixed use	MUZ-O2	Support	This objective recognises the need for the commercial centres of the District to be developed while maintaining amenity.	That MUZ-O2 be retained as notified. S561.080		
74	Mixed use	MUZ-O3	Support		That MUZ-O3 be retained as notified. S561.081		
75	Mixed use	MUZ-O4	Support		That MUZ-O4 be retained as notified. S561.082		
76	Mixed use	MUZ-O5	Support in part/ oppose in part	<p>Residential use being prevented on the ground floor of buildings is opposed as this activity can be designed to complement the streetscape and it is a use that will be beneficial to centres. The zone has been applied to areas surrounding the main street of centres where residential activity would enhance the centre and buildings may be towards the rear of sites. The provision to restrict residential use should only be applied to the main street where a 'pedestrian frontage' overlay has been applied.</p> <p>The amendment sought will provide for and promote the</p>	<p>That MUZ-O5 be retained with the following amendment:</p> <table border="1" data-bbox="1478 955 2605 1060"> <tr> <td>MUZ-O5</td> <td>Residential activity in the Mixed Use zone <u>where it is identified as a pedestrian frontage</u> is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone.</td> </tr> </table> <p>S561.083</p>	MUZ-O5	Residential activity in the Mixed Use zone <u>where it is identified as a pedestrian frontage</u> is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone.
MUZ-O5	Residential activity in the Mixed Use zone <u>where it is identified as a pedestrian frontage</u> is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone.						

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought		
				redevelopment of these sites for residential use. If the policy and related rules are not amended then these Kāinga Ora sites' zoning is opposed and a residential zone is sought (as set out in submission section "Kāinga Ora Properties" below).			
77	Mixed use	MUZ-P1	Support	MUZ-P1 provides for a range of activities within the centres while ensuring any new development is supported by the necessary infrastructure.	That MUZ-P1 be retained as notified. S561.084		
78	Mixed use	MUZ-P2	Support	These are standard requirements for subdivision and are considered appropriate matters.	That MUZ-P2 be retained as notified. S561.085		
79	Mixed use	MUZ-P3	Support	These matters provide for quality development with integration with the surrounding transport network.	That MUZ-P3 be retained as notified. S561.086		
80	Mixed use	MUZ-P4	Support	These matters enable adjoining residential and open space zones to be considered as part of any mixed use development.	That MUZ-P4 be retained as notified. S561.087		
81	Mixed use	MUZ-P5	Support in part/ oppose in part	As noted above for Objective MUZ-O5, the restriction of residential activity on the ground floor of all areas in the Mixed Use zone is opposed. This policy restriction for	That MUZ-P5 be retained with the following amendment: S561.088 <table border="1" data-bbox="1478 1675 2605 1906"> <tr> <td>MUZ-P5</td> <td>Restrict activities that are likely to have an adverse effect on the function, role, sense of place and amenity of the Mixed Use zone, including: <ul style="list-style-type: none"> a. residential activity, retirement facilities and visitor accommodation on the ground floor of buildings <u>within the pedestrian frontage overlay</u>, except where a site adjoins an Open Space zone; </td> </tr> </table>	MUZ-P5	Restrict activities that are likely to have an adverse effect on the function, role, sense of place and amenity of the Mixed Use zone, including: <ul style="list-style-type: none"> a. residential activity, retirement facilities and visitor accommodation on the ground floor of buildings <u>within the pedestrian frontage overlay</u>, except where a site adjoins an Open Space zone;
MUZ-P5	Restrict activities that are likely to have an adverse effect on the function, role, sense of place and amenity of the Mixed Use zone, including: <ul style="list-style-type: none"> a. residential activity, retirement facilities and visitor accommodation on the ground floor of buildings <u>within the pedestrian frontage overlay</u>, except where a site adjoins an Open Space zone; 						

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought		
				<p>residential use should be limited to the main street frontage as residential use elsewhere within the centre is a compatible activity and one that can be designed so as not to detract from the surrounding centre streetscape.</p> <p>The provision to restrict residential use should only be applied to the main street where a 'pedestrian frontage' overlay has been applied.</p> <p>The restriction on other activities listed is supported as these are less compatible with a centre zone.</p>	<table border="1" data-bbox="1484 331 2605 495"> <tr> <td data-bbox="1484 331 1709 495"></td> <td data-bbox="1709 331 2605 495"> <ul style="list-style-type: none"> b. light or heavy industrial activity; c. storage and warehousing; d. large format retail activity over 400 m²; and e. waste management activity. </td> </tr> </table>		<ul style="list-style-type: none"> b. light or heavy industrial activity; c. storage and warehousing; d. large format retail activity over 400 m²; and e. waste management activity.
	<ul style="list-style-type: none"> b. light or heavy industrial activity; c. storage and warehousing; d. large format retail activity over 400 m²; and e. waste management activity. 						
82	Mixed use	MUZ-P7	Support	<p>Policy MUZ-P7 is supported. These provisions will ensure the amenity of these more sensitive activities are considered when located within centres.</p>	<p>That MUZ-P7 be retained as notified.</p> <p style="text-align: center; color: red;">S561.089</p>		
83	Mixed use	MUZ-P8	Support in part	<p>As much of this zoned land is currently not developed to the scale, density, amenity and character anticipated in the Mixed Use zone, the policy wording needs to be amended to ensure that new developments are considered in</p>	<p>Amend MUZ-P8 as follows:</p> <p style="text-align: center; color: red;">S561.090</p> <table border="1" data-bbox="1484 1587 2605 1856"> <tr> <td data-bbox="1484 1587 1709 1856">MUZ-P8</td> <td data-bbox="1709 1587 2605 1856"> <p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design, amenity and character of the planned mixed use environment; b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; c. at zone interfaces: </td> </tr> </table>	MUZ-P8	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design, amenity and character of the planned mixed use environment; b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; c. at zone interfaces:
MUZ-P8	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design, amenity and character of the planned mixed use environment; b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; c. at zone interfaces: 						

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>the context of this anticipated Mixed Use environment rather than the existing environment. Kāinga Ora seek an amendment to the policy wording to reflect this</p>	<ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones; d. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: <ul style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste; e. managing natural hazards; f. the adequacy of roading infrastructure to service the proposed activity; g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity, and h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
84	Mixed use	MUZ-R1 New buildings or structures, and extensions or alterations to existing buildings or structures	Support in part	<p>The rule is supported as it provides for the management of building works carried out within the mixed use zone.-</p>	<p>That MUZ-R1 be retained as notified.</p> <p style="text-align: center;">S561.091</p>
85	Mixed use	MUZ-R2 Commercial activity	Oppose	<p>This rule wording needs to be amended for more clarity. Commercial activity is defined in the plan and commercial service activity is listed separately as a Permitted activity. It is unclear whether this rule is solely applying to service station activity, in which case it could be listed as a Discretionary activity.</p> <p>Stating that Discretionary status applies to any activity where 'compliance not achieved with</p>	<p>That MUZ-R2 be deleted in its entirety and include new provisions in the activity table to list Service Stations and offices > 200m² as a Discretionary activity.</p> <p style="text-align: center;">S561.092 and S561.125</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
				PER-1' could be interpreted as all commercial activity that is not a service station is Discretionary?							
86	Mixed use	MUZ-R3 Visitor accommodation	Oppose in part	Restrictions on residential and visitor accommodation activities at ground floor should only be limited to the 'pedestrian frontage' area identified on the planning maps (consistent with the amendments sought to the objectives and policies above).	<p>That MUZ-R3 be amended to include the following: S561.093</p> <table border="1" data-bbox="1478 615 2602 1304"> <thead> <tr> <th data-bbox="1478 615 1706 646">MUZ-R3</th> <th colspan="2" data-bbox="1706 615 2602 646">Visitor accommodation</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 646 1706 1304">Mixed Use zone</td> <td data-bbox="1706 646 2151 1304"> Activity status: Permitted Where: PER-1 Where the site is identified as a <u>pedestrian frontage</u>, the visitor accommodation is within a residential unit that is located above the ground floor level of a building. <u>This rule does not apply to unless the residential units that existed at 27 July 2022.</u> PER-2 The residential unit complies with standard: NOISE-S5 Noise insulation. </td> <td data-bbox="2151 646 2602 1304"> Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Discretionary </td> </tr> </tbody> </table>	MUZ-R3	Visitor accommodation		Mixed Use zone	Activity status: Permitted Where: PER-1 Where the site is identified as a <u>pedestrian frontage</u> , the visitor accommodation is within a residential unit that is located above the ground floor level of a building. <u>This rule does not apply to unless the residential units that existed at 27 July 2022.</u> PER-2 The residential unit complies with standard: NOISE-S5 Noise insulation.	Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Discretionary
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87	Mixed use	MUZ-R4 Residential activity	Oppose in part	Restrictions on residential and visitor accommodation activities at ground floor should only be limited to the 'pedestrian frontage' area identified on the planning maps (consistent with the amendments sought to the objectives and policies above).	<p>That MUZ-R4 be amended to include the following: S561.094</p> <table border="1" data-bbox="1478 1392 2602 1423"> <thead> <tr> <th data-bbox="1478 1392 1706 1423">MUZ-R4</th> <th data-bbox="1706 1392 2602 1423">Residential activity</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 1423 1706 1755"></td> <td data-bbox="1706 1423 2602 1755"></td> </tr> </tbody> </table>	MUZ-R4	Residential activity				
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88	Mixed use	MUZ-R5 Residential unit	Oppose in part	Restrictions on residential and visitor accommodation activities at ground floor should only be limited to the 'pedestrian frontage' area identified on the planning maps (consistent with the amendments sought to the objectives and policies above.	That MUZ-R5 be amended to include the following: S561.095 <table border="1" data-bbox="1486 1052 2585 1894"> <thead> <tr> <th data-bbox="1486 1052 1709 1087">MUZ-R5</th> <th colspan="2" data-bbox="1709 1052 2585 1087">Residential unit</th> </tr> </thead> <tbody> <tr> <td data-bbox="1486 1087 1709 1894">Mixed Use zone</td> <td data-bbox="1709 1087 2148 1894"> Activity status: Permitted Where: PER-1 <u>Where the site is identified as a pedestrian frontage,</u> ¶the residential unit is located above the ground floor level of a building. <u>This rule does not apply to</u> unless <u>the residential units that</u> existed at 27 July 2022. PER-2 Residential units established after 27 July 2022 comply with standard: NOISE-S5 Noise insulation. PER-3 a. <u>Each Residential Unit shall be a minimum of 35m² Gross Floor Area for a studio and 45m² Gross Floor Area for units</u> </td> <td data-bbox="2148 1087 2585 1894"> Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Discretionary <u>Activity status where compliance not achieved with PER-3: Restricted discretionary</u> <u>Matters of discretion are restricted to:</u> a. <u>Occupant amenity.</u> </td> </tr> </tbody> </table>			MUZ-R5	Residential unit		Mixed Use zone	Activity status: Permitted Where: PER-1 <u>Where the site is identified as a pedestrian frontage,</u> ¶the residential unit is located above the ground floor level of a building. <u>This rule does not apply to</u> unless <u>the residential units that</u> existed at 27 July 2022. PER-2 Residential units established after 27 July 2022 comply with standard: NOISE-S5 Noise insulation. PER-3 a. <u>Each Residential Unit shall be a minimum of 35m² Gross Floor Area for a studio and 45m² Gross Floor Area for units</u>	Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Discretionary <u>Activity status where compliance not achieved with PER-3: Restricted discretionary</u> <u>Matters of discretion are restricted to:</u> a. <u>Occupant amenity.</u>
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					<p>containing one or more bedrooms. The GFA excludes areas used as garaging or balconies.</p> <p>b. <u>Each residential unit with habitable internal space at ground floor shall be provided with an outdoor living space in a continuous area, with a minimum area of 20m² and a minimum dimension of 4m. Where the unit is located at first floor or above, it shall be provided with an outdoor living space in the form of a balcony that is a minimum area of 8m² and a minimum dimension of 1.5m.</u></p> <p>c. <u>Balconies or living area windows at first floor level or above shall be setback a minimum of 4m from internal boundaries, with bedroom windows setback a minimum of 1m. No setbacks are required for:</u></p> <ul style="list-style-type: none"> i. <u>Windows associated with a hall, stairwell, or bathroom;</u> ii. <u>Windows that are frosted;</u> iii. <u>Windows that are more than 90 degrees to the boundary;</u> iv. <u>Windows where the sill height is more than 1.6m above internal floor level.</u> <p>b. <u>The degree to which the outdoor living space will receive sunlight.</u></p> <p>c. <u>The accessibility and convenience of the outdoor living space for occupiers.</u></p> <p>d. <u>Proximity to communal or public open space.</u></p>
89	Mixed use	MUZ-R11 Healthcare activity	Oppose	This rule appears to duplicate rule MUZ-R6.	Delete Rule MUZ-R11 in its entirety. <p style="text-align: center;">S561.096</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought										
90	Māori Purpose	Overview	Support in Part	<p>Clarification is sought as to whether the Māori Purpose zone applies to all Māori owned land. If it is not intended to, we recommend it should be otherwise there is risk that Māori land that isn't captured within this zone will not be able to utilise the provisions of this zone.</p>	<p>Update Overview section as follows:</p> <p style="text-align: right;">S561.097</p> <p>Overview</p> <p>The Far North District contains a significant number of parcels of Māori freehold land, Māori customary land and general land owned by Māori, as defined in Te Ture Whenua Māori Act 1993 (TTWMA). It is recognised that this legal and governance framework for Māori land provides for a unique situation for tangata whenua. <u>It is important to note that this Overlay applies to all Māori land.</u></p> <p>The Māori Purpose zone provides for the use and development of Māori land which can support the social, cultural and economic aspirations of tangata whenua and enable a range of activities to be undertaken, such as marae, papakāinga, and economic activities which reflect Māori customs and values, while enabling tangata whenua to exercise kaitiakitanga.</p> <p>Māori land is categorised into either:</p> <p>Māori Purpose Zone - Urban, where the land adjoins the General Residential Zone and is residential in character.</p> <p>Māori Purpose Zone - Rural, where the land adjoins Rural Zones, is rural in character and surrounded by a working rural environment with a wide range of productive activities.</p> <p>The Council has responsibilities under the Treaty, the RMA, Te Ture Whenua Māori Act and the Northland Regional Policy Statement to provide for the on-going use and development of Māori land.</p>										
91	Māori Purpose	MPZ-O1, MPZ-O2, MPZ-O3	Support in Part	<p>The objectives set out the outcomes to be achieved for the Māori Purpose Zone. Tikanga Māori (Māori customary practices) and mātauranga Māori (Māori knowledge) are integral to achieving the housing and development outcomes for tangata whenua on Māori land.</p>	<p>Introduce two additional objectives that specifically includes providing for mana whenua to use and develop land that is consistent with tikanga Māori and mātauranga Māori, as follows: S561.098</p> <table border="1" data-bbox="1478 1465 2599 1906"> <thead> <tr> <th colspan="2" data-bbox="1478 1465 2599 1503">Objectives</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 1503 1709 1570">MPZ-O1</td> <td data-bbox="1709 1503 2599 1570">The viability of the Māori Purpose zone is ensured for future generations.</td> </tr> <tr> <td data-bbox="1478 1570 1709 1671">MPZ-O2</td> <td data-bbox="1709 1570 2599 1671">The Māori Purpose zone enables a range of social, cultural and economic development opportunities that support the occupation, use, development and ongoing relationship with ancestral land.</td> </tr> <tr> <td data-bbox="1478 1671 1709 1738">MPZ-O3</td> <td data-bbox="1709 1671 2599 1738">Use and development in the Māori Purpose zone reflects the sustainable carrying capacity of the land and surrounding environment.</td> </tr> <tr> <td data-bbox="1478 1738 1709 1906">MPZ-O4</td> <td data-bbox="1709 1738 2599 1906"> <p><u>Tangata Whenua have maximum flexibility to occupy, develop and use ancestral Māori land, exercising their role as kaitiaki by:</u></p> <ol style="list-style-type: none"> 3. <u>Incorporating mātauranga and tikanga Māori;</u> 4. <u>While ensuring the health, safety and wellbeing of people and communities is maintained.</u> </td> </tr> </tbody> </table>	Objectives		MPZ-O1	The viability of the Māori Purpose zone is ensured for future generations.	MPZ-O2	The Māori Purpose zone enables a range of social, cultural and economic development opportunities that support the occupation, use, development and ongoing relationship with ancestral land.	MPZ-O3	Use and development in the Māori Purpose zone reflects the sustainable carrying capacity of the land and surrounding environment.	MPZ-O4	<p><u>Tangata Whenua have maximum flexibility to occupy, develop and use ancestral Māori land, exercising their role as kaitiaki by:</u></p> <ol style="list-style-type: none"> 3. <u>Incorporating mātauranga and tikanga Māori;</u> 4. <u>While ensuring the health, safety and wellbeing of people and communities is maintained.</u>
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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought								
				Kāinga Ora seek changes to the objectives to explicitly include tikanga Māori and mātauranga Māori.									
92	Māori Purpose	MPZ-P3	Support in Part	The amendments proposed to this policy are to ensure the policy remains supportive of use and development of Māori land to achieve Objective MPZ-O4.	<p>Update MPZ-P3 as follows: S561.099</p> <table border="1" data-bbox="1478 583 2599 1121"> <tr> <td data-bbox="1478 583 1709 1121">MPZ-P3</td> <td data-bbox="1709 583 2599 1121"> <p>Provide for development on Māori land where it is demonstrated:</p> <ul style="list-style-type: none"> h. it is compatible with surrounding activities; i. it will not compromise occupation, development and use of Māori land; j. it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose; k. it maintains character and amenity of surrounding area; l. it provides for community wellbeing, health and safety; m. it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and n. that any adverse effects can be avoided, remedied or mitigated. <p style="color: red;"><u>Recognise and provide for mātauranga Māori, tikanga Māori and kaitiakitanga when determining the scale, intensity and compatibility of activities in the Māori purpose zone, including when considering measures to avoid, remedy or mitigate adverse effects.</u></p> </td> </tr> </table>	MPZ-P3	<p>Provide for development on Māori land where it is demonstrated:</p> <ul style="list-style-type: none"> h. it is compatible with surrounding activities; i. it will not compromise occupation, development and use of Māori land; j. it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose; k. it maintains character and amenity of surrounding area; l. it provides for community wellbeing, health and safety; m. it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and n. that any adverse effects can be avoided, remedied or mitigated. <p style="color: red;"><u>Recognise and provide for mātauranga Māori, tikanga Māori and kaitiakitanga when determining the scale, intensity and compatibility of activities in the Māori purpose zone, including when considering measures to avoid, remedy or mitigate adverse effects.</u></p>						
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93	Māori Purpose	MPZ-P4	Support in Part	This policy as it is written is more appropriate as matters of discretion required to be complied with for a Restricted Discretionary activity. New policies should be provided that outline how the objectives are to be achieved taking into consideration the need to enable the development of Māori land. In addition, there should be no distinction between Māori land in Te Ture	<p>Kāinga Ora recommends new policies which address the matters of discretion currently included under Policy MPZ-P4 be included. These matters of discretion are proposed to be included under Restricted Discretionary activities in the Māori Purpose Zone where relevant. The new policies and amendments to existing policies are proposed as follows: S561.100 and S561.101</p> <table border="1" data-bbox="1478 1409 2599 1913"> <tr> <td colspan="2" data-bbox="1478 1409 2599 1444">Policies</td> </tr> <tr> <td data-bbox="1478 1444 1709 1514">MPZ-P1</td> <td data-bbox="1709 1444 2599 1514">Provide for the use and development of ancestral Māori land administered under Te Ture Whenua Māori Act 1993.</td> </tr> <tr> <td data-bbox="1478 1514 1709 1646">MPZ-P2</td> <td data-bbox="1709 1514 2599 1646">Enable a range of activities on Māori land in the Māori Purpose zone including marae, papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated.</td> </tr> <tr> <td data-bbox="1478 1646 1709 1913">MPZ-P3</td> <td data-bbox="1709 1646 2599 1913"> <p>Provide for development on Māori land where it is demonstrated:</p> <ul style="list-style-type: none"> h. it is compatible with surrounding activities; i. it will not compromise occupation, development and use of Māori land; j. it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose; k. it maintains character and amenity of surrounding area; a. it provides for community wellbeing, health and safety; </td> </tr> </table>	Policies		MPZ-P1	Provide for the use and development of ancestral Māori land administered under Te Ture Whenua Māori Act 1993.	MPZ-P2	Enable a range of activities on Māori land in the Māori Purpose zone including marae, papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated.	MPZ-P3	<p>Provide for development on Māori land where it is demonstrated:</p> <ul style="list-style-type: none"> h. it is compatible with surrounding activities; i. it will not compromise occupation, development and use of Māori land; j. it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose; k. it maintains character and amenity of surrounding area; a. it provides for community wellbeing, health and safety;
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				<p>Whenua and general land owned by Māori. Proposed to remove “small-scale” as adverse effects from any commercial activity needs to be avoided, remedied or mitigated.</p>		<p>b. it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and c. that any adverse effects can be avoided, remedied or mitigated.</p> <p><u>Recognise and provide for mātauranga Māori, tikanga Māori and kaitiakitanga when determining the scale, intensity and compatibility of activities in the Māori purpose zone, including when considering measures to avoid, remedy or mitigate adverse effects.</u></p>
					<p>MPZ-P4</p>	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:-</p> <p>k. consistency with the scale, density, design and character of the environment and purpose of the zone; l. the location, scale and design of buildings and structures; m. the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity. n. at zone interfaces:-</p> <p>i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</p> <p>o. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity; p. the adequacy of roading infrastructure to service the proposed activity; q. managing natural hazards; r. any loss of highly productive land; s. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and t. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p> <p><u>Enable the occupation, use and development of Māori land where any resource consent is required by considering:</u></p> <p><u>c. the need to enable development, occupation and use of Māori land in accordance with mātauranga and tikanga to support the social, cultural and economic wellbeing of Mana Whenua; and</u> <u>d. that there may be no or limited alternative locations for whanau, hapū or iwi to occupy, manage and use their ancestral lands.</u></p>

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					<p>MPZ-P5 Enable alternative approaches to site access and infrastructure provision where the occupation, use and development of Māori land is constrained by access or the availability of infrastructure.</p>									
94	Māori Purpose	MPZ-R1 New buildings or structures, and extensions or alterations to existing buildings or structures	Support in Part	<p>PER-1 determines that a new building or structure, or extension or alteration to an existing building or structure that will accommodate a permitted activity is a permitted activity, and where compliance is not achieved with PER-1 it becomes a Discretionary activity. PER-2 lists the Standards that must be complied with included (but not limited to) maximum height, height in relation to boundary, and setback. The Rule (activity) intended for new buildings or structures, and extensions or alterations to existing buildings or structures will be assessed under that particular Rule (activity). Therefore, PER-1 is not relevant.</p>	<p>Kāinga Ora recommends to: S561.102</p> <ul style="list-style-type: none"> delete PER-1 from Rule MPZ-P1; add proposed new standard MPZ-R8 – Impermeable surfaces; and delete activity status related to PER-1, as follows: <table border="1" data-bbox="1478 621 2605 1461"> <thead> <tr> <th data-bbox="1478 621 1685 684">MPZ-R1</th> <th colspan="2" data-bbox="1685 621 2605 684">New buildings or structures, and extensions or alterations to existing buildings or structures</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 684 1685 1083"> Māori Purpose zone - Urban Māori Purpose zone - Rural </td> <td data-bbox="1685 684 2228 1083"> Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity. </td> <td data-bbox="2228 684 2605 1083"> Activity status where compliance not achieved with PER-21: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard </td> </tr> <tr> <td data-bbox="1478 1083 1685 1461"></td> <td data-bbox="1685 1083 2228 1461"> PER-2 The building or structure, or extension or alteration to an existing building or structure complies with standards: MPZ-S1 - Maximum height; MPZ-S2 - Height in relation to boundary; MPZ-S3 - Setback (excluding from MHWS or wetland, lake and river margins); MPZ-S4 - Setback from MHWS; MPZ-S5 - Building or structure coverage; MPZ-S6 - On-site services; and MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction overlay MPZ-S8 – Impermeable surfaces </td> <td data-bbox="2228 1083 2605 1461"> Activity status where compliance not achieved with PER-1: Discretionary </td> </tr> </tbody> </table>	MPZ-R1	New buildings or structures, and extensions or alterations to existing buildings or structures		Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity.	Activity status where compliance not achieved with PER-21: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard		PER-2 The building or structure, or extension or alteration to an existing building or structure complies with standards: MPZ-S1 - Maximum height; MPZ-S2 - Height in relation to boundary; MPZ-S3 - Setback (excluding from MHWS or wetland, lake and river margins); MPZ-S4 - Setback from MHWS; MPZ-S5 - Building or structure coverage; MPZ-S6 - On-site services; and MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction overlay MPZ-S8 – Impermeable surfaces	Activity status where compliance not achieved with PER-1: Discretionary
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Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity.	Activity status where compliance not achieved with PER-21: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard												
	PER-2 The building or structure, or extension or alteration to an existing building or structure complies with standards: MPZ-S1 - Maximum height; MPZ-S2 - Height in relation to boundary; MPZ-S3 - Setback (excluding from MHWS or wetland, lake and river margins); MPZ-S4 - Setback from MHWS; MPZ-S5 - Building or structure coverage; MPZ-S6 - On-site services; and MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction overlay MPZ-S8 – Impermeable surfaces	Activity status where compliance not achieved with PER-1: Discretionary												
95	Māori Purpose	MPZ-R2 Impermeable surfaces	Support in Part	<p>Kāinga Ora considers that impermeable surface coverage is a development control that fits with other Standards rather than as a Rule in the activity status table.</p> <p>Rules which rely on compliance with bulk and location</p>	<p>Delete MPZ-R2 Impermeable surfaces in its entirety from the Rules section and create a new Standard for Impermeable surfaces, as follows: S561.103 and S561.104</p> <table border="1" data-bbox="1478 1675 2605 1911"> <thead> <tr> <th data-bbox="1478 1675 1685 1707">MPZ-S8</th> <th colspan="2" data-bbox="1685 1675 2605 1707">Impermeable surfaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 1707 1685 1812"><u>Māori Purpose Zone - Urban</u></td> <td data-bbox="1685 1707 2228 1812"><u>The impermeable surface coverage of any site is no more than 60%.</u></td> <td data-bbox="2228 1707 2605 1812"><u>Where the standard is not met, matters of discretion are restricted to:</u></td> </tr> <tr> <td data-bbox="1478 1812 1685 1911"><u>Māori Purpose Zone - Rural</u></td> <td data-bbox="1685 1812 2228 1911"><u>The impermeable surface coverage of any site no more than 25%.</u></td> <td data-bbox="2228 1812 2605 1911">g. <u>the extent to which landscaping or</u></td> </tr> </tbody> </table>	MPZ-S8	Impermeable surfaces		<u>Māori Purpose Zone - Urban</u>	<u>The impermeable surface coverage of any site is no more than 60%.</u>	<u>Where the standard is not met, matters of discretion are restricted to:</u>	<u>Māori Purpose Zone - Rural</u>	<u>The impermeable surface coverage of any site no more than 25%.</u>	g. <u>the extent to which landscaping or</u>
MPZ-S8	Impermeable surfaces													
<u>Māori Purpose Zone - Urban</u>	<u>The impermeable surface coverage of any site is no more than 60%.</u>	<u>Where the standard is not met, matters of discretion are restricted to:</u>												
<u>Māori Purpose Zone - Rural</u>	<u>The impermeable surface coverage of any site no more than 25%.</u>	g. <u>the extent to which landscaping or</u>												

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought											
				Standards for that Rule should include the Impermeable surfaces Standard.		<p>Except that: <u>On sites containing marae, the impermeable surface is no more than 50%.</u></p>	<p><u>vegetation may reduce adverse effects of run-off;</u> h. <u>the effectiveness of the proposed method for controlling stormwater on site;</u> i. <u>the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites;</u> j. <u>whether low impact design methods and green spaces can be used;</u> k. <u>any cumulative effects on total catchment impermeability; and</u> l. <u>natural hazard mitigation and site constraints.</u></p>									
96	Māori Purpose	MPZ-R4 Residential activity (except for papakāinga)	Oppose	The definition of papakāinga includes residential activities, therefore this activity is captured under MPZ-R5 and the Rule MPZ-R4 Residential Activity is not required.	Delete Rule MPZ-R4 Residential Activity in its entirety, and re-number all the Rules that follow. <p style="text-align: center;">S561.105</p>											
97	Māori Purpose	MPZ-R5 Papakāinga	Support in Part	To provide for the objectives and policies, Kāinga Ora seek that the minimum site area required for papakāinga be removed from the Māori	Delete the minimum site area requirement under PER-1, replace with a requirement for infrastructure servicing. Where compliance with PER-1, PER-2 or PER-3 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows: <p style="text-align: center;">S561.106</p> <table border="1" data-bbox="1478 1753 2766 1890"> <thead> <tr> <th data-bbox="1478 1753 1688 1791">MPZ-R5</th> <th colspan="2" data-bbox="1688 1753 2766 1791">Papakāinga</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 1791 1688 1858">Māori Purpose Zone - Urban</td> <td data-bbox="1688 1791 2226 1858">Activity Status: Permitted</td> <td data-bbox="2226 1791 2766 1858">Activity status where compliance not achieved with PER-1 or PER-2:</td> </tr> <tr> <td data-bbox="1478 1858 1688 1890"></td> <td data-bbox="1688 1858 2226 1890">Where:</td> <td data-bbox="2226 1858 2766 1890">Restricted Discretionary</td> </tr> </tbody> </table>			MPZ-R5	Papakāinga		Māori Purpose Zone - Urban	Activity Status: Permitted	Activity status where compliance not achieved with PER-1 or PER-2:		Where:	Restricted Discretionary
MPZ-R5	Papakāinga															
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	Where:	Restricted Discretionary														

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				<p>Purpose Zone – Urban. Kāinga Ora recommends this be replaced with requiring use and development under this Rule to be adequately serviced in terms of infrastructure, reducing the restriction on papakāinga in this zone. Matters of discretion have been adopted from the proposed Policy MPZ-P4 with amendments.</p>	<p>Māori Purpose Zone - Rural</p>	<p>PER-1 1. The site area is at least 600m²; and 2. The number of residential units on a site does not exceed three. 3. Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u> b. <u>the location, scale and design of buildings and structures;</u> c. <u>at zone interfaces:</u> <ol style="list-style-type: none"> i. <u>any setbacks, fencing, screening or landscaping required to address potential conflicts;</u> ii. <u>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</u> d. <u>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</u> e. <u>the adequacy of roading infrastructure to service the proposed activity;</u> f. <u>any loss of highly productive land;</u>
						<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-2 The number of residential units does not exceed the greater of: c. one residential unit per 40ha of site area; or d. 10 residential units per site.</p> <p>PER-3 Any commercial activity associated with the papakāinga does not exceed a GBA of 250m².</p> <p>Note: PER-2 does not apply to the land identified by the following legal description: <ul style="list-style-type: none"> • Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue. </p>	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought														
							<p>g. effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</p> <p>h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>												
98	Māori Purpose Zone	MPZ-R6 Visitor accommodation	Support in Part	<p>The activity status where compliance is not achieved with PER-1 is a Discretionary activity. The proposed Discretionary Activity status for non-compliance with PER-1 is not in line with the objectives and policies for the zone. Kāinga Ora considers that a more appropriate activity status for infringements to PER-1 is a Restricted Discretionary activity.</p>	<p>Where compliance with PER-1 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows: S561.107</p> <table border="1" data-bbox="1478 825 2694 1890"> <thead> <tr> <th data-bbox="1478 825 1703 863">MPZ-R6</th> <th colspan="2" data-bbox="1703 825 2694 863">Visitor accommodation</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 863 1703 961"> Māori Purpose zone - Urban </td> <td data-bbox="1703 863 2169 961"> Activity status: Permitted Where: </td> <td data-bbox="2169 863 2694 961"> Activity status where compliance not achieved with PER-1: Discretionary <u>Restricted Discretionary</u> </td> </tr> <tr> <td data-bbox="1478 961 1703 1234"> Māori Purpose zone - Rural </td> <td data-bbox="1703 961 2169 1234"> PER-1 The occupancy does not exceed six guests per night. Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure. </td> <td data-bbox="2169 961 2694 1234"> Matters of discretion are restricted to: </td> </tr> <tr> <td data-bbox="1478 1234 1703 1890"></td> <td data-bbox="1703 1234 2169 1890"> Note: PER-1 does not apply to marae provided for under MPZ-R7 </td> <td data-bbox="2169 1234 2694 1890"> <ul style="list-style-type: none"> i. consistency with the scale, density, design and character of the planned environment and purpose of the zone; j. the location, scale and design of buildings and structures; k. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment; </td> </tr> </tbody> </table>			MPZ-R6	Visitor accommodation		Māori Purpose zone - Urban	Activity status: Permitted Where:	Activity status where compliance not achieved with PER-1: Discretionary <u>Restricted Discretionary</u>	Māori Purpose zone - Rural	PER-1 The occupancy does not exceed six guests per night. Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.	Matters of discretion are restricted to:		Note: PER-1 does not apply to marae provided for under MPZ-R7	<ul style="list-style-type: none"> i. consistency with the scale, density, design and character of the planned environment and purpose of the zone; j. the location, scale and design of buildings and structures; k. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;
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							<ul style="list-style-type: none"> l. <u>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</u> m. <u>the adequacy of roading infrastructure to service the proposed activity;</u> n. <u>any loss of highly productive land;</u> o. <u>effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</u> p. <u>any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</u> 								
99	Māori Purpose Zone	MPZ-R11 Home business	Support in Part	<p>PER-2 limits the number of full-time persons engaged in the home business who reside off-site to two persons. Kāinga Ora seek that PER-2 is deleted to enable more employment opportunities. The scale and intensity of the home business activity will be controlled by the remaining activity status to ensure the primary use of the site remains residential in nature.</p> <p>Where compliance is not achieved with PER-1, PER-2, PER-3 or PER-4, it is currently</p>	<p>Delete PER-2, re-number the subsequent clauses. Where compliance with PER-1, PER-2 or PER-3 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows: S561.108</p> <table border="1" data-bbox="1478 1392 2602 1894"> <thead> <tr> <th data-bbox="1478 1392 1706 1430">MPZ-R11</th> <th colspan="2" data-bbox="1706 1392 2602 1430">Home business</th> </tr> </thead> <tbody> <tr> <td data-bbox="1478 1430 1706 1528">Māori Purpose zone - Urban</td> <td data-bbox="1706 1430 2071 1528">Activity status: Permitted</td> <td data-bbox="2071 1430 2602 1528" rowspan="2">Activity status where compliance not achieved with PER-1, PER-2, or PER-3; or PER-4: Discretionary <u>Restricted Discretionary</u></td> </tr> <tr> <td data-bbox="1478 1528 1706 1894">Māori Purpose zone - Rural</td> <td data-bbox="1706 1528 2071 1894"> <p>Where:</p> <p>PER-1 The home business is undertaken within:</p> <ul style="list-style-type: none"> 1. a residential unit; or 2. an accessory building that does not exceed GFA of 40m² GFA; or 3. a minor residential unit. </td> </tr> </tbody> </table> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. <u>scale, intensity and character of the business;</u> b. <u>traffic generation, safety and access;</u> c. <u>provision of parking;</u> d. <u>noise, odour and dust;</u> e. <u>disturbance and loss of privacy for surrounding sites; and</u> 			MPZ-R11	Home business		Māori Purpose zone - Urban	Activity status: Permitted	Activity status where compliance not achieved with PER-1, PER-2, or PER-3 ; or PER-4: Discretionary <u>Restricted Discretionary</u>	Māori Purpose zone - Rural	<p>Where:</p> <p>PER-1 The home business is undertaken within:</p> <ul style="list-style-type: none"> 1. a residential unit; or 2. an accessory building that does not exceed GFA of 40m² GFA; or 3. a minor residential unit.
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Māori Purpose zone - Rural	<p>Where:</p> <p>PER-1 The home business is undertaken within:</p> <ul style="list-style-type: none"> 1. a residential unit; or 2. an accessory building that does not exceed GFA of 40m² GFA; or 3. a minor residential unit. 														

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				<p>proposed to be a Discretionary activity. Kāinga Ora seek that the activity status where compliance is not achieved with PER-1, PER-2, PER-3 or PER-4 becomes a Restricted Discretionary activity with specific matters of discretion.</p> <p>In the General Residential Zone where compliance with the Permitted activity standards under Rule GRZ-R5 Home Business is not achieved, the activity becomes a Restricted Discretionary activity. This demonstrates that effects from non-compliance with the Permitted activity standards can be managed under specific matters of discretion for this Rule.</p>		<p>PER-2 There is no more than two full-time equivalent persons engaged in the home business who reside off site. <u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p> <p>PER-3 All manufacturing, altering, repairing, dismantling or processing of any material or articles associated with an activity is carried out within a building or screened from residential units on adjoining sites.</p> <p>PER-4 Hours of operation are between: 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays.</p>	<p>f. <u>hours of operation.</u></p>									
100	Māori Purpose Zone	MPZ-R14 Education facility	Support in Part	<p>The activity status where compliance is not achieved with PER-1 or PER-2 is a Discretionary activity. The proposed Discretionary activity status for non-compliance with PER-1 is not in line with the objectives and policies for the zone. In addition, Kāinga Ora seeks that PER-2 restricting the number of persons engaged in</p>	<p>Delete PER-2. Where compliance with PER-1 is not achieved, this activity becomes Restricted Discretionary with specific matters of discretion as follows: S561.109</p> <table border="1" data-bbox="1472 1394 2602 1894"> <thead> <tr> <th data-bbox="1472 1394 1706 1430">MPZ-R14</th> <th colspan="2" data-bbox="1706 1394 2602 1430">Educational facility</th> </tr> </thead> <tbody> <tr> <td data-bbox="1472 1430 1706 1493">Māori Purpose zone - Urban</td> <td data-bbox="1706 1430 2071 1493">Activity status: Permitted</td> <td data-bbox="2071 1430 2602 1493">Activity status where compliance not achieved with PER-1 or PER-2: <u>Discretionary Restricted Discretionary</u></td> </tr> <tr> <td data-bbox="1472 1493 1706 1894">Māori Purpose zone - Rural</td> <td data-bbox="1706 1493 2071 1894"> <p>Where:</p> <p>PER-1 The educational facility is within a residential unit or accessory building. <u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p> </td> <td data-bbox="2071 1493 2602 1894"> <p>Matters of discretion are restricted to:</p> <p>i. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u></p> </td> </tr> </tbody> </table>			MPZ-R14	Educational facility		Māori Purpose zone - Urban	Activity status: Permitted	Activity status where compliance not achieved with PER-1 or PER-2: <u>Discretionary Restricted Discretionary</u>	Māori Purpose zone - Rural	<p>Where:</p> <p>PER-1 The educational facility is within a residential unit or accessory building. <u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p>	<p>Matters of discretion are restricted to:</p> <p>i. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u></p>
MPZ-R14	Educational facility															
Māori Purpose zone - Urban	Activity status: Permitted	Activity status where compliance not achieved with PER-1 or PER-2: <u>Discretionary Restricted Discretionary</u>														
Māori Purpose zone - Rural	<p>Where:</p> <p>PER-1 The educational facility is within a residential unit or accessory building. <u>Use and development can be adequately serviced in terms of stormwater, wastewater and potable water infrastructure.</u></p>	<p>Matters of discretion are restricted to:</p> <p>i. <u>consistency with the scale, density, design and character of the planned environment and purpose of the zone;</u></p>														

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought		
				<p>this activity residing off-site is deleted.</p>		<p>PER-2 The number of persons attending at any one time does not exceed four, excluding those who reside on site.</p> <p>These standards do This Rule does not apply to: Kōhanga reo activities.</p>	<ul style="list-style-type: none"> j. <u>the location, scale and design of buildings and structures;</u> k. <u>at zone interfaces:</u> <ul style="list-style-type: none"> i. <u>any setbacks, fencing, screening or landscaping required to address potential conflicts;</u> ii. <u>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</u> l. <u>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</u> m. <u>the adequacy of roading infrastructure to service the proposed activity;</u> n. <u>any loss of highly productive land;</u> o. <u>effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</u> p. <u>any historical, spiritual, or cultural association held by tangata whenua, with regard</u>

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					to the matters set out in Policy TW-P6.
AREA SPECIFIC MATTERS – KERIKERI					
101	Planning Maps	Spatial Extent – General Residential Zone / Medium Density Residential Zone	Support in Part	<p>A Medium Density Residential Zone surrounding the Kerikeri town centre is sought by Kāinga Ora in order to support residential and commercial investment and growth in Kerikeri. The proposed spatial extent of the Medium Density Residential Zone is shown in Appendix 3 and Appendix 4 of this Submission.</p> <p>While it is noted in the s32 analysis that the PDP review has <i>demonstrated that sufficient land for housing can be provided through the zoning proposed in the PDP without allowing three level development across the entire General Residential zone (s32 analysis p18)</i>, Kerikeri is recognised as the key centre in the Far North District and providing for medium density in this location is consistent with the guidance in the NPS-UD and RMA Enabling Housing Act.</p> <p>In addition, according to the National Planning Standards, medium density residential areas are predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.</p>	<ul style="list-style-type: none"> To adopt the introduction of a new Medium Density Residential Zone in Kerikeri, with the spatial extent as proposed in Appendix 3 and Appendix 4 of this submission. <p>The proposed spatial extent for Medium Density Residential Zone is defined as the area within 300m – 500m distance from the edge of the proposed Town Centre Zone, and adjusted to following road or natural boundaries where more practical.</p> <ul style="list-style-type: none"> To retain the remaining area of the proposed General Residential Zone in Kerikeri, as shown in Appendix 3 and Appendix 4 of this submission. <p style="text-align: right; color: red;">S561.110</p>

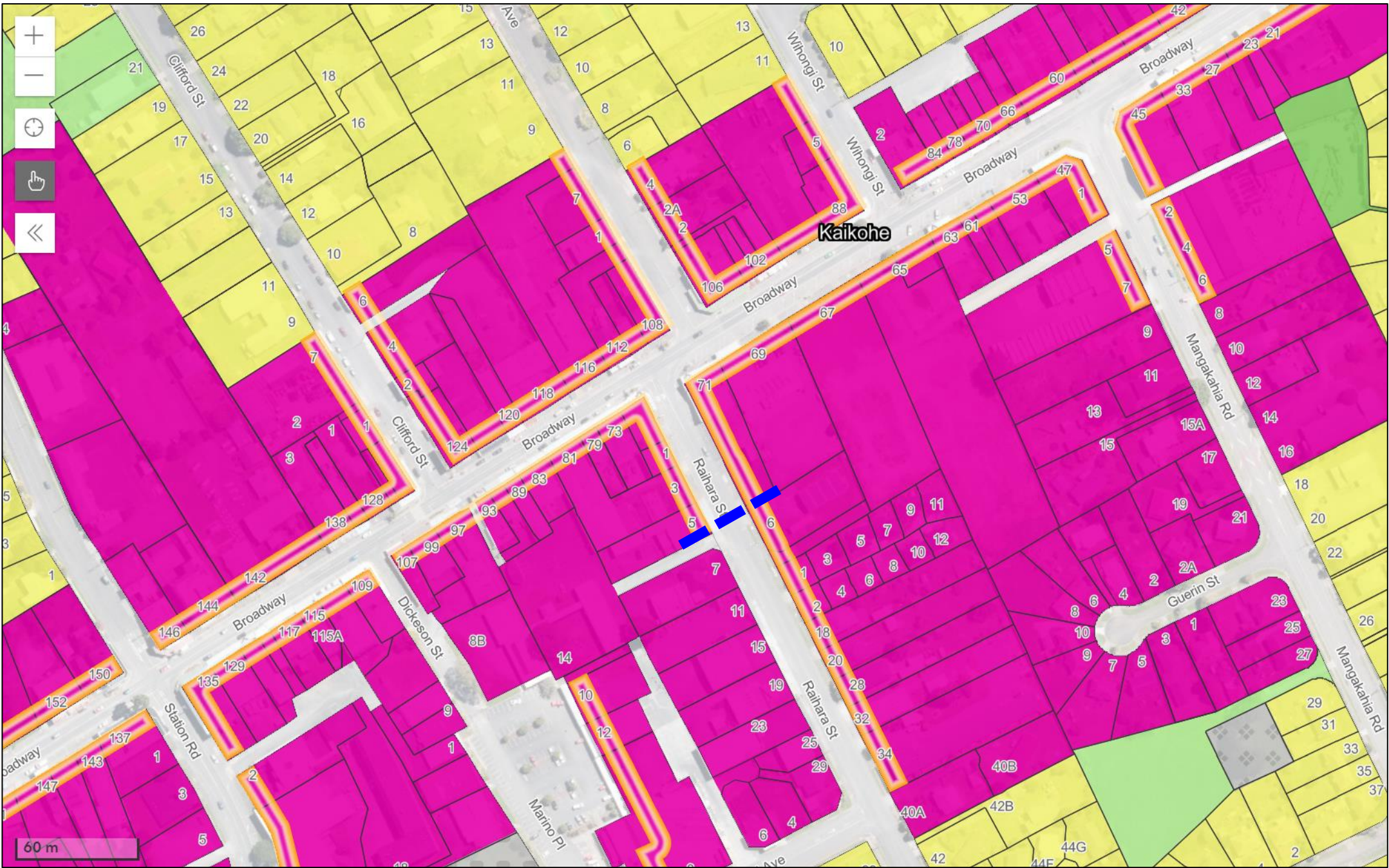
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>The introduction of this new residential zone for Kerikeri will therefore achieve the following:</p> <ul style="list-style-type: none"> (i) recognising Kerikeri as an established urban centre, different in size and functions (head offices, district community facilities and in proximity to airport) which sets it apart from other townships in Far North; and <p>Provide certainty to developers as to the typologies anticipated in Kerikeri, to enable the provision of a wide range of housing types and affordability in an established urban environment, responding to likely urban growth.</p>	
102		Spatial Extent – Town Centre Zone / Mixed Use Zone	N/A	<p>The proposed Mixed Use Zone is applied at the core of the town centre of Kerikeri where a mixture of residential, commercial, recreational and/or community activities are compatible.</p> <p>Kāinga Ora submits that area Town Centre zoning is a more appropriate zone recognising the regional significance and anticipated growth of Kerikeri. A Town Centre zone is also more compatible with the National Planning Standards.</p>	<p>To replace the Mixed Use Zone with a Town Centre zone for Kerikeri as shown in Appendix 3 and Appendix 5 of this submission.</p> <p style="text-align: center; color: red;">S561.111</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Kāinga Ora therefore submits that the proposed Mixed Use zone be replaced with a new Town Centre Zone in Kerikeri, as shown in Appendix 3 and Appendix 5 of this Submission.</p> <p>According to the National Planning Standards, Town Centre zones are predominantly to be used:</p> <ul style="list-style-type: none"> • in smaller urban areas, a range of commercial, community, recreational and residential activities. • in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs. <p>The introduction of this new zone for Kerikeri will achieve the following:</p> <ul style="list-style-type: none"> (i) recognise Kerikeri as an established town centre, different in size and functions (head offices, district community facilities and in proximity to airport) from other townships in Far North; and (ii) Avoid light industrial activities to be located 	

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>within the town centre of Kerikeri.</p> <p>Furthermore, Kerikeri is the town centre least affected by flooding and therefore is more suitable for intensification as other centres are affected more significantly.</p>	
103	Residential (Medium density residential zone)	Entire planning framework: Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria.	N/A	Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Medium density residential zone.	<p>Kāinga Ora seeks the inclusion of the new provisions as set out in Appendix 4 to support the introduction of the proposed Medium density residential zone.</p> <p style="text-align: center;">S561.112 to S561.116</p>
104	Commercial (Town Centre zone)	Entire planning framework: Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria.	N/A	<p>Introduce a framework of Objectives; Policies; Standards and rules; Matters of discretion; and Assessment Criteria to support the proposed Town Centre zone.</p> <p>In particular, a Town Centre zone is sought for Kerikeri to enable up to 6 storey buildings. Increased development height is sought for Kerikeri to support business and residential investment in the centre.</p> <p>While it is understood that FNDC are currently reviewing infrastructure within the District, it is noted that the Kerikeri - Waipapa Structure Plan 2007 (KKWSP) promotes a</p>	<p>Kāinga Ora seeks the inclusion of the new provisions as set out in Appendix 5 to support the introduction of the proposed Town Centre zone.</p> <p style="text-align: center;">S561.117 to S561.121</p>

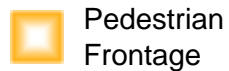
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				<p>Mixed use zoned land and provision for a higher density Residential zone within the networked area. The findings of the current infrastructure review should be integrated into the zoning provisions for Kerikeri. [s32 states (p4 Urban environment) <i>Council is in the process of undertaking work to better understand its development infrastructure assets so more surety can be given to development in areas where it is available</i>]</p>	
PLANNING MAPS – KĀINGA ORA PROPERTIES					
105	Planning Maps/ Zoning	1 Cottage Court, Kaikohe, 0400 2 Cottage Court, Kaikohe, 0400	Oppose in part	<p>The pedestrian frontage overlay at these residential properties is opposed. It is not considered appropriate given the existing uses at the site and surrounding sites and does not align with the frontage control for the opposite side of Raihara Street</p>	<p>Kāinga Ora seeks the removal of the Pedestrian Frontage control identified on Planning Maps from these properties, as per Appendix 2. This is south of the dashed blue line shown from 6 Raihara Street, Kaikohe.</p> <p>The Pedestrian Frontage in this location should be reduced to the location shown on the map in Appendix 2 to ensure the frontage is in an appropriate location and is complemented on both sides of Raihara Street.</p> <p style="text-align: center;">S561.122 and S561.123</p>
106	Planning Maps/ Zoning	14 Park Road, Kaikohe, 0405 17 Mangakahia Road, Kaikohe, 0405 19 Mangakahia Road, Kaikohe, 0405	Oppose in part	<p>These Kāinga Ora properties are all currently zoned Residential in the Operative Plan and in the FNPDP are zoned Mixed Use. As noted in the Kāinga Ora submission,</p>	<p>Kāinga Ora seeks the rezoning of the properties listed to Residential unless Council makes the amendment sought to the Mixed Use zone provisions.</p> <p style="text-align: center;">S561.124</p>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
		21 Mangakahia Road, Kaikohe, 0405 23 Mangakahia Road, Kaikohe, 0405 25 Mangakahia Road, Kaikohe, 0405 27 Mangakahia Road, Kaikohe, 0405 2A Guerin Street, Kaikohe, 0405 3 Guerin Street, Kaikohe, 0405 4A Guerin Street, Kaikohe, 0405 4B Guerin Street, Kaikohe, 0405 5 Guerin Street, Kaikohe, 0405 8 Guerin Street, Kaikohe, 0405 10 Guerin Street, Kaikohe, 0405		<p>amendments are sought to the Mixed Use zone provisions to ensure that residential buildings and activities are not restricted on the ground floor of properties (with the exception of sites with the pedestrian frontage identified on the planning maps).</p> <p>Should the Council not make the amendments to the Mixed Use zone as sought, then Kāinga Ora request the zoning of these sites remain residential.</p>	

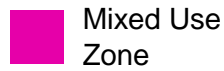


Appendix 2 – Planning Map (Kaikohe)

Key:



Pedestrian Frontage



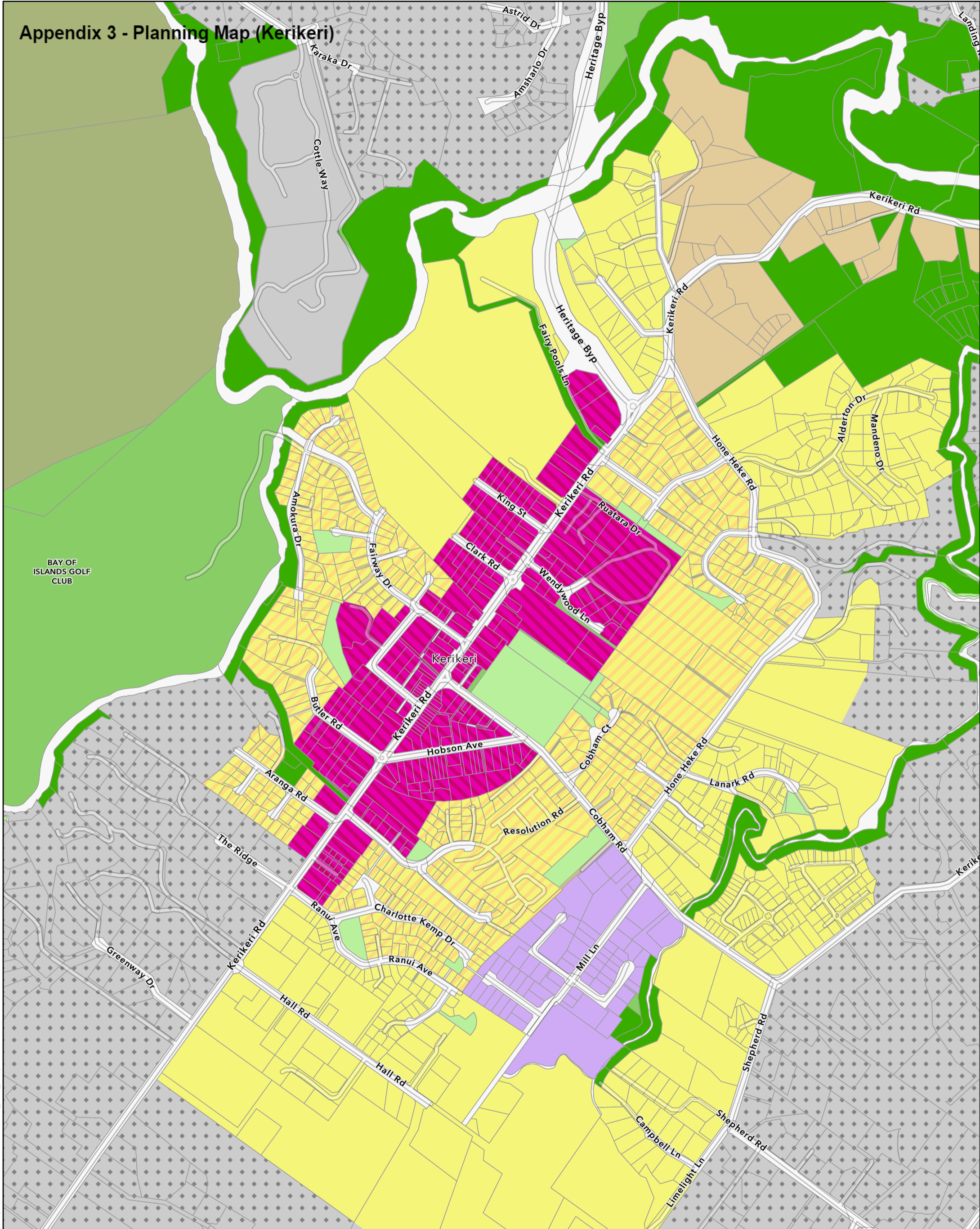
Mixed Use Zone



Kāinga Ora's Request to Reduce Pedestrian Frontage Control to the Location Indicated



Appendix 3 - Planning Map (Kerikeri)



Kāinga Ora Proposed Changes

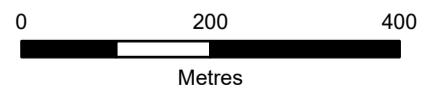
- Rezoned to Medium Density Residential
- Rezoned to Town Centre

Far North District Council Zoning

- General Residential
- Light Industrial
- Mixed Use

- Natural Open Space
- Open Space
- Quail Ridge
- Rural Lifestyle
- Rural Production
- Rural Residential
- Sport And Active Recreation
- Parcel Boundary

Map Scale @ A3: 8,000



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

Revision	1.0
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Author	JS
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Date	21/10/2022

Project: FNDC - PDP
 Client: Kāinga Ora
 Discipline: GIS
 Drawing No: GIS-7774461-FN1

Kāinga Ora Proposed Zoning - Kerikeri
 Far North District Council Proposed District Plan Submission



Path: P:\7774461\FNDC-GIS\FarNorthDC_Analysis\01-Map\GIS-7774461-FNDC_DPR_Analysis.aprx

APPENDIX 4 – PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE PROVISIONS

The following provides proposed wording for the Medium Density Residential Zone, as sought from Kāinga Ora as part of the submission on the Far North Proposed District Plan.

PART 3 – AREA-SPECIFIC MATTERS / ZONES / Residential zones / Medium Density Residential

Overview

The Far North District contains a mix of diverse communities and urban centres. The Medium Density Residential zone represents an area surrounding the Kerikeri Town Centre where there is an expectation of higher density residential development, when compared to the General Residential zone, and is a location with adequate capacity of available or programmed development infrastructure for this growth.

To support urban sustainability and affordable infrastructure, the Medium Density Residential zone has been applied to consolidate growth around Kerikeri town centre.

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

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

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

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

Objectives	
MDRZ-O1	<p>The Medium Density Residential Zone:</p> <ol style="list-style-type: none"> 1. Primarily consists of residential activities; and 2. Accommodates other activities that support the amenity and wellbeing of people and communities, where they are compatible with the planned urban built environment and amenity values of the zone.
MDRZ-O2	<p>The planned urban built environment in the Medium Density Residential Zone is characterised by:</p> <ol style="list-style-type: none"> 1. A planned built form of predominantly three-storey buildings, which is integrated into public and private open space; 2. Good quality on-site and off-site residential amenity that provides for the health and well-being of people residing in the Medium Density Residential Zone; and 3. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.
MDRZ-O3	<p>Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the Medium Density Residential zone.</p>
MDRZ-O4	<p>Land use and subdivision in the Medium Density Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure</p>

Policies	
MDRZ-P1	<p>Recognise and provide for the diverse accommodation needs of the community by enabling a range of housing typologies with a mix of densities, including three-storey attached and detached dwellings, and low-rise apartments.</p>
MDRZ-P2	<p>Enable land use in the Medium Density Residential zone where it:</p> <ol style="list-style-type: none"> 1. Provides a high level of amenity for occupants; 2. Ensures any adverse amenity effects on neighbouring sites are appropriately managed; and 3. Is connected to reticulated services and road networks, and where any adverse effects on the capacity or functioning of infrastructure is able to be mitigated.
MDRZ-P3	<p>Recognise the benefits of, and provide for, non-residential activities and buildings that contribute to the health and wellbeing of people and communities where:</p> <ol style="list-style-type: none"> a) They support the needs of local communities; b) These are of an intensity, scale and design that is compatible with the planned urban built environment and amenity of the area; c) They contribute positively to the urban environment and achieve attractive and safe streets; d) The hours of operation are compatible with residential amenity values;

	<p>e) Maintain the safety and efficiency of the transport network;</p> <p>f) Are adequately serviced by three waters infrastructure or can address any constraints on the site; and</p> <p>g) For Emergency Service Facilities, the activity has an operational need or functional need to locate in the zone.</p>
MDRZ-P4	<p>Provide for retirement villages and community facilities where they:</p> <ul style="list-style-type: none"> a. Complement the character and amenity values of the surrounding area; b. Contribute to the diverse needs of the community; c. Do not adversely affect road safety or the efficiency of the transport network; and d. Can be serviced by adequate development infrastructure
MDRZ-P5	<p>Only allow commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.</p>
MDRZ-P6	<p>Provide for residential intensification of a site where it can be demonstrated that the development achieves positive design outcomes and living environments, taking into consideration the following design objectives as relevant to the specific site, development type, and the planned urban built environment of the zone:</p> <p><i>Built form:</i></p> <ul style="list-style-type: none"> a) Optimise the quality of the built form outcome with an integrated, comprehensive design approach to the site; b) Achieve a positive frontage to the street; c) Achieve visual interest while also achieving aesthetic coherence and integration; and d) Achieve driveways, manoeuvring and parking areas that are safe, convenient and attractive. <p><i>Amenity and well-being</i></p> <ul style="list-style-type: none"> a) Integrate building form and open space design to achieve high internal amenity and form well-located and usable private open spaces; b) Achieve reasonable sunlight, daylight and outlook; c) Provide reasonable internal visual privacy for all units within a development; d) Ensure outdoor living areas are well-located, functional for the intended use, and high quality; e) Achieve visual amenity, safety and functionality with planting; f) Achieve high quality, legible and efficient circulation; and g) Provide for servicing that is suitably generous, convenient and visually discreet.
MDRZ-P7	<p>Avoid non-residential activities which are incompatible with the anticipated purpose, character and amenity values of the Zone.</p>
MDRZ-P8	<p>Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.</p>

MDRZ-P9	Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.
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Rules

Notification:

(1) Any application for resource consent for the following activities will 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(9) of the Resource Management Act 1991:

(a) residential development that does not comply with Standards MDRZ-S5, MDRZ-S6, MDRZ-S8 and MDRZ-S10

(b) 4 or more residential units per site that comply with all of the required standards.

(2) Any application for resource consent for any other activity listed below which is not listed 1(a) or (b) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

Medium Density Residential Zone Proposed Rules

MDRZ-R1	New buildings or structures, and extensions or alterations to existing buildings or structures, excluding fences and stand-alone walls	
Medium density residential zone	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted or controlled activity.</p> <p>PER-2 The construction, alteration, addition, or demolition of any building, accessory building, or structure complies with:</p> <ul style="list-style-type: none"> a. MDRZ-S1 Site coverage b. MDRZ-S2 Height 	<p>Activity status when compliance not achieved with PER-1: Discretionary</p> <p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The matters of discretion of any infringed standard.

	<ul style="list-style-type: none"> c. MDRZ-S3 Height in relation to boundary d. MDRZ-S4 Buildings setback e. MDRZ-S5 Outdoor living space f. MDRZ-S6 Outlook g. MDRZ-S7 Landscaped Area h. MDRZ-S8 Fences and Standalone Walls i. MDRZ-S9 Building setbacks from MHWS j. MDRZ-S10 Windows to street 	
MDRZ-R2	Residential activity and residential units, excluding papakāinga	
Medium density residential zone	<p>Activity Status: Permitted</p> <p>Where: PER-1</p> <ul style="list-style-type: none"> a. No more than three residential units occupy the site; and b. Compliance with the standards MDRZ-S1, MDRZ-S2, MDRZ-S3, MDRZ-S4 and MDRZ-S6 is achieved: 	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion where PER-1a is not met are restricted to:</p> <ul style="list-style-type: none"> a. The scale, form, and appearance of the development is compatible with the b. planned urban built form of the neighbourhood; c. The development contributes to a safe and attractive public realm and streetscape; d. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development; and e. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale; <p>Matters of discretion where PER-1b is not met are restricted to:</p>

		<p>a. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</p>
MDRZ-R3	Papakāinga	
Medium density residential zone	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>a. The site is held under Te Ture Whenua Māori Act 1993;</p> <p>b. The gross floor area of all commercial activities does not exceed 100m² per site; and</p> <p>c. The gross floor area of all community facilities does not exceed 200m² per site.</p>	<p>Activity status when compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. The bulk, scale and location of existing, proposed and future buildings and structures;</p> <p>b. The location of any archaeological site, heritage site or waahi tapu site;</p> <p>c. How the development will be serviced with three waters infrastructure;</p> <p>d. Compliance with the transportation provisions, including location and formation of vehicle crossings and access arrangements</p>
MDRZ-R4	Home business	
Medium density residential zone	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>a. The home business is undertaken within: a residential unit; or an accessory building that does not exceed GFA of 40m².</p> <p>b. Care of no more than 4 children who are not permanent residents on the site, with childcare under (b) exempt from (a).</p> <p>c. No more than two full-time employees or equivalent are engaged in the home business resides off-site</p>	<p>Activity status when compliance not achieved with PER-1.a: Discretionary</p> <p>Activity status when compliance is not achieved with PER-1.b, c, d, or e: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a) scale, intensity and character of the business;</p> <p>b) traffic generation, safety and access;</p> <p>c) provision of parking;</p> <p>d) noise, odour and dust;</p> <p>e) disturbance and loss of privacy for surrounding sites; and</p> <p>f) hours of operation.</p>

	<p>d. The home occupation takes place entirely within a building and no goods, materials, or equipment are stored outside a building.</p> <p>e. Unloading or loading of vehicles or the receiving of customers or deliveries only occurs between 0730 and 1900 on any day.</p>	
MDRZ-R5	Visitor accommodation	
Medium density residential zone	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>The occupancy does not exceed six guests per night.</p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Planned Residential character and amenity. b. The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.
MDRZ-R6	Supported residential care activity	
Medium density residential zone	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1</p> <ul style="list-style-type: none"> a. The maximum occupancy does not exceed 10 residents. 	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space
MDRZ-R7	Educational Facility	

<p>Medium density residential zone</p>	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>The educational facility is within a residential unit or accessory building.</p> <p>PER-2</p> <p>The number of students attending at one time does not exceed four, excluding those who reside onsite</p>	<p>Activity status when compliance not achieved with PER-1 or PER-2: Discretionary</p>
<p>MDRZ-R8 Retirement Village</p>		
<p>Medium density residential zone</p>	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. All residential units within the retirement village comply with specified residential noise standards; and b. The activity will be accommodated within a new building or structure, or extensions to an existing building or structure which comply with standards: <p>MDRZ-S2 Height.</p> <p>MDRZ-S3 Height in relation to boundary.</p> <p>MDRZ-S4 Buildings setback</p> <p>MDRZ-S5 Outdoor living space</p> <p>MDRZ-S6 Outlook</p>	<p>2 Activity status when compliance not achieved with MDRZ-R7.1: Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space b. safe integration of vehicle and pedestrian access with the adjoining road network. c. provision of landscaping, on-site amenity for residents, recreational facilities and stormwater systems. d. design and layout of pedestrian circulation. e. visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas and external storage areas.
<p>MDRZ-R9 Veterinary Facility</p>		

<p>Medium density residential zone</p>	<p>Activity Status: Restricted Discretionary</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Residential character and amenity. b. Design and layout. c. Transport safety and efficiency d. Scale of activity and whether animals are kept on-site overnight. e. Infrastructure servicing.
<p>MDRZ-R10</p>	<p>Community facility</p>	
<p>Medium density residential zone</p>	<p>Activity Status: Restricted Discretionary</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Residential character and amenity. b. Design and layout. c. Transport safety and efficiency. d. Scale of activity and hours of operation. e. Infrastructure servicing.
<p>MDRZ-R11</p>	<p>Emergency service facility</p>	
<p>Medium density residential zone</p>	<p>Activity Status: Restricted Discretionary</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Residential character and amenity. b. Design and layout. c. Transport safety and efficiency. d. Scale of activity. e. Infrastructure servicing.

MDRZ-R12	Healthcare Activity	
Medium density residential zone	Activity Status: Restricted Discretionary	Matters of discretion are restricted to: <ul style="list-style-type: none"> a. Residential character and amenity. b. Design and layout. c. Transport safety and efficiency. d. Scale of activity. e. Infrastructure servicing.
MDRZ-R13	Camping grounds	
Medium density residential zone	Activity Status: Restricted Discretionary	Matters of discretion are restricted to: <ul style="list-style-type: none"> a. Residential character and amenity. b. Design and layout. c. Transport safety and efficiency. d. Scale of activity. e. Infrastructure servicing.
MDRZ-R14	Any activity not otherwise provided for	
Medium density residential zone	Activity Status: Discretionary	Activity status where compliance not achieved: Not applicable
MDRZ-R15	Industrial Activity	
Medium density	Activity Status: Non-complying	Activity status where compliance not achieved: Not applicable

residential zone		
MDRZ-R16	Commercial activity not provided for as a permitted or restricted discretionary activity	
Medium density residential zone	Activity Status: Non-complying	

The following standards apply to all Permitted activities, except where specific standards have been listed under the Rule.

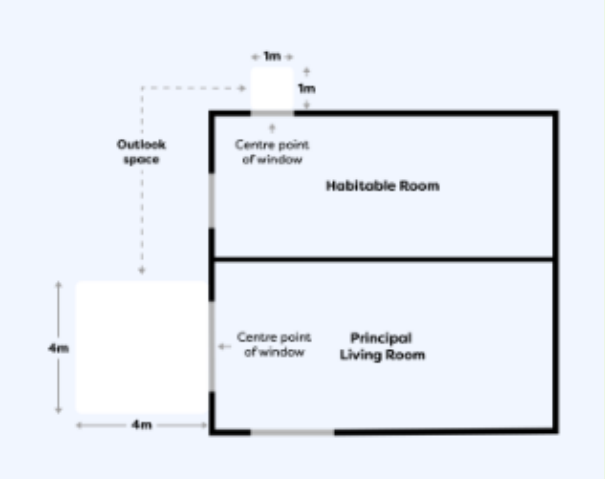
Standards		
MDRZ-S1	Site coverage	
	<p>1. The impermeable surface coverage of any site is no more than 60%:</p>	<p>3. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Amenity and character of the surrounding area. b. The bulk and scale of the buildings, structures, and impervious surfaces. c. Stormwater management.
MDRZ-S2	Height	
	<p>1. The maximum height of buildings, accessory buildings, and structures is 11m when measured from the natural ground level immediately below.</p> <p>Except that: 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more.</p> <p>This standard does not apply to:</p>	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Amenity and character of the surrounding area.

	<ul style="list-style-type: none"> a. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; b. Architectural features (e.g. finials, spires) that do not exceed 1m in height; c. Solar and water heating components provided these do not exceed the height by more than 0.5m. 	<ul style="list-style-type: none"> b. Any adverse shading, privacy, or visual dominance effects on adjacent sites. 				
MDRZ-S3	Height in relation to boundary					
	<p>1. Buildings, accessory buildings, and structures adjoining another site within a Residential Zone shall be contained within a building envelope defined by a 45 degree recession plane measured from 4m above existing ground level at the internal boundaries of the site, except:</p> <ul style="list-style-type: none"> a. This rule does not apply to a road boundary or where the adjoining site has a Commercial (Town Centre/ Mixed Use), Light Industrial, or Heavy Industrial Zoning. b. This rule does not apply to proposed internal boundaries or where a common wall is proposed. c. The following intrusions are permitted: <ul style="list-style-type: none"> i. Gutters and eaves by up to 600mm measured vertically; ii. Solar panels; iii. Chimneys, poles, masts, and roof plant where each of these structures does not exceed 1m in length parallel to the boundary; iv. Where the boundary adjoins a vehicle accessway to a rear site that is less than 6m in width or is secured via a legal mechanism and shared between more than one site, the recession plane shall be taken from the far side of the accessway. 	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Amenity and character of the surrounding area. b. Any adverse shading, privacy, or visual dominance effects on adjacent sites. 				
MDRZ-S4	Building Setback					
	<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="347 1921 1031 2027"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5m where that boundary is to a road, otherwise it must be 1m</td> </tr> </tbody> </table>	Yard	Minimum depth	Front	1.5m where that boundary is to a road, otherwise it must be 1m	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p>
Yard	Minimum depth					
Front	1.5m where that boundary is to a road, otherwise it must be 1m					

	<table border="1"> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1m (excluded on corner sites)</td> </tr> </table>	Side	1m	Rear	1m (excluded on corner sites)	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Amenity and character of the surrounding area. b. The safety and efficiency of the land transport network and private accessways. c. Screening, planting and landscaping of the site.
Side	1m					
Rear	1m (excluded on corner sites)					
MDRZ-S5	Outdoor living space					
	<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ul style="list-style-type: none"> a. Where located at ground level, has no dimension less than 3m; b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; c. Is accessible from the residential unit; and d. May be— <ul style="list-style-type: none"> i. Grouped cumulatively by area in 1 communally accessible location; or ii. Located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing and manoeuvring areas. <p>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</p> <ul style="list-style-type: none"> a. Is at least 8m² and has a minimum dimension of 1.8m; and b. Is accessible from the residential unit; and c. May be— <ul style="list-style-type: none"> i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. Located directly adjacent to the unit. <p>3. Except that the following alternative outdoor living space standards can be applied:</p> <ul style="list-style-type: none"> a. Ground floor residential units can be provided with a balcony of at least 8m² and a minimum dimension 1.8m at an upper level instead of a ground floor balcony, patio, or roof terrace under MRZ-S5-1 above, subject to being: 	<p>2 Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Occupant amenity. b. The degree to which the outdoor living space will receive sunlight. c. The accessibility and convenience of the outdoor living space for occupiers. d. Proximity to communal or public open space. 				

	<p>i. Directly connected to and accessible from the living or dining room of the unit served; and</p> <p>ii. Located to the west, north, or east of the unit served;</p> <p>b. One-bedroom residential units above ground can be provided with a balcony of at least 5m² instead an outdoor living space in the form of a balcony, patio, or roof terrace of 8m² under MRZ-S5-2 above. The balcony must:</p> <p>i. Be directly connected to and accessible from the living or dining room of the unit served; and</p> <p>ii. Located to the west, north, or east of the unit served;</p> <p>c. Ground floor apartments can be provided with a ground floor, balcony, patio, or roof terrace space that is at least 8m² and has a minimum dimension of 1.8m, where the balance of the required outdoor living space under MRZ-S5-1 above:</p> <p>i. Is provided as a shared outdoor living space with other apartments on the site; and</p> <p>ii. The shared outdoor living space is open to the north.</p> <p>.</p> <p>This standard does not apply to papakāinga</p>	
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MDRZ–S6	Outlook Space	
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	<p>1. An outlook space must be provided for each residential unit as specified in this clause.</p> <p>2. An outlook space must be provided from habitable room windows as shown in the diagram below.</p>  <p>3. The minimum dimensions for a required outlook space are as follows:</p>	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Residential character and amenity. b. Occupant amenity
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	<p>a. A principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</p> <p>b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.</p> <p>4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</p> <p>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</p> <p>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</p> <p>7. Outlook spaces may be under or over a balcony.</p> <p>8. Outlook spaces required from different rooms within the same building may overlap.</p> <p>9. Outlook spaces must:</p> <p>a. Be clear and unobstructed by buildings; and</p> <p>b. Not extend over an outlook space or outdoor living space required by another dwelling.</p> <p>This standard does not apply to papakāinga.</p>	
<p>MDRZ-S7</p>	<p>Landscaped Area</p>	
	<p>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.</p> <p>2. The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.</p> <p>This standard does not apply to papakāinga.</p>	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. Amenity and character of the surrounding area.</p> <p>b. Screening, planting and landscaping of the site.</p>
<p>MDRZ-S8</p>	<p>Fences and standalone walls along boundaries</p>	
	<p>1. All fences and standalone walls must not exceed a maximum height above ground level of:</p> <p>a. 1.5m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 50% of the length of the boundary with a road;</p> <p>b. 1.5m where a site boundary adjoins a public reserve, vested under the Reserves Management Act, or up to 2m where the section above 1.5m is at least 50% visually permeable; and</p>	<p>2. Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>c. Amenity and character of the surrounding area.</p> <p>d. Screening, planting and landscaping of the site.</p>

	c. 2m for all other site boundaries.	e. Pedestrian safety and overlooking.
MDRZ-S9	Setback from MHWS	
	<p>1. The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS</p>	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to dominance on adjoining public space; d. natural hazard constraints; e. the effectiveness of the proposed method for controlling stormwater; and f. the impacts on existing and planned roads, public walkways, reserves and esplanades
MDRZ-S10	Windows to Street	
	<p>1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>2. This standard only applies to sites with a direct frontage to a road and the residential unit is within 15m of that frontage.</p> <p>This standard does not apply to papakāinga</p>	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Amenity and character of the surrounding area.

APPENDIX 5 – PROPOSED TOWN CENTRE ZONE PROVISIONS

The following provides proposed wording for the Medium Density Residential Zone, as sought from Kāinga Ora as part of the submission on the Far North Proposed District Plan.

PART 3 – AREA-SPECIFIC MATTERS / ZONES / Commercial and mixed use zones / Town Centre

Overview

The Town Centre Zone applies to the existing urban centre of the District’s largest township – Kerikeri. The focus of the zone is to continue to support the vitalisation the Kerikeri urban centre in recognition of its significance in the District. The zone provides for a wide range of retail, service, business, recreational and community activities to serve the needs of local residents, regional businesses, as well as visitors.

Economic and residential growth and intensification are encouraged within the town centre and any new development should contribute towards achieving an attractive, vibrant, safe, diverse and high amenity environment. Residential activities are encouraged within the town centre as this will enhance community safety, vibrancy and commercial success. New activities which are not consistent with the anticipated amenity and character within the town centre are encouraged to be located outside of the town centre.

It is essential that the design and built form within the town centre contribute positively to the pedestrian experience and does not compromise the character, vibrancy and amenity of the town centre. The typical built form within the town centre is anticipated to be up to six storeys. In town centre “main street” environments, where a pedestrian frontage is applied as per the planning maps, buildings are typically built up to the road boundary with verandas and display windows and provide a high amenity retail and commercial centre for the community.

Objectives	
TCZ-O1 Centre Role and function	The town centre of Kerikeri is a strategically important focal point for ongoing investment, and is a centre that promotes commercial and residential activities, provides employment, housing and goods and services, at a variety of scales.
TCZ-O2 Centre Growth and Intensification	The intensification of the existing town centre of Kerikeri is undertaken in a manner that provides for the social and economic needs of the District, with sufficient capacity for employment, commercial, and community opportunities being provided.
TCZ-O3 Centre form, scale and design	Development in the Town Centre Zone is of a form, scale and design quality that achieves a high quality urban form that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to local character and content.
TCZ-O4 Adverse Effects	The adverse environmental effects generated by activities within the zone are managed, in particular at zone boundaries.

Policies	
Centre Role and function	
TCZ-P1	Accommodate a diverse range of activities that are compatible with the function and role of the town centre, and support the vibrancy and viability of the town centre.
TCZ-P2	Promote residential activities and limit activities which would unreasonably detract from residential amenity.
TCZ-P3	Discourage incompatible activities within the town centre zone to ensure that the role, function and amenity of the town centres is maintained.
Growth of Town Centre	
TCZ-P4	Provide for growth in commercial activities primarily through the intensification of Kerikeri town centre by enabling a wide range of compatible activities and increased building heights and building scale.
	Improve access to a range of facilities, goods and services in a convenient and efficient manner.
	Supports a safe and efficient multi-modal transport network which is integrated with the centre.
Centre Character and Amenity	
TCZ-P5	<p>Require new development within the town centre to be high quality in a manner that:</p> <ul style="list-style-type: none"> (a) Provides an attractive urban environment with a distinctive sense of place and quality public places; (b) Manages effects on adjoining environments; (c) Encourages medium to high intensity development form; (d) Achieves the functional and operational requirements of activities within a town centre; (e) Provides high quality street environments and an active street frontage that contributes to the character and coherence of a centre; (f) Encourages pedestrian activity and amenity along streets and in adjoining lower intensity residential or open space zones; and (g) Locates parking and storage areas where they do not visually dominate the street frontage, and avoiding carparking that have direct frontage to main retail streets.

Design and Amenity of Residential Development

TCZ-P6	<p>Ensure residential development achieves high quality on-site residential amenity through providing:</p> <ul style="list-style-type: none"> (a) Adequately sized and conveniently located outdoor living spaces, and access to reasonable levels of sunlight commensurate with a commercial environment; (b) Reasonable levels of privacy through unit design, balcony placement, and window orientation that limits the extent of overlooking of private spaces by other residential units; and (c) Adequate internal floor areas and layouts.
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Amenity of More Sensitive Adjoining Zones

TCZ- P7	<p>Ensure an acceptable level of amenity is provided by activities adjacent to residential and open space zones, through controls on building setbacks, recession planes, boundary landscaping, and the types of activities anticipated in Town Centre Zone.</p>
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Rules

Activity		
TCZ-R1		
New buildings or structures, and extensions or alterations to existing buildings or structures		
Town Centre zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The new building or structure, or extension or alteration to an existing building or structure complies with standards:</p> <p>TCZ-S1 Maximum height TCZ-S2 Height in relation to boundary TCZ-S3 Setback (excluding from MHWS or wetland, lake and river margins) TCZ-S4 Pedestrian frontages TCZ-S5 Verandahs TCZ-S6 Landscaping for sites that adjoin any sites other than mixed use or industrial</p> <p>PER-2 Any extension or alteration to an existing building or structure where the activity is Non-complying.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard.</p> <p>Activity status for PER-2: Non-complying</p>

TCZ-R2 Commercial activity excluding trade and yard-based retail

Town Centre zone

Activity status: Permitted

Where:

PER-1

Any new non-residential activities or extensions or alterations to an existing building or structure is:

- a. Less than 450m² GFA where a pedestrian frontage applies as identified on the Planning Maps.
- b. Less than 1,000m² GFA where a pedestrian frontage does not have apply as identified on the Planning Maps.

Activity status where compliance not achieved with PER-1: Restricted Discretionary

Matters of discretion are restricted to:

The extent to which the development:

- a. Recognises and reinforces the centre's role, context, and character.
- b. Promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces.
- c. Takes account of nearby buildings in respect of the exterior design, architectural form and detailing of the building.
- d. Provides a human scale and minimises building bulk while having regard to the functional requirements of the activity.
- e. Is designed to promote Crime Prevention Through Environmental Design (CPTED) principles, including surveillance, effective lighting, management of public areas and boundary demarcation.
- f. Provides safe, legible, and efficient access for all transport users.

Notification:

An application under this rule is precluded from

		being publicly notified or limited notified in accordance with section 96 of the RMA.
TCZ-R3 Visitor accommodation		
Town Centre zone	Activity status: Permitted Where: PER-1 Where the site is identified with a pedestrian frontage as per the planning maps, the visitor accommodation is located above the ground floor level of a building. This rule does not apply to visitor accommodations that existed at 27 July 2022.	Activity status where compliance not achieved with PER-1: Non-complying
TCZ-R4 Emergency service facility		
Town Centre zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
TCZ –R5 Residential Unit		
Town Centre zone	Activity status: Permitted Where: PER-1 a. Each Residential Unit shall be a minimum of 35m ² Gross Floor Area for a studio and 45m ² Gross Floor Area for units containing one or more bedrooms. The GFA excludes areas used as garaging or outdoor living space b. Each residential unit shall be provided with an outdoor living space or a contiguous area that is a minimum area of 8m ² and a minimum dimension of 1.5m. c. Balconies or living area windows at first floor level or above shall be setback a minimum of 4m from internal boundaries, with bedroom windows setback a minimum of 1m. No setbacks are required for: <ul style="list-style-type: none"> i. Windows associated with a hall, stairwell, or bathroom; ii. Windows that are more than 90 degrees to the boundary; iii. Windows where the sill height is more than 1.6m above internal floor level. 	Activity status where compliance not achieved with PER-1: 1: Restricted Discretionary Matters of discretion for TCZ-R5.a are restricted to: a. The functioning of the size and dimension of the internal habitable space. Matters of discretion for TCZ-R5.b are restricted to: b. The degree to which the outdoor living space will receive sunlight c. The function, accessibility, convenience, size and layout of the outdoor living space for occupiers.

	<p>PER-2 Where the site is identified with a pedestrian frontage as per the planning maps, the residential unit is located above the ground floor level of a building. This rule does not apply to residential units that existed at 27 July 2022.</p>	<p>d. Proximity to communal or public open space.</p> <p>Matters of discretion for TCZ-R5.c are restricted to:</p> <p>e. Any adverse privacy, overlooking, or visual dominance effects on adjacent sites.</p> <p>f. Privacy and amenity of occupants.</p> <p>Activity status where compliance not achieved with PER2: Non-complying</p>
TCZ-R6 Healthcare activity		
Town Centre zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
TCZ-R7 Community facility		
Town Centre zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
TCZ-R8 Conservation activity		
Town Centre zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
TCZ-R9 Educational facility		
Town Centre zone	<p>Activity status: Restricted Discretionary</p> <p>Where: The maximum business net floor area is 800m².</p>	Activity status where compliance not achieved: Discretionary
TCZ-R10 Activities not otherwise listed in this chapter		
Town Centre zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
TCZ-R11 Retirement village		
Town Centre zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

TCZ-R12 Large format retail		
Town Centre zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
TCZ-R13 Drive-through activity		
Town Centre zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
TCZ-R14 Light industrial activity		
Town Centre zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
TCZ-R15 Heavy industrial activity		
Town Centre zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
TCZ-R16 Primary production activity		
Town Centre zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
TCZ-R17 Rural industry		
Town Centre zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
TCZ-R18 Land fill		
Town Centre zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
TCZ-S1 Maximum height		
Town Centre Zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure, is 22m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation; iii. Satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation; iv. Architectural features (e.g. finials, spires) not exceeding 1m in height above the building envelope on any elevation; and v. Lift overruns provided these do not exceed the height by more than 1m above the building envelope on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites; e. landscaping; and f. natural hazard site constraints.
TCZ-S2 Height in relation to boundary		
Town Centre zone	<p>Where the building or structure, or extension or alteration to an existing building or structure adjoins a site zoned Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Recreation it must be contained within a building envelope defined by recession planes measured inwards from the respective boundary: 1. 60 degrees at 4m above ground level at the side and rear boundaries of the site.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation; iii. Satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation. iv. Architectural features (e.g. finials, spires) not exceeding 1m in height above the building envelope on any elevation; and v. lift overruns provided these do not exceed the height by more than 1m above the building envelope on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and c. natural hazard site constraints.

TCZ-S3 Setback (excluding from MHWS or wetland, lake and river margins)

<p>Town Centre zone</p>	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from the boundary of any site zoned Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Recreation.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. fences or walls no more than 2m in height above ground level; and iii. uncovered decks no more than 1m above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future roading network; and g. the impacts on existing and planned public walkways.
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TCZ-S4 Pedestrian frontages

<p>Town Centre zone</p>	<p>For sites with pedestrian frontage identified on the planning maps:</p> <ul style="list-style-type: none"> 1. Any new building, or extension or alteration to a building (including alterations to the façade) must be built up to the road boundary; and 1. At least 65% of the building frontage at ground floor must be clear glazing; and 2. The principal public entrance to the building must be located on the front boundary. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the streetscape; and b. the ability to reuse and adapt the building for a variety of activities.
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TCZ-S5 Verandahs

<p>Town Centre zone</p>	<p>For sites with pedestrian frontage identified on the planning maps:</p> <ul style="list-style-type: none"> 1. A verandah must be provided for the full frontage of the road boundary of the site. The verandah shall: <ul style="list-style-type: none"> a. directly adjoin any adjacent veranda so there is no horizontal gap to provide continuous pedestrian coverage; and b. have a minimum height of 3m and a maximum height of 6m above the footpath immediately below; and 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. pedestrian amenity, including shelter; b. maintenance of character of the building and street; and c. whether the provision of a complying verandah would detract
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	<p>c. be setback a minimum of 300mm and a maximum of 600mm from a vertical line measured up from the face of the kerb.</p>	<p>from the quality of the streetscape.</p>
<p>TCZ-S6 Landscaping for sites that adjoin any sites other than mixed use or industrial</p>		
	<p>Side boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial must:</p> <ol style="list-style-type: none"> 1. be fenced with a solid fence or wall with a minimum height of 1.8m; or 2. be landscaped with plants or trees with a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or 3. be screened with a combination of (1) and (2) above. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the outlook, character, and amenity of adjoining sites in a residential, rural, open space or Māori purpose zone; b. the scale of the building and its distance from the boundary with residential, rural, open space or Māori purpose zones; c. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and d. the design, layout and use of the site which may compensate for reduced, alternative or no screening.