



SECOND GENERATION DISTRICT PLAN

Variation 2 – Additional Housing Capacity

Out-of-Scope Submissions Report

16 April 2021

Appendix C updated 22 April 2021

CONTENTS

Primary Author	3
1 Introduction.....	4
2 Background.....	4
2.1 Purpose and development of Variation 2	4
2.2 Other reasons why the scope of Variation 2 was limited	5
2.3 How the scope of Variation 2 has been made clear.....	5
2.4 Case law on the scope of plan variations	6
3 Out of Scope Submission Points Identified	7
3.1 Additional rezoning and mapping changes	7
3.2 Additional changes to provisions	9
4 Submitter Positions on Scope	10
4.1 Response to submitter positions on scope	11
4.1.1 Section 32 Report	11
4.1.2 Giving effect to the NPS-UD	12
5 Assessment of Rezoning & Mapping Requests	12
6 Assessment of Plan Provision Requests	31
7 Recommendations	56
8 Future Consideration of Requests.....	56

Appendix A – Scope Statements in the Section 32 Report

Appendix B – Submitter’s Position in Respect of ‘Scope’

Appendix C – Maps of Rezoning and Mapping Change Areas

Appendix D – Marked-up Version of Part of Kāinga Ora’s Submission

PRIMARY AUTHOR

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Qualifications: MPlan, University of Otago; BSc (Geography), Massey University; DipHort (Landscape), Massey University.

Experience: I have approximately three years planning experience, including preparing and processing resource consent applications and developing policy. I have been employed by the Dunedin City Council as a Policy Planner since May 2019 and have primarily worked on Variation 2 to the 2GP since then.

Code of Conduct: I confirm that I have read, and agree to comply with, the Environment Court Code of Conduct for Expert Witnesses (Practice Note 2014).

1 INTRODUCTION

1. I have prepared this report under the provisions of Section 42A of the Resource Management Act 1991 (RMA) to assist the Hearing Panel in making decisions on whether any submissions on *Variation 2 – Additional Housing Capacity* should be struck out in whole or in part, in accordance with Section 41D of the RMA.
2. This report focuses particularly on identifying submission points which may be struck out in accordance with Section 41D(1)(b) because they clearly disclose “no reasonable or relevant case”. I have referred to such submission points within this report as ‘not being within the scope of Variation 2’ or not being ‘on’ Variation 2.
3. Submission points not identified in this report may still contain matters which are not considered to be within the scope of Variation 2 and these matters will be dealt with through the Variation 2 hearing process.
4. The submission points identified in this report will only be included in the Summary of Submissions report for Variation 2 for the Further Submission process if the Hearing Panel makes decisions to retain them as part of Variation 2.
5. Minute 1 from the Chairperson of the Hearing Panel sets out the process for how decisions will be made whether to strike out submission points and, if so, the objection process.
6. I note that for any submissions that are brought back into scope through a future objection or appeal decision, an additional further submission process will be notified and run.

2 BACKGROUND

2.1 Purpose and development of Variation 2

7. Variation 2 was initiated after the results of housing development capacity monitoring completed in February 2019 showed a shortfall in development capacity in the medium term (the next 10 years). At that time, the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) required DCC to initiate a plan change or variation to respond to this shortfall (Policy PA1). Since that time, the NPS-UDC has been replaced by the National Policy Statement on Urban Development 2020 (NPS-UD), which has similar requirements (NPS-UD Section 3.7).
8. I note that the NPS-UD also requires the DCC to develop a Future Development Strategy (FDS) in conjunction with Otago Regional Council to guide the ongoing response to growth in Dunedin for the long term. The FDS will replace the Spatial Plan for Dunedin and some background work for it has been undertaken at the same time as preparing Variation 2.
9. Variation 2 includes a discrete set of changes in the context of this national direction. It proposes some specific ‘quick wins’ to address the identified medium-term housing capacity shortfall while not undermining the upcoming development of the FDS.
10. As required by Section 32 of the RMA, Variation 2 was developed by assessing a set of reasonably practicable options for addressing the medium-term housing shortfall figure.

Most of the options were included in the variation as proposed changes but some were rejected because they failed one or more aspects that were considered as part of the Section 32 evaluation. This applies to both rezoning and changes to provisions.

11. Variation 2 also includes proposals to address some minor issues with existing residential plan provisions that had been identified and that could not be corrected via Clause 16.
12. Each change included in Variation 2 has its own purpose of proposal statement (or **objective**, as set out in Section 32(6) of the RMA). Variation 2 does not have an 'overarching' purpose of proposal and the inclusion of rezoning proposals is not indicative of the variation being aimed at reviewing all zoning, or all theoretical options that may create housing capacity.
13. In summary, it is critical in considering the scope of submissions to understand that Variation 2 is a 'quick wins' plan variation to address a set of immediate issues of concern and is not a comprehensive or strategic review of all urban zoning or residential provisions. The NPS-UD requires a strategic approach to planning for growth through the development of a Future Development Strategy and it is important that the ability to do this effectively is not undermined by broadening the matters under consideration in Variation 2.

2.2 Other reasons why the scope of Variation 2 was limited

14. Apart from retaining the ability to effectively develop the FDS, it is my understanding that the DCC also chose to limit the scope of Variation 2 for the following reasons:
 - a. to avoid entanglement (via Clause 16B Schedule 1) of matters before the Environment Court, which would delay progress of appeals from the recently completed full review of the District Plan (Second Generation Dunedin City District Plan (2GP) and increase costs to all parties; and
 - b. to not significantly delay being able to make the 2GP partly or fully operative, which when done will reduce the administrative costs to the DCC and resource consent applicants caused by the need to process consents under two plans.

2.3 How the scope of Variation 2 has been made clear

15. The limited scope of Variation 2 has been clearly outlined in the Section 32 Report and all supporting documents, public notices, and other communications associated with the notification of Variation 2.
16. Within the Section 32 Report, the scope of Variation 2 is managed by inclusion of a 'purpose of proposal and scope of change' statement for each proposed change. Submissions were enabled on matters encompassed by these scope statements. In some cases, the scope statements specifically excluded some matters to emphasise the limited focus of the change proposal. A copy of statements relevant to the scope of Variation 2 is contained in the Summary of Changes document. Other key statements from the Section 32 Report are attached in **Appendix A**.

17. The scope of Variation 2 is limited both in terms of Plan provisions and drafting, and in terms of the sites considered for rezoning. For rezoning proposals, the Section 32 Report states at para. 657 onwards:

"In the context of needing to identify additional residential capacity, the purpose of the proposal is to assess the appropriateness of rezoning a number of identified sites.

The sites that were assessed as part of this proposal include the sites that are proposed for rezoning outlined in Section 20.4 , and those that were assessed but are not being proposed for rezoning in Variation 2, which are listed in Appendix 4...

Variation 2 does not include a full review of zoning in the city, but instead a limited review of the zoning of some sites. The scope of the proposals to rezone land includes the need for specific plan provisions (for example overlays or site specific rules) to manage adverse effects of development of the sites being rezoned.

Review of the zoning of sites outside those considered (and identified in Section 20.4 / Appendix 4) is not within the scope of this proposal."

18. As such, it has been made clear to all potential submitters that requests for rezoning of areas beyond those considered in Variation 2 are outside the scope of consideration.
19. Furthermore, all interactions with the public on Variation 2 reiterated this position. For people that were directly adjacent to areas being rezoned we did advise that minor changes to proposed new zone boundaries may be considered within scope and that people could choose to submit on this aspect.

2.4 Case law on the scope of plan variations

20. A review of case law has informed my approach to the assessments and recommendations in this report.
21. The recent Environment Court decision *Calcutta Farms Limited v Matamata-Piako District Council*¹ provides the following legal principles to determine if a submission is within scope or not:
- a. A submission can only be regarded as being "on" a plan change or variation (and in scope), if it addresses the extent to which the variation changes the plan;
 - b. If a submission can be regarded as coming out of "left field" it is likely out of scope; and
 - c. The High Court in *Palmerston North City Council v Motor Machinists Limited*² also states that:

In other words, the submission must reasonably be said to fall within the ambit of the plan change... Incidental or consequent extensions of zoning changes proposed in a

¹ [2018] NZEnvC 187

² HC, Palmerston North, Kos J, 31 May 2013

*plan change are permissible, provided that no substantial further section 32 analysis is required to inform affected person of the comparative merits of that change.*³

22. A High Court decision in *Clearwater Resort Ltd v Christchurch City Council*⁴ set out a two-limb test, where both limbs must be met for a submission to be fairly 'on' a proposed plan:
- a. First, whether the submission addresses the changes to the pre-existing status quo advanced by the plan change; and
 - b. Second, whether there is a real risk that people affected by the plan change (if modified in response to the submission), would be denied an effective opportunity to participate in the plan change process.
23. The second test was considered of vital importance in the High Court in *Option 5 v Marlborough District Council*⁵, as the first limb may not be of assistance in many cases.

3 OUT OF SCOPE SUBMISSION POINTS IDENTIFIED

24. All submissions received on Variation 2 have been assessed for scope. Submissions points that were clearly out of scope have been highlighted at this time for the Variation 2 Hearing Panel to make decisions on whether to strike them out or not.
25. It is noted that additional matters of scope may still arise for points not covered in this report, particularly with respect to broadly or vaguely worded submissions. These will be dealt with at the Variation 2 hearings.
26. This report identifies submission points which broadly fall into two categories: those seeking additional rezoning or mapping changes, and those seeking additional changes to Plan provisions. The approach to assessing submission points in each category is set out below.
27. My assessment of scope has not considered the merits of any suggestions and is limited to addressing the matter of scope alone. Should any submission points be retained in Variation 2 by the Hearing Panel, an assessment of the merits would then be undertaken.

3.1 Additional rezoning and mapping changes

28. I have assessed all submission points seeking rezoning or mapping changes that were not included in the Variation 2 Section 32 Report (see Section 5).
29. My assessment for these submission points is based on legal principles derived from relevant case law, including *Calcutta Farms Limited v Matamata-Piako District Council*⁶, as outlined above. I have undertaken this assessment by considering the following tests:
- a. Test One: Is the submission on a change to a management regime that is being amended for an area considered in Variation 2? To answer this, I have considered whether the area is contiguous with an area included in the variation, whether the

³ [2018] NZEnvC 187, at [67]

⁴ AP34/02, 14 March 2013, Young J.

⁵ CIV 2009-406-144 28 September 2009, HC Blenheim.

⁶ [2018] NZEnvC 187

same zoning is sought, and whether other changes proposed for the area are relevant to the request.

- b. Test Two: If yes to the first test, I considered whether it is likely the existing s32 assessment applies to this area in a closely similar way, to further assess whether the submission point is 'on' the variation.
 - c. Test Three: If yes to the first test, I also considered whether natural justice issues could be reasonably managed, to prevent real risk of denying affected people an effective opportunity to participate. I concluded that natural justice issues might be able to be addressed in some circumstances by notifying additional people who are likely to be directly affected by the submission to enable them to become party to the process. I considered:
 - i. whether only a small number of additional directly affected parties would need to be notified;
 - ii. whether there may be broader interest in the change (e.g. where effects may extend to a broader area than just immediately surrounding landowners);
 - iii. whether retaining the submission point would prejudice others who might have made a submission differently had they known the potential for the change in question (noting that the further submission process limits submissions to support or oppose a proposal, not to suggest an alternative);
 - iv. whether retaining the submission point would be unfair to those who have followed advice on the limited scope of Variation 2 and have chosen not to make submissions seeking out-of-scope relief.
30. I considered submissions to be in scope only where at least the first and third tests were passed. The application of the tests is summarised in **Table 1** below:

Table 1: Summary of assessment of rezoning and mapping requests

Test 1	Test 2	Test 3	Conclusion	Reasons
✗	N/A	N/A	Considered out of scope	Submission is not 'on' the Variation, e.g. because the area is not contiguous with an area assessed, seeks Rural Residential, Rural or unassessed rezoning, seeks a large addition to a rejected site, or seeks changes to mapped areas associated with an out-of-scope rezoning request or as a standalone request.
✓	✗	✗	Considered out of scope	Retaining the submission would require extension of the s32 assessment due to values/constraints present on the additional area, and renotification due to the size of the area.
✓	✓	✗	N/A	N/A – no submissions identified.
✓	✗	✓	Considered in scope	These submissions are generally for small areas which are part of a property that has been assessed in-part already. The necessary extension to the s32 assessment is likely to be contained and easily managed within the scope of the request.
✓	✓	✓	Considered in scope	These submissions meet all tests based on legal principles and should be retained.

3.2 Additional changes to provisions

31. I have also assessed all submission points seeking changes to provisions that were not included in the Variation 2 Section 32 Report and which do not clearly fall within any of the 'purpose of proposal and scope of change' statements (see Section 6).
32. To determine appropriate tests for examining whether submissions on provisions were within scope I drew on the legal principles explored in *Clearwater Resort Ltd v Christchurch City Council*⁷ and *Palmerston North City Council v Motor Machinists*⁸ as outlined above.
33. I applied the following tests:
 - a. Test One: I considered whether any of the affected provisions were being amended through Variation 2, even if for a different purpose. This explores whether the submission is on changes to the pre-existing status quo advanced in the variation;
 - b. Test Two: I considered whether the submission was seeking an alternative solution to an objective highlighted in any purpose of proposal statement. This explores whether the change being sought reasonably falls within the ambit of the variation and what has been assessed in the Section 32 Report, and whether any natural justice issues are likely to arise by retaining it (e.g. whether someone could have reasonably understood the management regime could change through the variation).

⁷ *Clearwater Resort Ltd v Christchurch City Council* AP 34/02, 14 March 2013, Young J.

⁸ *Palmerston North City Council v Motor Machinists* (2013] NZHC 1290.

34. I considered the second of the two tests as critical to ensuring natural justice, so I required it to be passed to consider the submission point in scope. The application of the tests is summarised in **Table 2** below:

Table 2: Summary of assessment of requests for changes to provisions

Test 1	Test 2	Conclusion	Reasons
✗	✗	Considered out of scope	Submission is not 'on' the Variation because it does not relate to the purpose of any proposals assessed in the s32 report. Retention of this point would result in natural justice issues.
✓	✗	Considered out of scope	Submission is not 'on' the Variation because it does not relate to the purpose of any proposals assessed in the s32 report, even though the affected provision/s are being amended. Retention of this point would result in natural justice issues.
✗	✓	Considered in scope	Submission is 'on' the Variation because it relates to the purpose of a specified proposal assessed in the s32 report.
✓	✓	Considered in scope	Submission is 'on' the Variation because it relates to the purpose of a specified proposal assessed in the s32 report.

4 SUBMITTER POSITIONS ON SCOPE

35. Several submitters have included a position regarding the scope of Variation 2. The assessment tables in Section 5 and Section 6 note whether the matter of scope has been addressed in each submission being considered.
36. The following is an extract from the *Submitter's Position in respect of 'Scope'* by Paterson Pitts Group, which was copied across several submissions (see **Appendix B** for the full statement).

"Whilst the submitter applauds Council desire for the Variation 2 process to be implemented as quickly as possible, it is considered that the selective identification of assessment properties cannot be relied upon as a technique to ascertain the most appropriate parcels of land to achieve the principal objective of Variation 2. In this regard, the section 32 report, which assesses only the parcels that have been selectively identified, is considered incomplete and potentially flawed...

The overarching objective of Variation 2 is to enable Dunedin City to meet its statutory residential capacity obligations. Section 32(1)(a) RMA requires that this objective is met in the manner that is most appropriate to achieve the purpose of the Act. Section 32(1)(b)(i) RMA requires the s32 evaluation to consider all reasonably practicable options for achieving the objective...

It is submitted that the Council's decision to limit the scope of Variation 2 to a smaller collection of land parcels than the City contains presents a risk that the most appropriate method of achieving the objective of the variation may not be reached. It is clear that the large majority of land within the City has not had its potential for residential rezoning evaluated. Accordingly, it is the submitter's view that the s32 report completed in support of Variation 2 is currently incomplete and that the report is not consistent with the expectations of the RMA, with particular regard to the consideration of 'other reasonably practicable

options' as required by s32(1)(b)(i). This matter is further complicated by the National Policy Statement on Urban Development 2020 (NPS-UDC)...

The submitter concludes the following-

- 1. The property referred to in the associated submission may offer an appropriate method to the City to increase its residential capacity.*
- 2. The s32 evaluation undertaken as part of Variation 2 to-date is incomplete as this evaluation has not considered the submission property. A further s32 evaluation is necessary in respect of the submission property.*
- 3. The submission cannot be considered 'out-of-scope' of Variation 2 as it seeks to provide for an outcome that achieves the City's obligations under the NPS-UCD in a manner that is consistent with the purpose of the RMA."*

4.1 Response to submitter positions on scope

4.1.1 Section 32 Report

37. Section 32 (1)(a) of the RMA requires that the evaluation report "examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act".
38. It is noted that Section 32(6) defines **objectives** as "(a) for a proposal that contains or states objectives, those objectives: (b) for all other proposals, the purpose of the proposal". For Variation 2, clause (b) applies to most changes being proposed as very few changes to Plan objectives are proposed.
39. The Ministry for the Environment's *Guide to Section 32 of the Resource Management Act 1991* (2017) states (pp. 15-16):

To date, s32 case law has interpreted 'most appropriate' to mean "suitable, but not necessarily superior".⁹ This means the most appropriate option does not need to be the most optimal or best option, but must demonstrate that it will meet the objectives in an efficient and effective way.

The Court has found previously that it is not necessary for each objective individually to be the most appropriate way of achieving the purpose of the Act. This is because objectives may interrelate and have overlapping ways of achieving sustainable management¹⁰...

As part of assessing what is most appropriate, s32 does not require different options for objectives to be identified...
40. As such, and given the assessment of the objectives of Variation 2 at para. 98 of the Section 32 Report, I consider that the Section 32 Report for Variation 2 meets the requirements of s32 of the RMA with respect to the assessment of objectives.

⁹ *Rational Transport Soc Inc v New Zealand Transport Agency* HC Wellington CIV-2011-485-2259, 15 December 2011.

¹⁰ *Rational Transport Soc Inc v New Zealand Transport Agency* [2012] NZRMA 298 (HC).

41. Section 32(1)(b) of the RMA requires that the evaluation report “examine whether the provisions in the proposal are the most appropriate way to achieve the objectives”, including by identifying other reasonably practicable options.
42. For the rezoning proposals, the “purpose of the proposal” is expressly stated in the section 32 report as *“In the context of needing to identify additional residential capacity, **the purpose of the proposal is to assess the appropriateness of rezoning a number of identified sites**”*.
43. The s32 report included rezoning options that ‘passed’ the s32 evaluation and several that ‘failed’ the evaluation and were rejected. The number and range of sites assessed (as well as several other non-zoning/rule change alternatives) ensured that an appropriate number and range of reasonably practicable alternatives were assessed.
44. It is not a requirement of Section 32 to identify every theoretical alternative (or “all” alternatives as some submitters suggest). To undertake a detailed assessment of every site in the city would be onerous and unworkable.
45. Section 32(3) also focuses an assessment on the extent to which new provisions change the existing 2GP (and does not require a review of the whole 2GP).

4.1.2 Giving effect to the NPS-UD

46. Regarding the requirements of the NPS-UD in terms of using evidence and analysis when changing plans (Section 3.11), it is the DCC’s position that all requirements to assess options and consider evidence have been met. It is noted that our HBA has been reviewed by the Ministry for the Environment and Ministry of Business Innovation and Employment with only minor adjustments required. Parts of this assessment have been called “best practice” and used in the NPS-UD guidance. DCC are confident that Variation 2 has assessed medium term demand and capacity as accurately as possible and identified a range of options to ensure all NPS-UD policies are met.

5 ASSESSMENT OF REZONING & MAPPING REQUESTS

47. An assessment of rezoning and mapping requests is provided in the table on the following pages. Maps of the areas addressed by each submission point are given in **Appendix C** where possible.
48. Submissions are grouped by type, so are not in numerical or alphabetical order. To find a submission point, please use the search function (CTRL>F) and type in a name or submitter number.

Row	Submitter	Decision Requested	(1) Is the submission on a change to a management regime that is being amended for an area included in V2? (e.g. is the area contiguous with a V2 area and is the same zoning sought?) (Yes/No)	(2) If Yes to (1), is it likely the existing s32 assessment applies to this area in a closely similar way? (Yes/No)	(3) If Yes to (1), can natural justice issues be reasonably managed (e.g. only a small number of additional landowners would need to be notified)?	Other things to consider	Is scope addressed in submission?	Overall assessment (is the submission 'in scope'?)
SUBMISSION POINTS SEEKING NON-RESIDENTIAL REZONING								
1	7.001 Andrew Nailard	Rezone all land zoned Rural Residential 1 to Rural Residential 2.	No	N/A	N/A	Rezoning to rural residential zones is not part of Variation 2.	No	Submission is out of scope
2	68.001 Angela and Gerard Koopman	Rezone 185 Mount Grand Road from Rural Hill Slopes zone to a rural residential zone.	No	N/A	N/A	Rezoning to rural residential zones is not part of Variation 2.	No	Submission is out of scope
3	91.001 Deane Mason	Rezone 40 Halfway Bush Road from Rural Taieri Plain zone to Rural Residential 1 zone.	No	N/A	N/A	Rezoning to rural residential zones is not part of Variation 2.	Yes	Submission is out of scope
4	215.001 Richard Anderson	Rezone 270 Chain Hills Road from Rural Hill Slopes zone to Rural Residential 1 zone.	No	N/A	N/A	Rezoning to rural residential zones is not part of Variation 2.	Yes	Submission is out of scope
5	275.001 Maree Scott	Rezone 265 Double Hill Road from Rural Coastal zone to Rural Hill Slopes zone.	No	N/A	N/A	Rezoning to rural zones is not part of Variation 2.	No	Submission is out of scope
SUBMISSION POINTS SEEKING RESIDENTIAL REZONING THAT IS NOT CONTIGUOUS WITH AREAS ASSESSED IN VARIATION 2								
6	206.001 Paterson Pitts Group	Add a Residential Transition Overlay Zone to the land between Abbotsford, Halfway Bush and Wingatui (as identified in the submitter's map), or otherwise identify this land as a future urban development area.	No	N/A	N/A		No	Submission is out of scope
7	206.002 Paterson Pitts Group	Add a Residential Transition Overlay Zone to the land between Tomahawk and Highcliff Road (as identified in the submitter's map), or otherwise identify this land as a future urban development area.	No	N/A	N/A		No	Submission is out of scope
8	178.001 Kennedy McHoull	Retain Rural Residential 2 zoning for 6 Park Road, Warrington.	No	N/A	N/A	No rezoning is proposed at this property as part of Variation 2.	No	Submission is out of scope
9	19.001 David Macmillan	Rezone 7 Riccarton Road East and adjacent similar properties from Large Lot Residential 1 zone to another residential zone to provide for more housing (inferred not stated).	No	N/A	N/A		No	Submission is out of scope

Row	Submitter	Decision Requested	(1) Is the submission on a change to a management regime that is being amended for an area included in V2? (e.g. is the area contiguous with a V2 area and is the same zoning sought?) (Yes/No)	(2) If Yes to (1), is it likely the existing s32 assessment applies to this area in a closely similar way? (Yes/No)	(3) If Yes to (1), can natural justice issues be reasonably managed (e.g. only a small number of additional landowners would need to be notified)?	Other things to consider	Is scope addressed in submission?	Overall assessment (is the submission 'in scope'?)
10	50.001 Tony McAuliffe	Rezone 8 Camp Street, Broad Bay, from Rural Residential 2 zone to Township and Settlement zone.	No	N/A	N/A		Yes	Submission is out of scope
11	149.001 Ann Jones	Rezone 8 Camp Street, Broad Bay, from Rural Residential 2 zone to Township and Settlement zone.	No	N/A	N/A		No	Submission is out of scope
12	234.074 Kāinga Ora (Homes and Communities)	Rezone 15 Church Street, Mosgiel, from General Residential 1 zone to General Residential 2 zone.	No	N/A	N/A		Yes (paras. 17-20 & 33)	Submission is out of scope
13	31.001 Murray Wilson & Paula Parker (Wilpark Trust)	Rezone 26 Camp Street, Broad Bay, from Rural Residential 2 zone to a residential zone (inferred not stated).	No	N/A	N/A		Yes	Submission is out of scope
14	253.001 Lloyd Michael Albert McGinty & Sally Ann Dicey	Rezone 26 Centre Road, Tomahawk, and surrounding properties, from Rural Peninsula Coast zone to General Residential 1 zone.	No	N/A	N/A		No	Submission is out of scope
15	250.001 Meghan Mills	Rezone 29 John Street, Ocean View, from Rural Residential 1 zone to a residential zone (inferred not stated).	No	N/A	N/A		Yes	Submission is out of scope
16	190.001 Rochelle and Tony McFarlane	Rezone 32 and 34 Manuka Street, Ravensbourne, from Rural Hill Slopes zone to General Residential 1 zone.	No	N/A	N/A		No	Submission is out of scope
17	255.001 Elliot and Dudzai MacKenzie	Rezone 49 Christie Street, Abbotsford, from Rural Residential 1 zone to a residential zone (inferred not stated).	No	N/A	N/A		Yes	Submission is out of scope
18	231.001 Barry Douglas & Fiona Lynn Armour	Rezone 70 Green Island Bush Road and surrounding Rural Residential 1 zoned properties to Large Lot Residential 2 zone and require on-site wastewater provisions (subject to appropriate landscape controls).	No	N/A	N/A		Yes	Submission is out of scope

Row	Submitter	Decision Requested	(1) Is the submission on a change to a management regime that is being amended for an area included in V2? (e.g. is the area contiguous with a V2 area and is the same zoning sought?) (Yes/No)	(2) If Yes to (1), is it likely the existing s32 assessment applies to this area in a closely similar way? (Yes/No)	(3) If Yes to (1), can natural justice issues be reasonably managed (e.g. only a small number of additional landowners would need to be notified)?	Other things to consider	Is scope addressed in submission?	Overall assessment (is the submission 'in scope?')
19	257.001 Barbara and Donald McCabe	Rezone 122 Campbells Road and surrounding Rural Residential 2 zoned properties from Rural Residential 2 zone to Rural Residential 1 zone or a Large Lot Residential zone, and apply a structure plan mapped area.	No	N/A	N/A		Yes	Submission is out of scope
20	168.001 Alec Cassie	Rezone 130 Bush Road Mosgiel, and adjacent properties, from Rural Taieri Plain zone to Low Density Residential zone, Large Lot Residential 1 zone, or another alternative.	No	N/A	N/A		No	Submission is out of scope
21	262.001 Peter and Michelle Thomson	Rezone 155 Chain Hills Road, and the surrounding properties as shown in the map provided by the submitter, from Rural Hill Slopes zone, to a new 'Rural Lifestyle Zone' with a minimum site size of 7,000m ² , or to Township and Settlement zone.	No	N/A	N/A		No	Submission is out of scope
22	210.001 Lisa Jolly	Rezone 192 Chain Hills Road, and the surrounding properties as shown in the map provided by the submitter, from Rural Residential 1 zone to a new 'Rural Lifestyle Zone' with a minimum site size of 7,000m ² , or to Township and Settlement zone.	No	N/A	N/A		No	Submission is out of scope
23	213.001 James and Katherine Cotter	Rezone 197 Chain Hills Road, and the surrounding properties as shown in the map provided by the submitter, from Rural Residential 1 zone to a new 'Rural Lifestyle Zone' with a minimum site size of 7,000m ² , or to Township and Settlement zone.	No	N/A	N/A		No	Submission is out of scope
24	81.001 Ari Jakobs	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
25	136.001 Chia Tzu Hsu	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope

Row	Submitter	Decision Requested	(1) Is the submission on a change to a management regime that is being amended for an area included in V2? (e.g. is the area contiguous with a V2 area and is the same zoning sought?) (Yes/No)	(2) If Yes to (1), is it likely the existing s32 assessment applies to this area in a closely similar way? (Yes/No)	(3) If Yes to (1), can natural justice issues be reasonably managed (e.g. only a small number of additional landowners would need to be notified)?	Other things to consider	Is scope addressed in submission?	Overall assessment (is the submission 'in scope'?)
26	135.001 Han Wolsink	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
27	120.001 Hilary Calvert	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
28	138.001 Stuart Hardisty	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
29	161.001 Jane Bokser	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
30	162.001 Kent Centers	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
31	211.001 Hamish Mander	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
32	212.001 Victoria Broad	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
33	254.001 William Layland	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
34	258.001 Kennedy Building Limited	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
35	134.002 Judith Layland	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
36	280.001 Alistair Broad	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope

Row	Submitter	Decision Requested	(1) Is the submission on a change to a management regime that is being amended for an area included in V2? (e.g. is the area contiguous with a V2 area and is the same zoning sought?) (Yes/No)	(2) If Yes to (1), is it likely the existing s32 assessment applies to this area in a closely similar way? (Yes/No)	(3) If Yes to (1), can natural justice issues be reasonably managed (e.g. only a small number of additional landowners would need to be notified)?	Other things to consider	Is scope addressed in submission?	Overall assessment (is the submission 'in scope'?)
37	80.001 Grandview 2011 Limited	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to Large Lot Residential 1 zone (inferred not stated).	No	N/A	N/A		Yes	Submission is out of scope
38	287.002 Jakobs Farm Trust	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to Large Lot Residential 1 zone (inferred not stated).	No	N/A	N/A		Yes	Submission is out of scope
39	297.001 Harry Harding	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to Large Lot Residential 1 zone (inferred not stated).	No	N/A	N/A		No	Submission is out of scope
40	109.001 Julie Mander	Rezone 231 Signal Hill Road from Rural Hill Slopes zone to to a residential zone, possibly a Large Lot Residential zone.	No	N/A	N/A		No	Submission is out of scope
41	78.001 Trevor Scott	Rezone 259 Upper Junction Road, Sawyers Bay, from Rural Residential 1 zone to Township and Settlement zone (inferred not stated).	No	N/A	N/A		No	Submission is out of scope
42	285.002 Christopher and Mark Lawrence	Rezone 327, 329 and 331 Big Stone Road from Rural Coastal zone to General Residential 1 zone, Large Lot Residential 1 zone, or Large Lot Residential 2 zone, or alternatively Rural Residential 1 zone.	No	N/A	N/A		Yes	Submission is out of scope
43	261.001 Hans Joachim & Renate Scholz	Rezone 327, 329 and 331 Big Stone Road, from Rural Coastal zone to General Residential 1 zone, Large Lot Residential 1 zone or Large Lot Residential 2 zone, or alternatively to Rural Residential 1 zone.	No	N/A	N/A		Yes	Submission is out of scope
44	303.001 Jason and Bronwyn Cockerill (Seaview Ridges Limited)	Rezone 327, 329, and 331 Big Stone Road from Rural Coastal zone to General Residential 1 zone, Large Lot Residential 1 zone, or Large Lot Residential 2 zone, or alternatively Rural Residential 1 zone.	No	N/A	N/A		Yes	Submission is out of scope

Row	Submitter	Decision Requested	(1) Is the submission on a change to a management regime that is being amended for an area included in V2? (e.g. is the area contiguous with a V2 area and is the same zoning sought?) (Yes/No)	(2) If Yes to (1), is it likely the existing s32 assessment applies to this area in a closely similar way? (Yes/No)	(3) If Yes to (1), can natural justice issues be reasonably managed (e.g. only a small number of additional landowners would need to be notified)?	Other things to consider	Is scope addressed in submission?	Overall assessment (is the submission 'in scope'?)
45	226.001 John Williamson	Rezone 479 Riccarton Road West, Mosgiel, and the surrounding area, from Rural Residential 1 zone to a new 'Rural Lifestyle Zone' with a minimum site size of 7,000m ² , or to Township and Settlement zone.	No	N/A	N/A		No	Submission is out of scope
46	260.001 Lloyd Morshuis (Morclark Developments)	Rezone 500A Kaikorai Valley Road from General Residential 1 zone to General Residential 2 zone.	No	N/A	N/A		Yes	Submission is out of scope
47	209.001 Sovereign Park (2003) Limited (John Latta)	Rezone 540 Dukes Road North from Rural Taieri Plain zone to a residential zone and apply a new development mapped area to identify it for future residential development.	No	N/A	N/A		Yes	Submission is out of scope
48	270.001 Doug Hall	Rezone 636 North Road from Rural Hill Slopes zone, Rural Residential 1 zone or Rural Residential 2 zone, to General Residential 1 zone or, alternatively, rezone parts to Rural Residential 1 zone.	No	N/A	N/A		Yes	Submission is out of scope
49	100.001 Jeffery Pearce	Rezone 729 North Road, Normanby, from Rural Hill Slopes zone to Residential Transition Overlay Zone to transition to a residential zone.	No	N/A	N/A		No	Submission is out of scope
50	117.001 Allan Johnston	Rezone 749 East Taieri-Allanton Road, 6 Peel Street, 12, 24, and 28 Ralston Street, and 4 & 12 Allanton Scroggs Hill Road, Allanton, from Rural Coastal zone to a residential zone.	No	N/A	N/A		Yes	Submission is out of scope
51	313.001 Simon Roberts	Rezone 808A Brighton Road from Rural Residential 1 zone to a residential zone (inferred not stated).	No	N/A	N/A		Yes	Submission is out of scope
52	312.001 Justine Ragg	Rezone 810 Brighton Road from Rural Residential 1 zone to a residential zone (inferred not stated).	No	N/A	N/A		Yes	Submission is out of scope

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53	71.007 Andrew Rutherford	Rezone areas around rail corridors from General Residential 1 zone to General Residential 2 zone (inferred not stated).	No	N/A	N/A		No	Submission is out of scope
54	71.002 Andrew Rutherford	Rezone areas of Dunedin where there are no heritage buildings from General Residential 1 zone to General Residential 2 zone.	No	N/A	N/A		No	Submission is out of scope
55	128.003 Mark Geddes	Rezone areas with 4-10 house lots where good servicing exists and building platforms could be more readily developed from General Residential 1 zone to General Residential 2 zone.	No	N/A	N/A		No	Submission is out of scope
56	234.073 Kāinga Ora (Homes and Communities)	Rezone land in the vicinity of Factory Road and Glenbrook Drive, Mosgiel, (as shown in the submitter's map) from General Residential 1 zone to General Residential 2 zone.	No	N/A	N/A		Yes (paras. 17-20 & 33)	Submission is out of scope
57	234.072 Kāinga Ora (Homes and Communities)	Rezone land in the vicinity of Reid Avenue, Murray Street, Lorne Street, and Ross Street, Mosgiel (as shown in the submitter's map) from General Residential 1 zone to General Residential 2 zone.	No	N/A	N/A		Yes (paras. 17-20 & 33)	Submission is out of scope
58	251.001 Brendon Murray	Rezone part of 14 and 18 Centre Road, Tomahawk, and surrounding properties with rural zoning but residential land use, from Rural Peninsula Coast zone to General Residential 1 zone or a Large Lot Residential zone, and apply a structure plan mapped area.	No	N/A	N/A		Yes	Submission is out of scope

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59	228.002 Wendy Campbell	Rezone part of 188 North Taieri Road in the vicinity of Abbotts Hill Road and Mount Grand Road (as shown in the submitter's maps) from Rural Hill Slopes zone to a mixture of zones in accordance with the submitter's proposed structure plan, including General Residential 1 zone and Low Density Residential zone.	No	N/A	N/A		No	Submission is out of scope
60	87.001 Jan Tisdall	Rezone part of 31 Huntly Road (Pt Lot 2 DP 5966), Outram, (as shown on the submitter's map) from Rural Taieri Plains zone to Township and Settlement zone.	No	N/A	N/A		No	Submission is out of scope
61	236.001 Ben & Raewyn Waller	Rezone part of 457 Purakaunui Road from Rural Coastal zone to Township and Settlement zone in accordance with the submitter's proposed draft structure plan.	No	N/A	N/A		No	Submission is out of scope
62	179.001 Hamish And Rebecca Miller	Rezone part of 54 Bell Street, Outram and neighbouring sites, from Rural Taieri Plain zone to a residential zone.	No	N/A	N/A		No	Submission is out of scope
63	293.001 Michael David Byck & Nicola Andrea O'Brien	Rezone the Rural Coastal zoned part of 23 John Street, Waldronville, to a residential zone (inferred not stated).	No	N/A	N/A		Yes	Submission is out of scope
64	93.001 Gary Cole & Sacha Grey	Rezone the Rural Hill Slopes zoned part of 8A Flower Street, and 46 Flower Street (currently Rural Residential 2 zone), Fairfield, to General Residential 1 zone.	No	N/A	N/A		Yes	Submission is out of scope

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SUBMISSION POINTS SEEKING EXTENSIONS TO GREENFIELD REZONING AREAS								
65	249.001 Ross McLeary & COF Ltd & Scroggs Hill Farm Ltd	Extend Change GF01 (rezoning part of 155 and 252 Scroggs Hill Road, Brighton, from Rural Residential 1 zone to Large Lot Residential 1 zone) to include further areas within these properties (also extends rejected change RS160), including land currently in the Rural Coastal zone, to zones as shown in the submitter's proposed structure plan.	Yes (GF01 & RS160), except for addition of Recreation Zone.	Yes	Yes, the additional area is part of the same property that has already been assessed as part of Variation 2.	The property has also been assessed as part of work to establish a position on a 2GP appeal that is still live.	No	Submission should be considered in scope but adjoining landowners (and others considered directly affected) should be notified directly of submission and advised of the opportunity to make a further submission.
66	30.001 Sonia & Karl Thom	Extend Change GF02 (rezoning of 201, 207 and 211 Gladstone Road South from Rural Taieri Plain zone to General Residential 1 zone) to include rezoning of 195 and 197 Gladstone Road South from Large Lot Residential 1 zone to General Residential 1 zone.	Yes	Yes	Yes, there are only a small number of additional properties that border this extended area.	The sites are already in a residential zone (Large Lot Residential 1 zone).	No	Submission should be considered in scope but adjoining landowners (and others considered directly affected) should be notified directly of submission and advised of the opportunity to make a further submission.
67	99.001 Peter and Jillian Hogan	Extend Change GF02 (rezoning 201, 207 and 211 Gladstone Road South from Rural Taieri Plain zone to General Residential 1 zone), to include rezoning of 195 and 197 Gladstone Road South from Large Lot Residential 1 zone to General Residential 1 zone.	Yes	Yes	Yes, there are only a small number of additional properties that border this extended area.	The sites are already in a residential zone (Large Lot Residential 1 zone).	No	Submission should be considered in scope but adjoining landowners (and others considered directly affected) should be notified directly of submission and advised of the opportunity to make a further submission.
68	240.001 Invermark Investments Ltd	Extend Change GF02 (rezoning 201, 207 and 211 Gladstone Road South, East Taieri, from Rural Taieri Plain zone to General Residential 1 zone) to include part of 225 Gladstone Road South and all of 100 Main South Road in accordance with the submitter's map, and apply a structure plan mapped area.	Yes	No, the additional area contains High Class Soils mapped area and is adjacent to SH1.	No, this would be a large extension to GF02, up to approximately 500m away and could probably generate broader interest than could be managed through letters just to adjoining landowners.		No	Submission is out of scope as it would require further s32 assessment and renotification.

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69	204.001 Ron Balchin	Extend Change GF05 (rezoning from Rural Residential 2 zone to General Residential 1 zone at part of 353 Main South Road, Fairfield) so that a single building platform is provided on the remaining part of 353 Main South Road.	Yes, is within the same property, although a different development pattern is sought.	Not necessarily, land instability hazards in this general area are variable and a site level assessment is required.	Yes, this is a small extension to the area under consideration.		No	Submission should be considered in scope but adjoining landowners (and others considered directly affected) should be notified directly of submission and advised of the opportunity to make a further submission.
70	234.078 Kāinga Ora (Homes and Communities)	Extend Change GF05 (rezoning of part of 353 Main South Road, Fairfield, from Rural Residential 2 zone to General Residential 1 zone) to include the remaining part of 353 Main South Road, 333 Main South Road, 36 Severn Street, and the Rural Residential 2 zoned parts of 15 Miller Street and 6A Thomson Street.	Yes	Not necessarily, land instability hazards in this general area are variable and a site level assessment is required.	No, this would be a large extension to GF05, up to approximately 325m away.		Yes (paras. 17-20 & 33)	Submission is out of scope as it would require further s32 assessment and renotification.
71	132.001 Custom Investments Ltd	Extend Change GF08 (rezoning 19 Main South Road, Concord, from Rural Hill Slopes zone to General Residential 1 and 2 zones) to include the property at 50 Stevenson Road (inferred not stated).	Yes	No, Hazard 2 (land instability) overlay zone and High Class Soils mapped area apply on this site.	No, this would be a large extension to GF08, up to approximately 700m away.		No	Submission is out of scope as it would require further s32 assessment and renotification.
72	89.001 Paddy Bleach	Extend Change GF08 (rezoning from Rural Hill Slopes zone to General Residential 1 and 2 zone at 19 Main South Road, Concord) to rezone 50 Stevenson Road, from Rural Hill Slopes to General Residential 1 zone.	Yes	No, Hazard 2 (land instability) overlay zone and High Class Soils mapped area apply on this site.	No, this would be a large extension to GF08, up to approximately 700m away.		Yes	Submission is out of scope as it would require further s32 assessment and renotification.

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73	147.001 Tony Purvis	Extend Change GF10 (rezoning of 45 Honeystone Street (in part) and 32 Honeystone Street from Rural Hill Slopes zone to Large Lot Residential 1 zone) to include the Rural Hill Slopes zoned portions of 63, 71 and 85 Wakari Road and 32 Larkins Street.	Yes	No, National Grid Corridor mapped area over the Wakari Road properties.	No, this would be a large extension to GF10, up to approximately 400m away.		No	Submission is out of scope as it would require further s32 assessment and renotification.
74	166.001 Malcolm Owens	Extend Change GF10 (rezoning of 45 Honeystone Street (in part) and 32 Honeystone Street from Rural Hill Slopes zone to Large Lot Residential 1 zone) to include the Rural Hill Slopes zoned portions of the properties at 63, 71 and 85 Wakari Road, and 32 Larkins Street.	Yes	No, National Grid Corridor mapped area over the Wakari Road properties.	No, this would be a large extension to GF10, up to approximately 400m away.		No	Submission is out of scope as it would require further s32 assessment and renotification.
75	154.001 Gillian Thomas	Extend Change GF11 (rezoning of selected properties on Wakari Road from Rural Residential 2 zone to General Residential 1 zone) to include part of 297 Wakari Road at its southernmost end, as shown in the diagram provided by the submitter.	Yes	No, Significant Natural Landscape overlay zone applies in this location.	Yes, the additional area is part of GF11 - most of the driveway. Unlikely to directly affect any additional persons.		No	Submission should be considered in scope, but any additional directly affected persons should be notified directly of the submission and advised of the opportunity to make a further submission.
76	154.002 Gillian Thomas	Amend the extent of the Significant Natural Landscape overlay zone at 297 Wakari Road to reflect the natural boundary provided by the creek and tree line and the requested extension to the General Residential 1 zone.	Yes	No, Significant Natural Landscape overlay zone applies in this location.	Yes, the additional area is part of GF11 - most of the driveway. Unlikely to directly affect any additional persons.		See above	Submission should be considered in scope, but any additional directly affected persons should be notified directly of the submission and advised of the opportunity to make a further submission.

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77	154.003 Gillian Thomas	Amend the extent of the High Class Soils mapped area over 297 Wakari Road to reflect the requested extension to the General Residential 1 zone.	Yes	Yes	Yes, the additional area is part of GF11 - most of the driveway. Unlikely to directly affect any additional persons.		See above	Submission should be considered in scope, but any additional directly affected persons should be notified directly of the submission and advised of the opportunity to make a further submission.
78	154.004 Gillian Thomas	Extend Change GF11 (application of the new development mapped area over the properties proposed for residential rezoning at Wakari Road) to include part of 297 Wakari Road to reflect the requested extension to the General Residential 1 zone.	Yes	No, Significant Natural Landscape overlay zone applies in this location.	Yes, the additional area is part of GF11 - most of the driveway. Unlikely to directly affect any additional persons.		See above	Submission should be considered in scope, but any additional directly affected persons should be notified directly of the submission and advised of the opportunity to make a further submission.
SUBMISSION POINTS SEEKING EXTENSIONS TO INTENSIFICATION REZONING AREAS								
79	3.001 Alana Jamieson	Extend Change IN02 (rezoning from General Residential 1 zone to General Residential 2 zone at Burgess Street, Green Island) to rezone part of 41 Burgess Street (Lot 4 DP 23545), Green Island, from Rural Coastal zone to General Residential 2 zone.	Yes	Yes, albeit the area is currently Rural Coastal zone	Yes, few properties affected		No	Submission should be considered in scope, as it represents a minor extension to IN02 and any additional directly affected parties can be notified.
80	234.080 Kāinga Ora (Homes and Communities)	Extend Change IN03 (rezoning from General Residential 1 zone to General Residential 2 zone in the vicinity of Church Street, Green Island) to include 41 Burgess Street, 26, 28, 30, 32, 34 and 36 Kirkland Street, and 74, 76, 78, 80 and 82 District Road, some of which are currently zoned Rural Coastal zone.	Yes (IN02 & IN03)	No, Hazard 1 (land instability) overlay zone applies in this area.	No, this would be a large extension to IN03 and IN02, up to approximately 150m away from each rezoning area.		Yes (paras. 17-20 & 33)	Submission is out of scope as it would require further s32 assessment and renotification.

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81	234.089 Kāinga Ora (Homes and Communities)	Extend Change IN04 (rezoning from General Residential 1 zone to General Residential 2 zone in the vicinity of Mulford Street, Concord) to include land in the vicinity of Stenhope Crescent, as shown in the submitter's map.	Yes	No, 3 Waters issues are likely to apply in this area.	No, this change would potentially affect many additional persons.		Yes (paras. 17-20 & 33)	Submission is out of scope as it would require further s32 assessment and renotification
82	234.092 Kāinga Ora (Homes and Communities)	Extend Change IN05 to include the wider area in the vicinity of Rosebery Street, Mornington as shown in the submitter's map. This point excludes the reinstatement of rejected Change RS87, which is addressed in a separate point.	Yes	No, Windle Settlement Residential Heritage Precinct, two scheduled heritage buildings and multiple character contributing buildings apply in this area.	No, this change would potentially affect many additional persons.		Yes (paras. 17-20 & 33)	Submission is out of scope as it would require further s32 assessment and renotification
83	15.001 Mike and Claire Cowan	Extend Change IN08 (rezoning from General Residential 1 zone to General Residential 2 zone at Roslyn north) to include the properties at 16 Wright Street and 37 Tyne Street, Roslyn.	Yes (IN08 and RS097)	Yes	Yes, few properties affected		No	Submission point should be considered in scope, as it represents a minor extension to IN08 and any additional directly affected parties can be notified.
84	61.001 Daniel Anfield	Extend Change IN13 (rezoning from General Residential 1 zone to General Residential 2 zone at Andersons Bay) to the property at 125 Tomahawk Road.	No	N/A	N/A	While not contiguous with IN13, it is within 50m. It would represent a 'spot zoning' as no other sites are within scope.	No	Submission is out of scope

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SUBMISSION POINTS SEEKING EXTENSION OF REJECTED SITES ASSESSED IN VARIATION 2								
85	123.001 Fletcher Glass	Rezone 35 Watts Road from General Residential 1 zone to a higher density residential zone (inferred not stated).	Yes (RS206)	Yes, albeit that RS site assessments are not complete assessments of all issues.	Yes, any additional landowners could be notified as part of notifying regarding the inclusion of RS206.	This site was suggested early in the assessment process and was omitted in error. Part of this property has already been assessed.	No	Submission should be considered in scope, but any additional directly affected persons should be notified directly of the submission and advised of the opportunity to make a further submission.
86	123.002 Fletcher Glass	Rezone parts of 309 North Road, shown as areas 'B' and 'C' on the submitter's map, from Rural Hill Slopes zone to a residential zone (inferred not stated).	Yes (RS77 & RS206)	Yes, albeit that RS site assessments are not complete assessments of all issues.	Yes, any additional landowners could be notified as part of notifying regarding the inclusion of RS206.	This site was suggested early in the assessment process and was omitted in error. Part of this property has already been assessed.	No	Submission should be considered in scope, but any additional directly affected persons should be notified directly of the submission and advised of the opportunity to make a further submission.
87	234.104 Kāinga Ora (Homes and Communities)	Rezone 20 Noyna Road, 7 Brick Hill Road and PT SEC 1037R Brick Hill Road, Sawyers Bay from Rural Residential 1 zone to General Residential 1 zone. This point excludes sites covered by rejected Change RS171, which is addressed in a separate point.	Yes (RS171)	Yes, albeit that RS site assessments are not complete assessments of all issues.	Yes, any additional landowners could be notified as part of notifying regarding the inclusion of RS171.		Yes (paras. 17-20 & 33)	Submission should be considered in scope, but any additional directly affected persons should be notified directly of the submission and advised of the opportunity to make a further submission.
88	156.001 Richard Muir	Rezone 124, 130, 134, 142, 144, 150, 152, and 154 Bush Road, and 164 Riccarton Road West and consider Low Density Residential zone or other alternatives. This point excludes sites covered by rejected Change RS212, which is addressed in a separate point.	Yes (RS212), Large Lot Residential 1 zone falls within "other alternatives"	No, albeit that RS site assessments are not complete assessments of all issues.	No, the extension is large and may be of interest to residents beyond 50m.	Addition of these sites would make connection with the existing residential area, which is not achieved by RS212 alone.	No	Submission is out of scope as it would require further s32 assessment and renotification

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89	191.001 Roger and Janine Southby	Rezone all properties bounded by the Silverstream to the north, Riccarton Road West to the west, Bush Road to the south and the existing residential zoned part of Mosgiel to the east (excludes sites covered by RS212, as this is addressed in a separate point) from Rural Taieri Plain zone to General Residential 1 zone, Low Density Residential zone and/or General Residential 1 zone.	No	N/A	N/A	RS212 was assessed for Large Lot Residential 1 zone.	No	Submission is out of scope
90	228.001 Wendy Campbell	Rezone 45 McMeakin Road and part of 188 North Taieri Road, Abbotsford, as outlined in the submitter's maps, (except for the area covered by rejected Change RS014, which is addressed in a separate point) from Rural Hill Slopes zone to a mixture of zones in accordance with the submitter's proposed structure plan, including General Residential 1 zone, Low Density Residential zone and Recreation zone.	Yes, is within the same property as RS014, although a different development pattern is sought.	No, albeit that RS site assessments are not complete assessments of all issues.	No, as while any additional landowners could be notified as part of notifying regarding the inclusion of RS014, the extension is large and may be of interest to wider residents.	RS014 was assessed for General Residential 1 zone.	No	Submission is out of scope, as including it would require renotification.
91	238.001 Willowcraft Limited	Rezone part of 60 Huntly Road, Outram, from Rural Taieri Plain zone to Township and Settlement zone and apply a structure plan mapped area but not a new development mapped area.	No	N/A	N/A	Adjacent to rejected site RS175.	No	Submission is out of scope
92	219.005 Gladstone Family Trust	Rezone parts of 100 Irwin Logan Drive from Rural Hill Slopes zone to Recreation zone in accordance with the submitter's proposed structure plan and include 3-20 Jocelyn Way, 38 and 40-43 Irwin Logan Drive, and 25-27 Pinfold Place within the structure plan mapped area.	Yes, adjacent to RS153 and generally relates to a proposal for that area.	Yes, albeit that RS site assessments are not complete assessments of all issues.	Yes, any additional landowners could be notified as part of notifying regarding the inclusion of RS153.	The submitter seeks changes on additional adjacent areas, with a structure plan mapped area proposed that covers the entire area.	No	Submission should be considered in scope, but any additional directly affected persons should be notified directly of the submission and advised of the opportunity to make a further submission.

Row	Submitter	Decision Requested	(1) Is the submission on a change to a management regime that is being amended for an area included in V2? (e.g. is the area contiguous with a V2 area and is the same zoning sought?) (Yes/No)	(2) If Yes to (1), is it likely the existing s32 assessment applies to this area in a closely similar way? (Yes/No)	(3) If Yes to (1), can natural justice issues be reasonably managed (e.g. only a small number of additional landowners would need to be notified)?	Other things to consider	Is scope addressed in submission?	Overall assessment (is the submission 'in scope'?)
SUBMISSION POINTS SEEKING REZONING WHERE MAPPED AREAS HAVE BEEN AMENDED IN VARIATION 2								
93	266.003 James Sunderland & Megan Justice	Remove the Residential Transition Overlay Zone from the Balmacewen Golf Course and retain the Rural Hill Slopes zone or rezone to Recreation zone.	No	N/A	N/A	Area affected by application of NDMA09.	No	Submission is out of scope as not responding to the purpose of proposal for the NDMA change.
94	150.001 Giler and Katherine Wynn-Williams	Rezone the Large Lot Residential 1 zoned part of 15 Dunedin-Waitati Road (and covered by Change NDMA03 and NWRA7) to General Residential 1 zone.	No	N/A	N/A	Area affected by application of NDMA03 and NWRA7.	Yes	Submission is out of scope as not responding to the purpose of proposal for the NDMA or NWRA changes.
SUBMISSION POINTS SEEKING REZONING WHERE ALREADY IN TRANSITION ZONE (WANT TO BE TRANSITIONED)								
95	296.001 Jason and Margaret Hewlett	Rezone 32 Salisbury road from Rural Residential 2 zone to General Residential 1 zone and remove the Residential Transition Overlay Zone.	No	N/A	N/A	Area affected by application of NDMA15.	No	Submission is out of scope as not responding to the purpose of proposal for the NDMA overlay (changes D1, D4, D5, D6, D7, D8, NDMA 2-15) or Change H2 which reviewed the housing capacity trigger only.
96	290.001 Victoria Jane and Pera Paul Manahera Eden	Rezone the Rural Hill Slopes zoned portion of 34 Ettrick Street to General Residential 1 zone and remove the Residential Transition Overlay Zone.	No	N/A	N/A	Area affected by application of NDMA14.	No	Submission is out of scope as not responding to the purpose of proposal for the NDMA overlay (changes D1, D4, D5, D6, D7, D8, NDMA 2-15) or Change H2 which reviewed the housing capacity trigger only.
97	76.001 Christopher Connor & Tina Prendergast	Rezone 41 Glenelg Street, 34 Bradford Street and 5 Ronay Street from Rural Residential 2 zone to General Residential 1 Zone and remove the Residential Transition Overlay Zone.	No	N/A	N/A	Area affected by application of NDMA04.	Yes	Submission is out of scope as not responding to the purpose of proposal for the NDMA overlay (changes D1, D4, D5, D6, D7, D8, NDMA 2-15) or Change H2 which reviewed the housing capacity trigger only.

Row	Submitter	Decision Requested	(1) Is the submission on a change to a management regime that is being amended for an area included in V2? (e.g. is the area contiguous with a V2 area and is the same zoning sought?) (Yes/No)	(2) If Yes to (1), is it likely the existing s32 assessment applies to this area in a closely similar way? (Yes/No)	(3) If Yes to (1), can natural justice issues be reasonably managed (e.g. only a small number of additional landowners would need to be notified)?	Other things to consider	Is scope addressed in submission?	Overall assessment (is the submission 'in scope'?)
98	79.001 Glenelg Street Trust Board Incorporated	Rezone 41 Glenelg Street, 34 Bradford Street and 5 Ronay Street from Rural Residential 2 zone to General Residential 1 Zone and remove the Residential Transition Overlay Zone.	No	N/A	N/A	Area affected by application of NDMA04.	Yes	Submission is out of scope as not responding to the purpose of proposal for the NDMA overlay (changes D1, D4, D5, D6, D7, D8, NDMA 2-15) or Change H2 which reviewed the housing capacity trigger only.
99	291.001 Margaret Charles & Marguerita Lazar	Rezone 41 Glenelg Street, 34 Bradford Street and 5 Ronay Street from Rural Residential 2 zone to General Residential 1 Zone and remove the Residential Transition Overlay Zone.	No	N/A	N/A	Area affected by application of NDMA04.	Yes	Submission is out of scope as not responding to the purpose of proposal for the NDMA overlay (changes D1, D4, D5, D6, D7, D8, NDMA 2-15) or Change H2 which reviewed the housing capacity trigger only.
100	83.001 Eleanor Linscott	Rezone part of 68 Montague Street, Opoho, as outlined by Change NDMA07, from Rural Hill Slopes zone to a residential zone and remove the Residential Transition Overlay Zone (inferred not stated).	No	N/A	N/A	Area affected by application of NDMA07.	No	Submission is out of scope as not responding to the purpose of proposal for the NDMA overlay (changes D1, D4, D5, D6, D7, D8, NDMA 2-15) or Change H2 which reviewed the housing capacity trigger only.
SUBMISSION POINTS SEEKING CHANGES TO MAPPED AREAS OR OVERLAY ZONES NOT BEING AMENDED IN VARIATION 2								
101	219.001 Gladstone Family Trust	Add a structure plan mapped area to the properties at 90, 98 and 100 Gladstone Road North, Mosgiel, to enable residential activity at a higher density than provided in the underlying Low Density Residential zone.	No	N/A	N/A		No	Submission is out of scope
102	251.002 Brendon Murray	Amend the extent of the Outstanding Natural Landscape overlay zone at 14 and 18 Centre Road, Tomahawk, and surrounding properties with rural zoning but residential land use, to follow the contour of the land and the periphery of the mature vegetation.	No	N/A	N/A	An associated request for rezoning has been made by this submitter - see above for assessment.	Yes	Submission is out of scope, as is the associated rezoning request.
103	190.002 Rochelle and Tony McFarlane	Amend the extent of the Significant Natural Landscape overlay zone so it no longer extends over the properties at 32 and 34 Manuka Street, Ravensbourne.	No	N/A	N/A	An associated request for rezoning has been made by this submitter - see above for assessment.	No	Submission is out of scope, as is the associated rezoning request.

Row	Submitter	Decision Requested	(1) Is the submission on a change to a management regime that is being amended for an area included in V2? (e.g. is the area contiguous with a V2 area and is the same zoning sought?) (Yes/No)	(2) If Yes to (1), is it likely the existing s32 assessment applies to this area in a closely similar way? (Yes/No)	(3) If Yes to (1), can natural justice issues be reasonably managed (e.g. only a small number of additional landowners would need to be notified)?	Other things to consider	Is scope addressed in submission?	Overall assessment (is the submission 'in scope'?)
104	288.001 Flat Iron Group	Amend the extent of the Urban Biodiversity Mapped Area at 179 and 183 Mornington Road so that it follows the extent of existing forest cover.	No	N/A	N/A		Yes	Submission is out of scope
105	259.001 Midas Limited	Amend the extent of the Urban Biodiversity Mapped Area over 179 and 183 Mornington Road so that it follows the extent of the existing forest cover.	No	N/A	N/A		No	Submission is out of scope

6 ASSESSMENT OF PLAN PROVISION REQUESTS

49. An assessment of requests for additional changes to provisions is provided in the table on the following pages. A copy of Attachment One to the submission by Kāinga Ora (Submitter 234) is attached as **Appendix D** to show how the submission points addressed in this report have been separated from those that are not.
50. Submissions are grouped by type, so are not in numerical or alphabetical order. To find a submission point, please use the search function (CTRL>F) and type in a name or submitter number.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
SUBMISSION POINTS SEEKING WIDER CHANGES TO THE POLICY APPROACH TO RESIDENTIAL CAPACITY & ACTIVITY							
106	234.032 Kāinga Ora (Homes and Communities)	Amend Policy 2.2.2.4 to "ensure consistency with national direction under the NPS-UD", including to promote active transport and to "allow the highest development densities in the most accessible locations, being the central city and suburban centre zones, as well surrounding existing or planned rapid transit services;"	Yes, clause (X) is being added under Change D2 (transportation connectivity at subdivision) & Change E4 (minor changes to remove duplication).	No		Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of the purpose of the proposal for Change E4 or D2 which affect this provision but have very limited scope. It is not within the scope of any other changes' purpose of proposal.
107	234.034 Kāinga Ora (Homes and Communities)	Amend Policy 2.2.2.X(b)-(d) "as it is restrictive and needs to be more enabling of development and to ensure better consistency with the NPS-UD". This points covers substantive changes proposed regarding providing a mix of housing typologies, the approach to the outdoor living space rules, and the approach to height in relation to boundary to better align it with the NPS-UD and provide some flexibility (see submission for proposed drafting).	Yes, Policy 2.2.2.X is being added under Change D5 (solar access in large greenfield subdivisions) & Change E4 (minor changes to remove duplication).	No	The main rule changes only relate to GR1 and T&S zones and the purpose only extends to changes to manage any <u>adverse effects</u> of increased density.	Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of the purpose of the proposal for Change E4 or D5 which affect this provision but have very limited scope. It is not within the scope of any other changes' purpose of proposal.
108	234.036 Kāinga Ora (Homes and Communities)	Delete Policy 2.2.4.3 clauses (b) and (c) as the policy "is confusing and appears to be inconsistent to the approach of managing future urban growth in the City and national direction. Kāinga Ora recommends that this policy be deleted as the outcomes sought are better managed through Policy 2.2.4.4".	Yes, clause (a)(ii) is being amended under Change H2 (housing capacity release trigger for RTZ).	No		Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of the purpose of the proposal for Change H2 which affects this provision but has a very limited scope. It is not within the scope of any other changes' purpose of proposal.
109	160.006 Dunedin Tunnels Trails Trust (Kate Wilson)	Amend Policy 2.6.2.1 to provide for access to nearby existing or planned cycleways or shared paths and connections to centres in a similar way as c iii provides for public transport.	Yes, clause (a) is being amended under Change H1 (housing capacity and demand criteria).	No	Other points made by the submitter are considered in scope, so provide for similar relief, but to the appropriate provisions.	No	Submission is out of scope as it is not within the scope of the purpose of proposal for Change H1. This purpose statement said that review of aspects of Policy 2.6.2.1 other than clause (a) are expressly excluded from V2.
110	234.050 Kāinga Ora (Homes and Communities)	Amend Policy 2.6.2.1(b)-(d) as "Kāinga Ora generally supports the intent of the proposed amendments to the policy and seeks further amendments to ensure consistency with national direction under the NPS-UD...".	Yes, clause (a) is being amended under Change H1 (housing capacity and demand criteria).	No		Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of the purpose of proposal for Change H1. This purpose statement said that review of aspects of Policy 2.6.2.1 other than clause (a) are expressly excluded from V2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
111	160.007 Dunedin Tunnels Trails Trust (Kate Wilson)	Amend Policy 2.6.2.3 to actively encourage demand for carbon neutral infrastructure upgrades and prioritise them.	Yes, clause (b) is being amended under Change F3-3 (renaming ICMA) & Change F2-7 (addition of SCMA method); clause (c)(ii) is being amended under Change E4 (minor changes to remove duplication).	No	Other points made by the submitter are considered in scope, so provide for similar relief, but to the appropriate provisions.	No	Submission point is out of scope as it is not within the scope of the purpose of the proposal statements for changes to Policy 2.6.2.3.
112	234.051 Kāinga Ora (Homes and Communities)	Amend Policy 2.6.2.3 as "Kāinga Ora seeks the deletion of references to and use of 'medium-density' and 'high-density' terms..." and make other changes to this policy [that do not relate to the purpose of proposals for any changes to this policy] (see submission for proposed drafting).	Yes, clause (b) is being amended under Change F3-3 (renaming ICMA) & Change F2-7 (addition of SCMA method); clause (c)(ii) is being amended under Change E4 (minor changes to remove duplication).	No		Yes (paras. 17-20 & 33)	Submission point is out of scope as it is not within the scope of the purpose of the proposal statements for changes to Policy 2.6.2.3.
113	234.022 Kāinga Ora (Homes and Communities)	Amend and add provisions to "ensure the 2GP is consistent with the NPS-UD and give effects to the intent of the PV2 and Kāinga Ora submission". This point relates to amendments sought for delivering housing choice and housing typologies (see submission for proposed drafting). Amend or add the following provisions: Policy 2.2.2.X Policy 2.6.1.2 New Objective 15.2.X, policies 15.2.XX (x2) 15.2.4.2	Yes, some changes are being made to strategic directions on housing choice (policies under Objective 2.6.1 - changes A1, A2, C1, D2, D4, E5). No policies on housing choice are proposed for Section 15. Note - Policy 2.2.2.X.b is not being amended from the existing wording in 2.2.5.3.b, it is merely being relocated.	No		Yes (paras. 17-20 & 33)	Submission point is out of scope because: Change to Policy 2.2.2.X.b: as this clause is only being relocated and no substantive changes are proposed; Change to Policy 2.6.1.2: as the change sought does not respond to the reasons the policy is being changed; The new objective and policies: as they seek to provide for changes to the plan that are not part of the management regimes under review in Variation 2.
114	234.066 Kāinga Ora (Homes and Communities)	Add provisions "so that greater weighting is given towards the matters addressed in the proposed objective [Objective 15.2.4, which the submitter also seeks to amend] when assessing activities within the residential zone. This amendment will ensure the 2GP is consistent with the NPS-UD..." (see submission for proposed drafting). Add the following provisions: New policies 15.2.4.X (x3)	No, changes to policy or rules on height, bulk, visual dominance, the benefits of higher density development, façade design, fencing, landscaping or access design are not proposed.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
115	234.127 Kāinga Ora (Homes and Communities)	Amend provisions to delete "references to and use of 'medium-density' and 'high-density' terms in relation to the General Residential 1 and General Residential 2 zones."	Yes, reference to the density classification of residential zones is made in changes to the residential zone descriptions (Section 15.1.1).	No		Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.
116	234.033 Kāinga Ora (Homes and Communities)	Amend provisions "to align with national direction sought under the NPS-UD". This point relates to provisions that refer to the maintenance and enhancement of neighbourhood residential character and amenity, future residential character, or rural character and visual amenity to instead refer to planned urban built form and amenity values or planned form and visual amenity (see submission for proposed drafting). Amend the following provisions: 2.2.4.4 2.4.1.5 2.6.2.1 15.2.3.3 15.2.4 15.2.4.1 15.2.4.6 15.2.4.7 15.10.4.(1)(3)(4)(7)(8)(9)(10)(11) 15.11.2.1(c)(d) 15.11.4.1 16.10.2.1 16.11.2.(1)(2)(3)(4)(5) 17.10.4.1	Yes, in some cases but the changes requested are not responding to the change proposed in the Variation rather they are focussed on an entirely different purpose that is not being addressed in Variation 2.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
117	205.004 Retirement Villages Association of New Zealand	Amend provisions throughout the Residential chapter of the 2GP, including (but not limited to) the following, to remove the focus on 'maintaining' the character and amenity of the area and better reflect that 'amenity' is a dynamic concept that will change over time [this submission point excludes Change B5 to Policy 15.2.4.2 etc. and Change A1 to Policy 15.2.4.3 etc., which have separate points]: Introduction of 15.1 Policy 15.2.1.6 Objective 15.2.3 Policy 15.2.3.4 Objective 15.2.4 and its associated policies Rule 15.11.2.5(b)	Yes, Policy 15.2.4.2 is proposed to be deleted under Change B5 and Policy 15.2.4.3 is proposed to be amended under Change A1.	No, as Change B5 and Change A1 are excluded from this point.	The submitter has other submission points which provides scope for consideration of Change B5 and Change A1.	Yes (paras. 29-35)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.
118	234.126 Kāinga Ora (Homes and Communities)	Amend the approach to residential zones "to provide for a hierarchy of zoning, heights and density of urban form (as required by Policy 5 of the NPS-UD)...or commit to a plan change process (subsequent to 2GP becoming operative) to address the policy / NPS-UD misalignment...".	It is possible provisions relevant to this request are being amended in Variation 2, but not to an extent relevant to the request.	No	This point is relevant to the rezoning sites assessed as part of Variation 2. It does not align with the purpose of the rezoning proposals, which is only for identified sites to be assessed (rather than a complete review of the approach to zoning).	Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.
119	205.007 Retirement Villages Association of New Zealand	Add a new objective and policy in Section 15.2 on well-functioning urban environments and to recognise that changes in amenity values are not of themselves an adverse effect (to give effect to the NPS-UD - see submission for proposed drafting at para.s 48.4 and 48.7.	No	No		Yes (paras. 29-35)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
120	234.062 Kāinga Ora (Homes and Communities)	Amend provisions for the new development mapped area so that "any and all future-urban area (including future greenfield and development areas) identified in a District Plan is identified and regulated through the application of a Future Urban Zone as opposed to an Overlay or Precinct. This is to ensure national consistency with the Planning Standards. Kāinga Ora therefore seeks the proposed approach and amendments are reviewed to comply with the Planning Standards and NPS-UD" (see submission for proposed drafting). Include amendment to the following provision: 12.1 Introduction	Yes (all NDMA changes)	No		Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.
121	234.048 Kāinga Ora (Homes and Communities)	Amend provisions for the transition zones so that "any and all future-urban area (including future greenfield and development areas) identified in a District Plan is identified and regulated through the application of a Future Urban Zone as opposed to an Overlay or Precinct. This is to ensure national consistency with the Planning Standards. Kāinga Ora therefore seeks the proposed approach and amendments are reviewed to comply with the Planning Standards and NPS-UD" (see submission for proposed drafting). Amend the following provisions: 2.6.2 2.6.2.1 12.1 Introduction 12.3.1	Yes, for example Change H2, E3 and E5 to the transition zone provisions.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.
122	224.001 Spark New Zealand Trading Limited & Vodafone New Zealand Limited	Amend policies 12.2.1.1, 12.2.2.1 and 12.2.3.1 so that the certification process to transition the transition zones to live urban zoning must consider the method, timing and funding of all necessary infrastructure to support urban growth, including telecommunications and mobile networks, not just public infrastructure, and the outcome of consultation with relevant network operators.	Yes, Policy 12.2.1.1 only.	No		No	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
123	234.024 Kāinga Ora (Homes and Communities)	Retain policies 12.2.1.2 and 12.2.1.3.	No	No		Yes (paras. 17-20 & 33)	Submission is out of scope insofar as these provisions are not being amended and it is not clear what change ID the submitter considers might affect them.
SUBMISSION POINTS SEEKING WIDER CHANGES TO RESIDENTIAL RULES							
<i>Approach to Density of Land Use</i>							
124	234.128 Kāinga Ora (Homes and Communities)	Amend provisions to "review the approach to differentiate residential activities from standard residential units versus multi-unit development." This is interpreted to mean review the approach to density so that it controls development (the construction of residential units) in a similar way to the multi-unit development provisions, rather than managing intensity of land use (the number of people per land area).	It is possible provisions relevant to this request are being amended in Variation 2, but not to an extent relevant to the request.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to policy and management regimes that are not being reviewed in Variation 2.
125	234.012 Kāinga Ora (Homes and Communities)	Amend the definition of habitable room because "The definition is confusing and open to personal interpretation as to what could be used as a bedroom. Kāinga Ora seek that the notified definition be deleted and replaced with a more definitive interpretation of what a habitable room is to be deemed. This should align with the definition of a habitable room in the National Planning Standards. Amend the definition of habitable room to align with the definition in the National Planning Standards and remove matters open to interpretation."	Yes, consequential to Change A1, reference to 'ancillary residential units' is added.	No	May have some relevance to broader changes to Rule 15.5.2 (density) as the definition affects how this rule applies. However, it also affects performance standards for outdoor living space, papakāika in rural zones, residential activity in CMU zones and car parking in the Campus zone (yet to be removed from the Plan), most of which are out of scope.	Yes (paras. 17-20 & 33)	Submission is out of scope. The appropriateness of the definition and its alignment with the National Planning Standards is not subject to any proposal within Variation 2. A minor consequential change is proposed in Change A1, but the submission made is not responding to that proposal.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
126	219.002 Gladstone Family Trust	Amend provisions "so that townhouse and duplex type housing is permitted on existing vacant sections in any residential zone provided there is infrastructure capacity and performance standards for this type of housing (to be developed) can be met". This submission point relates only to residential zones other than General Residential 1 zone and Township & Settlement zone where serviced for wastewater, as these zones are covered by a separate submission point.	Yes, Change A2 amends Rule 15.5.2 (density) to permit duplexes in the General Residential 1 zone and Township & Settlement zone (where serviced for wastewater).	No, Change A2 only relates to GR1 and T&S (serviced) zones.	The relief sought that is within scope (i.e. as it relates to GR1 and T&S (serviced) zones) is covered by a separate submission point.	No	Submission is out of scope as it does not fall within the purpose of Change A2 (which specifically relates to duplexes in the GR1 and T&S zones only). Changes to density for other residential zones are not proposed in V2.
127	233.005 Garry & Bronwyn Applegarth	Extend provisions permitting duplexes to apply to the General Residential 2 zone.	Yes, Change A2 amends Rule 15.5.2 (density) to permit duplexes in the General Residential 1 zone and Township & Settlement zone (where serviced for wastewater).	No	Duplexes are already permitted in the General Residential 2 zone due to the habitable room approach to density.	Yes	Submission is out of scope as it does not fall within the purpose of Change A2 (which specifically relates to duplexes in the GR1 and T&S zones only). Changes to density for GR2 are not proposed in V2.
128	234.013 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "Kāinga Ora opposes the proposed definition [of 'maximum development potential'] and the proposed use of a dual approach to controlling residential density in Residential Zones as notified under PV2. Kāinga Ora seeks the deletion of the definition and further amendments are required to the Residential Zone provisions in Section 15 of the Plan" (see submission for proposed drafting). Amend the following provisions: Delete 'maximum development potential' definition Amend Rule 15.5.2 (density) and associated provisions to remove the 'maximum development potential' method.	Yes, multiple changes to Rule 15.5.2 (density) are proposed.	No	Application of this relief sought for changes that are within scope (changes A1 and A2) is included in separate submission points.	Yes (paras. 17-20 & 33)	Submission is out of scope as the submission seeks a change to management regime (the use of a maximum development potential method) that is not being reviewed or addressed in any proposal in Variation 2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
129	234.112 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "Kāinga Ora opposes the proposed approach to density across residential zones as notified in PV2...the control of a maximum number of residential units per site area is overly restrictive. Rather, a permitted number of residential units per site, regardless of size is preferred" (see submission for proposed drafting). This submission point only relates to residential zones other than General Residential 1 and Township & Settlement zone where serviced for wastewater, as these zones are covered by a separate submission point. Amend Rule 15.5.2 (density) to remove the minimum site area method and rely on the minimum site size performance standard for subdivision.	Yes, multiple changes to Rule 15.5.2 (density) are proposed.	No, as the rule change package only relates to GR1 and T&S (serviced) zones.	The relief sought that is within scope (i.e. as it relates to GR1 and T&S (serviced) zones) is covered by a separate submission point.	Yes (paras. 17-20 & 33)	Submission is out of scope as the submission seeks a change to management regime (the use of a maximum number of residential units per site area) that is not being reviewed or addressed in any proposal in Variation 2.
130	234.113 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "Kāinga Ora opposes the proposed approach to the density standard as notified and seeks amendments". This submission point relates to the proposed deletion of Rule 15.5.2.3 (density - the requirement for compliance with listed performance standards for more than one residential building per site), as this applies to zones other than GR1 and T&S wastewater serviced zones (see submission for proposed drafting). Amend the following provisions: Rule 15.5.2.3 Rule 15.10.3.1.a.iv	Yes, multiple changes to Rule 15.5.2 (density) are proposed, including Change E9 relevant to Rule 15.5.2.3 (to clarify its activity status in Rule 15.5.2.4), and Change A1 (consequential change for family flats).	No, as the rule change package only relates to GR1 and T&S (serviced) zones.	The relief sought that is within scope (i.e. as it relates to GR1 and T&S (serviced) zones) is covered by a separate submission point.	Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to management regimes that are not being reviewed in Variation 2.
131	234.110 Kāinga Ora (Homes and Communities)	Amend provisions "regarding the avoidance of residential intensification in areas subject to capacity constraints...Kāinga Ora considers that a more appropriate way in which to address this issue is to treat the spatial data of the capacity constraints in the three waters infrastructure network as a non-statutory layer...". This submission point relates to the removal of the South Dunedin mapped area method from the Plan as it relates to Rule 15.5.2 (density - see submission for proposed drafting). Amend the following provisions: 15.5.2.1.b	Yes, multiple changes to Rule 15.5.2 (density) are proposed.	No		Yes (paras. 17-20 & 33)	Submission is out of scope, as it applies to the GR2 zone, where density is not proposed to change as part of V2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
132	234.057 Kāinga Ora (Homes and Communities)	Amend provisions so that "Any infringements to [residential land use and development] performance standards are treated as a restricted discretionary activity on a non-notified basis..." (see submission for proposed drafting). This submission point applies to all performance standards other than density for the General Residential 1 zone and Township & Settlement zone where serviced for wastewater (these are covered by a separate point). Amend the following provisions: 6.10.3.3 15.4.4.Y 15.5.2 15.10.3.1 15.13.5.1	Yes, but only for selected performance standards such as Rule 15.5.2 (density) and Rule 15.5.14 (family flats). No for most other performance standards.	No, as the rule change package only relates to GR1 and T&S (serviced) zones.	Contravention of most performance standards in the residential section is already restricted discretionary. The relief sought that is within scope (i.e. as it relates to GR1 and T&S (serviced) zones) is covered by a separate submission point.	Yes (paras. 17-20 & 33)	Submission is out of scope as it is not within the scope of any of the purpose of proposals in Variation 2 and is seeking changes to management regimes that are not being reviewed in Variation 2.
Approach to Development Rules							
133	234.069 Kāinga Ora (Homes and Communities)	Amend Rule 15.3.4.2 (development activity status table) so that the performance standards only apply to new buildings (see submission for proposed drafting).	No	No		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements.
134	234.067 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "A blanket building footprint control of 300m ² is considered to be inappropriate as this limits development potential on larger sites in residential zones. Rather a control that is relative to the net site area should be incorporated into the Plan." (see submission for proposed drafting). Amend the following provisions: 15.2.4.8 15.3.4.5 15.11.3.1	Yes, Change C1 amends this rule so that the multi-unit development aspect applies in all residential zones, not just ICR and GR2 zones.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements.
135	71.005 Andrew Rutherford	Amend Rule 15.6.6.2 (maximum height in Residential zones) to increase height limits, especially in gully areas.	Yes, Change A1 makes a consequential change to the name of family flats.	No, the rule change package only includes "consequential changes to Plan rules necessary to manage any adverse effects of increased density...", not to increase the potential for adverse effects.	Maximum height in the Inner City Residential zone is subject to appeal (ENV-2018-CHC-280 Barry Smaill)	No	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking changes to a management regime within the Plan (height limits) that are not being reviewed in Variation 2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
136	234.002 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "Kāinga Ora are of the view that the maximum building heights for the residential zones should be amended to reflect a legible hierarchy between residential zones as they become more intensive across the City...Kāinga Ora seeks the following amendments to the maximum building heights...General Residential 2: 11m" (currently 9m, see submission for proposed drafting). Amend the following provisions: 15.1.1.2 15.6.6.2	Yes, Change A1 makes a consequential change to the name of family flats.	No, the rule change package does not apply to GR2 zone.	Maximum height in the Inner City Residential zone is subject to appeal (ENV-2018-CHC-280 Barry Smaill)	Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking changes to a management regime within the Plan (height limits) that are not being reviewed in Variation 2.
137	234.001 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "Kāinga Ora are of the view that the maximum building heights for the residential zones should be amended to reflect a legible hierarchy between residential zones as they become more intensive across the City...Kāinga Ora seeks the following amendments to the maximum building heights...Inner City Residential: 15m [but drafting and other parts of the submission show 16m]" (currently 12m, see submission for proposed drafting). This submission point also covers the removal of the requirements for Inner City Residential zone to meet any density standard under Rule 15.5.2. Amend the following provisions: 15.1.1.3 15.2.3.3 15.5.2.1 15.6.6.2	Yes, Change A1 makes a consequential change to the name of family flats.	No, the rule change package does not apply to ICR zone.	Maximum height in the Inner City Residential zone is subject to appeal (ENV-2018-CHC-280 Barry Smaill)	Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking changes to a management regime within the Plan (height limits) that are not being reviewed in Variation 2.
138	234.114 Kāinga Ora (Homes and Communities)	Remove the height limit for ancillary residential units in Rule 15.6.6.2 (maximum height).	Yes, Change A1 makes a consequential change to the name of family flats.	No, the purpose of Change A1 is only to review family flat provisions in Rule 15.5.2 and 15.5.14. Alternative A1-Alt1 only examines whether <u>additional</u> design controls should be added.		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking changes to a management regime within the Plan (height limits) that is not being reviewed in Variation 2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
139	107.004 Penny Turner	Amend Rule 15.6.6.2 Maximum height by removing height rules for ancillary residential units and just apply the building height rules for the zone	Yes, Change A1 makes a consequential change to the name of family flats.	No, the purpose of Change A1 is only to review family flat provisions in Rule 15.5.2 and 15.5.14. Alternative A1-Alt1 only examines whether <u>additional</u> design controls should be added.		No	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking changes to a management regime within the Plan (height limits) that is not being reviewed in Variation 2.
140	234.115 Kāinga Ora (Homes and Communities)	Remove the height limits for garages and carports in road boundary setbacks from Rule 15.6.6.2 (maximum height).	Yes, Change A1 makes a consequential change to the name of family flats.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking changes to a management regime within the Plan (height limits) that is not being reviewed in Variation 2.
Approach to Minimum Site Size for Subdivision							
141	234.117 Kāinga Ora (Homes and Communities)	Amend provisions so that the minimum site size performance standard (Rule 15.7.4) only applies to vacant sites, not resultant sites (see submission for proposed drafting). This submission point only relates to residential zones other than the General Residential 1 zone and Township & Settlement zone where serviced for wastewater (as those zones are covered by a separate submission point). Amend the following provisions: 15.3.4.1 15.7.4.2	Yes, multiple changes to Rule 15.7.4 (minimum site size) are proposed.	No, as the rule change package only relates to GR1 and T&S (serviced) zones.	The relief sought that is within scope (i.e. as it relates to GR1 and T&S (serviced) zones) is covered by a separate submission point.	Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
142	234.121 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "Kāinga Ora seeks a discretionary activity consenting pathway for subdivision not meeting minimum site size requirements. This is to make the 2GP more enabling of residential growth and enabling, while providing a framework for minimum site size infringements where an adequate assessment of effects is provided to ensure that infringements can be considered as acceptable" (see submission for proposed drafting). This submission point only relates to residential zones other than the General Residential 1 zone and Township & Settlement zone where serviced for wastewater (as those zones are covered by a separate submission point). Amend the following provisions: 15.7.4.2 15.13.5.4	Yes, multiple changes to Rule 15.7.4 (minimum site size) are proposed.	No, as the rule change package only relates to GR1 and T&S (serviced) zones.	The relief sought that is within scope (i.e. as it relates to GR1 and T&S (serviced) zones) is covered by a separate submission point.	Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements.
143	234.119 Kāinga Ora (Homes and Communities)	Amend Rule 15.7.4 (minimum site size) to reduce the minimum site size for the General Residential 2 zone from 300m ² to 200m ² .	Yes, multiple changes to Rule 15.7.4 (minimum site size) are proposed but not in the part of the rule being sought to be amended in this submission.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking changes to a management regime within the Plan (minimum site for GR2 where it is 300m ²) that is not being reviewed in Variation 2.
144	58.001 Richard Farry	Amend Rule 15.11.4.1. by adding a new clause (e) 'Whether the subdivision maintains, enhances, detracts from or detrimentally affects a heritage precinct or scheduled heritage item.'	Yes, Change F2-3 amends this provision with regard to stormwater management (but the submission relates to adding a new clause in respect to a matter of discretion)	No	The submitter has another submission point which provides scope to consider managing effects on heritage precincts or scheduled heritage items as part of large greenfield subdivisions.	No	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2 (whether to manage subdivision for effects on heritage character outside of heritage precincts).

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Other Residential Provisions							
145	268.001 Ōtākou Health Limited	Extend Change C1 (social housing) "to also include 'papakāika' housing on land owned by Te Rūnanga o Ngāi Tahu (and its interests) including land secured through the Right of First Refusal (RFR) process advanced under the Ngāi Tahu Claims Settlement Act in the residential zones."	Yes, papakāika assessment rules are being amended as part of Change F3-4 (removal of effects on health and safety).	No, Change C1 only applies to social housing and is a separate activity to papakāika.	Papakāika provisions apply in zones other than residential zones and amending them may overlap with unresolved appeals (e.g. on Rule 16.5.2 rural density) and cause delays to the 2GP appeal process.	No	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2 (whether to extend provisions related to papakāika housing).
146	268.002 Ōtākou Health Limited	"Amend the definition of 'Papakāika' to provide for housing that is advanced by Te Rūnanga o Ngāi Tahu (and its interests) and is sited on land that is fully or partly owned by Te Rūnanga o Ngāi Tahu (and its interests)" (see submission for proposed drafting).	No	No	Papakāika provisions apply in zones other than residential zones and amending them may overlap with unresolved appeals (e.g. on Rule 16.5.2 rural density) and cause delays to the 2GP appeal process.	No	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2 (whether to extend provisions related to papakāika housing).
147	234.068 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "Kāinga Ora also seeks that the supported living facilities is provided for as a permitted activity as these facilities are critical to supporting vulnerable members of our communities and should be provided for via a more enabling consenting pathway..." (see submission for proposed drafting). Amend the following provisions: 15.3.3.2 15.11.2.5	Yes, but only for the assessment of stormwater effects from supported living facilities (Change F2-3) and wastewater in an NDMA (Change F3-2). The activity status of these activities is not proposed to change.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2 (whether to amend provisions related to supported living facilities other than as it relates to 3 waters package)
148	205.001 Retirement Villages Association of New Zealand	Amend provisions for supported living facilities and rest homes to include provisions more specific to retirement villages. Generally align these provisions with other recent district plans, clarify the consenting process, and enable construction, operation and maintenance of retirement villages.	Yes, but only for the assessment of stormwater effects from supported living facilities (Change F2-3) and wastewater in an NDMA (Change F3-2). The activity status of these activities is not proposed to change.	No		Yes (paras. 29-35)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2 (whether to amend provisions related to supported living facilities and retirement homes other than as it relates to 3 waters package).

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
149	205.011 Retirement Villages Association of New Zealand	Amend Section 15.1 to recognise: the important role of retirement villages in providing for the ageing population; that the nature and effects of retirement villages are different to other higher density residential activities; and that retirement villages can require higher density of development than other residential activities Any consequential relief that will further enable and encourage retirement villages within the Residential Zones.	Yes, but only for the assessment of stormwater effects from supported living facilities (Change F2-3) and wastewater in an NDMA (Change F3-2). Other changes are not proposed for retirement villages.	No		Yes (paras. 29-35)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2 (whether to amend provisions related to supported living facilities and retirement homes other than as it relates to 3 waters package)
SUBMISSION POINTS SEEKING WIDER CHANGES TO TRANSPORTATION PROVISIONS							
150	160.003 Dunedin Tunnels Trails Trust (Kate Wilson)	Amend Policy 2.2.2.x to reference connectivity to existing or planned cycle ways or walk ways to centres and reference good design of ev and ebike charging and bike storage.	Yes, Policy 2.2.2.X is being added under Change D5 (solar access in large greenfield subdivisions) & Change E4 (minor changes to remove duplication).	No, as this policy is about the environmental performance of housing.	Other points made by the submitter are considered in scope but provide for relief to the appropriate provisions.	No	Submission is out of scope as the change sought is not relevant to this specific provision and the purpose of the proposals through which it is created.
151	160.005 Dunedin Tunnels Trails Trust (Kate Wilson)	Amend Policy 2.4.1.7 to require provision of bicycle storage and infrastructure as part of the design of urban expansion.	Yes, Policy 2.4.1.7 is being amended under Change E5 (clarifying the strategic directions regarding when structure plans should be used).	No, as this policy is about maintaining a compact city by managing urban expansion.	Other points made by the submitter are considered in scope but provide for relief to the appropriate provisions.	No	Submission is out of scope as the change sought is not relevant to this specific provision and the purpose of the proposals through which it is amended.
152	160.008 Dunedin Tunnels Trails Trust (Kate Wilson)	Amend Policy 2.6.2.AA to add connectivity to existing or planned walking and cycling infrastructure.	Yes, Policy 2.6.2.AA is being added under Change D1 (to refer to the NDMA provisions), Change E5 (to refer to structure plan mapped areas) and Change E6 (adding strategic direction policy that guides the application of overlays and mapped areas at the time of a plan change).	No, as this policy is about when to apply a overlays or mapped areas at the time of a plan change.	Other points made by the submitter are considered in scope but provide for relief to the appropriate provisions.	No	Submission is out of scope as the change sought is not relevant to this specific provision and the purpose of the proposals through which it is created.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
153	160.009 Dunedin Tunnels Trails Trust (Kate Wilson)	Amend Policy 2.7.1.2 to address transport and mode shift, not just water and waste.	Yes, Policy 2.7.1.2 is being amended under Change D8, Change E8, Change F1-7, Change F1-8, Change F2-2, and Change F3-2. All these changes relate to 3 waters except for Change D8, which is broadly about the efficient use of land and public infrastructure.	No, as while this policy is about public infrastructure (which is defined to include public roading networks), it is about the long term cost to the public.	Other points made by the submitter are considered in scope but provide for relief to the appropriate provisions.	No	Submission is out of scope as the change sought is not relevant to this specific provision and the purpose of the proposals through which it is amended.
154	160.010 Dunedin Tunnels Trails Trust (Kate Wilson)	Amend Policy 6.2.3.Y to highlight walking and cycling and public transport connectivity internally to subdivisions and to the surrounding area with priority for carbon neutral.	Yes, Policy 6.2.3.Y is being added under Change D2 (transportation connections in subdivisions).	No, as this policy is specifically about when to require new roads to be vested as part of a subdivision.	Other points made by the submitter are considered in scope but provide for relief to the appropriate provisions.	No	Submission is out of scope as the change sought is not relevant to this specific provision and the purpose of the proposals through which it is created.
155	125.001 Bus Users Support Group Otepoti/Te Roopu Tautoko Kaieke Pahi ki Otepoti	Add new rules for proximity of new dwellings to bus stops, so that any new dwelling in the General Residential 2 zone must be within 400m walking distance of a bus stop with a regular service or 800m walking distance of a bus stop with a rapid service, and any new dwelling in the General Residential 1 zone or Township & Settlement zone must be within 800m of a bus stop or 1200m of a bus stop with a rapid service; with contravention resulting in application of the housing density rules for a lower density zone.	Yes, Rule 15.5.2 (density) for General Residential 1 zone is proposed to change under Change A2 (permitting duplexes) and other changes.	No		No	Submission is out of scope as the change sought is not within any purpose of proposal statements.
156	125.002 Bus Users Support Group Otepoti/Te Roopu Tautoko Kaieke Pahi ki Otepoti	Add new rules so that a developer can procure an extension of a bus service to ensure a new dwelling can achieve closer proximity to a bus stop by direct negotiation with the public transport authority (the Otago Regional Council).	No	No		No	Submission is out of scope as the change sought is not within any purpose of proposal statements.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
157	125.004 Bus Users Support Group Otepoti/Te Roopu Tautoko Kaieke Pahi ki Otepoti	Add new rules so that any bus stop involved in the walking distances to bus stop calculations is listed in a schedule appended to the District Plan so removal of the bus stop (and therefore removal of the public transport walking distance accessibility it confers on an area) requires a resource consent.	No	No		No	Submission is out of scope as the change sought is not within any purpose of proposal statements.
158	125.006 Bus Users Support Group Otepoti/Te Roopu Tautoko Kaieke Pahi ki Otepoti	Add new rules so that any walking route to a bus stop relied on to meet the submitter's proposed new rules for proximity of new dwellings to bus stops is a proper roadside footpath or other path that is paved, safe and accessible to people with disabilities.	No	No		No	Submission is out of scope as the change sought is not within any purpose of proposal statements.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
159	234.004 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to include the word "adjacent" in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network...Amendments are required throughout 2GP to align with the relief sought" (see submission for proposed drafting). Amend the following provisions: 6.2.3 6.2.3.(1)(3)(4)(7)(8)(9)(12)(13) 6.10.3.(4)(5)(7)(8) 6.11.2.(1)(2)(4)(5)(6)(7) 15.10.3.2 15.10.4.11 15.10.4.12 15.11.2.1 15.11.2.3 16.8.2.1 16.10.2.(2)(3)(4)(5)(6) 16.10.4.1 16.11.2.1 17.10.4.1 19.10.5.1 20.10.4.1	Yes, for example Rule 6.11.2.7 as part of Change D2 (transportation connections in subdivisions).	No		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2 (how effects on transportation networks are assessed)

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
160	234.005 Kāinga Ora (Homes and Communities)	Amend provisions to reflect that "Kāinga Ora opposes the retention of the minimum car parking requirement in the 2GP, as the Council is required to remove all minimum car parking requirements in its Plan in accordance with Policy 11 of the NPS-UD" (see submission for proposed drafting). Amend the following provisions: 6.10.3.6 6.10.3.7 6.11.2.1 6.11.2.2 15.3.3.(2)-(6)(8)(22)(25) 15.5.8 15.7.4.2 15.10.3.8 16.5.8 17.5.8 18.5.6 19.5.6 20.5.5 Any further amendments to Major Facilities Zones provisions	No	No		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2. Note that the implementation of Policy 11 of the NPS-UD in relation to car-parking is being done without Schedule 1 where this is possible or through Variation 3 where it requires Schedule 1.
161	107.002 Penny Turner	Remove references to minimum car parking space (Rule 15.5.8 Minimum Car Parking)	No	No		No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2. Note that the implementation of Policy 11 of the NPS-UD in relation to car-parking is being done without Schedule 1 where this is possible or through Variation 3 where it requires Schedule 1.
162	233.006 Garry & Bronwyn Applegarth	Retain the deletion of minimum on-site car parking requirements for the residential zones.	No	No		Yes	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2. Note that the implementation of Policy 11 of the NPS-UD in relation to car-parking is being done without Schedule 1 where this is possible or through Variation 3 where it requires Schedule 1.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
SUBMISSION POINTS SEEKING WIDER CHANGES TO 3 WATERS PROVISIONS							
163	234.056 Kāinga Ora (Homes and Communities)	Amend Policy 2.7.1.2.c so that the extent of debt required to be taken on by the DCC is not a consideration for new urban development. "Kāinga Ora opposes the proposed wording of this policy as notified as financial costs should not be the sole consideration driving investment in infrastructure..."	Yes, for example Policy 2.7.1.2 is being amended under Change D8, Change E8, Change F1-7, Change F1-8, Change F2-2, and Change F3-2. All these changes relate to 3 waters except for Change D8, which is broadly about the efficient use of land and public infrastructure.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
164	234.058 Kāinga Ora (Homes and Communities)	Remove Rule 9.3.7.2 so that service connections for telecommunications, power, water, and wastewater, other than for sites for a specified purpose, are not required. This submission point does not relate to the deletion of stormwater service connection requirements, as this is addressed in a separate submission point. Includes amendments to the following provisions: 9.3.7.2 9.3.7.Y 9.3.7.Z	Yes, Rule 9.3.7.2 is being amended under multiple change numbers.	No, Change F2-1 reconsiders whether it is appropriate to require connections to stormwater infrastructure only.	The relief sought that is within scope (i.e. deletion of the stormwater service connection rule) is covered by a separate submission point.	Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
165	234.028 Kāinga Ora (Homes and Communities)	Amend provisions to remove the "no DCC reticulated wastewater mapped area" method from the Plan and identify these features in a separate set of non-statutory maps as "Kāinga Ora considers that a more appropriate way in which to address this issue is to treat the spatial data of the capacity constraints in the three waters infrastructure network as a non-statutory layer..." (see submission for proposed drafting). This submission point only relates to the no DCC reticulated wastewater mapped area in the Plan prior to notification of Variation 2 (i.e. not new areas of no DCC reticulated wastewater mapped area that are proposed under Changes NWRA1-7, GF01, GF09 and GF12, or to Change F3-1 - these are covered under a separate submission point). Amend the following provisions: 15.1.1.6 15.5.2.1 15.6.10.1.f 15.7.4.1.g Planning map	Yes, new areas of this mapped area are proposed to be added under Changes NWRA1-7, and links to Change F3-1. Greenfield rezoning through Changes GF01, GF09 and GF12 include application of this mapped area. However, no changes to existing mapped area and provisions.	No	The relief sought that is within scope (i.e. changes that are proposed in Variation 2 to the no DCC reticulated wastewater mapped area) is covered by a separate submission point.	Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
166	234.111 Kāinga Ora (Homes and Communities)	Amend provisions to remove the "infrastructure constraint mapped area" method from the Plan and identify these features in a separate set of non-statutory maps as "Kāinga Ora considers that a more appropriate way in which to address this issue is to treat the spatial data of the capacity constraints in the three waters infrastructure network as a non-statutory layer..." (see submission for proposed drafting). This submission point only relates to the infrastructure constraint mapped area in the Plan prior to notification of Variation 2 (i.e. not new areas of wastewater constraint mapped area that are proposed under Changes WCMA1-4, IN05, IN06, IN09 or IN10, or Change F3-3 which renames this mapped area - these are covered under a separate submission point). Amend the following provisions: 15.5.2.1.b 15.5.2.4.b 15.7.4.1.b 15.10.3.3 Planning map	Yes, Changes WCMA1-4 correct the extent of this mapped area, and Change F3-3 renames this mapped area. Intensification rezoning through Changes IN05, IN06, IN09, IN10 also apply this mapped area to parts or all of these rezoning areas.	No	The relief sought that is within scope (i.e. changes to the infrastructure constraint mapped area or wastewater constraint mapped area proposed in Variation 2) is covered by a separate submission point.	Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
SUBMISSION POINTS SEEKING CHANGES TO NON-RESIDENTIAL ZONE PROVISIONS							
167	266.001 James Sunderland & Megan Justice	Consider whether Balmacewen Golf Course should be listed as a heritage item.	No changes to heritage items are proposed. Balmacewen Golf Course is affected by Change NDMA09, the application of a new development mapped area over the part of the site. Change IN09 also rezones two parcels at the corner of the site on Cannington Road from General Residential 1 zone to General Residential 2 zone (the submitter does not comment on this part of the site or this change).	No	The introduction of NDMA09 is addressed in a separate submission point that is within scope. See also the rezoning and mapping table for a related submission point on removing the RTZ and retaining Rural zoning or rezoning to Recreation zone.	No	Submission is out of scope as the change sought is not within any purpose of proposal statements and is seeking a change to a management regime within the Plan that is not being reviewed in Variation 2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
168	262.002 Peter and Michelle Thomson	Amend the activity status of subdivision that contravenes the minimum site size in the Rural Hill Slopes zone in Rule 16.7.4.1.d so that it is always assessed as a restricted discretionary activity rather than a non-complying activity.	No	No	Rule 16.7.4 (minimum site size in the rural zones) is subject to appeal (ENV-2018-CHC-276 Blueskin Projects Limited and Others).	No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
169	226.002 John Williamson	Amend the activity status of subdivision that contravenes the minimum site size in the Rural Residential 1 zone in Rule 17.7.5 so that it is always assessed as a discretionary activity rather than a non-complying activity.	No	No		No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
170	210.002 Lisa Jolly	Amend the activity status of subdivision that contravenes the minimum site size in the Rural Residential 1 zone in Rule 17.7.5 so that it is always assessed as a restricted discretionary activity rather than a non-complying or discretionary activity.	No	No		No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
171	213.002 James and Katherine Cotter	Amend the activity status of subdivision that contravenes the minimum site size in the Rural Residential 1 zone in Rule 17.7.5 so that it is always assessed as a restricted discretionary activity rather than a non-complying or discretionary activity.	No	No		No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
172	248.001 David Leslie Meyer & Christine Raywin Cordell	Amend the Rural Residential 2 zone provisions relating to 337 Green Island Bush Road and surrounding Rural Residential 2 zoned properties to enable additional housing development capacity but not to a residential density.	No	No		Yes	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
173	256.001 Tony Steven McFadgen (Ocean Park Trust)	Amend the Rural Residential 2 zone provisions relating to 440 Blackhead Road and surrounding Rural Residential 2 zoned properties to enable additional housing development capacity but not to a General Residential 1 zone density.	No	No		Yes	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
174	144.001 Douglas Warhurst	Amend the Rural zone provisions so that a residential unit can be built on an undersized lot.	No	No	Rule 16.5.2 (density in the rural zones) is subject to appeal (ENV-2018-CHC-276 Blueskin Projects Limited and Others; ENV-2018-CHC244 Bruce Wayne Taylor and the Estate of Lawrence Taylor).	No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
175	231.003 Barry Douglas & Fiona Lynn Armour	Extend the changes to the family flat provisions in the residential zones to all zones including Rural Residential 2 zone.	No	No, changes to family flats in non-residential zones are expressly excluded from Change A1.	Rule 16.5.14.2 (family flats design in the rural zones) is subject to appeal (ENV-2018-CHC-254 Federated Farmers of New Zealand Inc.)	Yes	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
176	248.002 David Leslie Meyer & Christine Raywin Cordell	Extend the changes to the family flats provisions in residential zones to all zones, including Rural Residential 2 zone.	No	No, changes to family flats in non-residential zones are expressly excluded from Change A1.	Rule 16.5.14.2 (family flats design in the rural zones) is subject to appeal (ENV-2018-CHC-254 Federated Farmers of New Zealand Inc.)	Yes	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
177	256.002 Tony Steven McFadgen (Ocean Park Trust)	Extend the changes to the family flats provisions in residential zones to all zones, including Rural Residential 2 zone.	No	No, changes to family flats in non-residential zones are expressly excluded from Change A1.	Rule 16.5.14.2 (family flats design in the rural zones) is subject to appeal (ENV-2018-CHC-254 Federated Farmers of New Zealand Inc.)	Yes	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
178	257.002 Barbara and Donald McCabe	Extend the changes to the family flats provisions in residential zones to all zones, including Rural Residential 2 zone.	No	No, changes to family flats in non-residential zones are expressly excluded from Change A1.	Rule 16.5.14.2 (family flats design in the rural zones) is subject to appeal (ENV-2018-CHC-254 Federated Farmers of New Zealand Inc.)	Yes	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
179	233.001 Garry & Bronwyn Applegarth	Amend the Industrial zone provisions to better enable residential activity.	No	No		Yes	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
SUBMISSION POINTS SEEKING CHANGES TO THE PLAN FORMAT & STYLE							
180	234.059 Kāinga Ora (Homes and Communities)	Amend the assessment rules for contravention of all zone performance standards so that they are all included within the zone chapter and do not link to other chapters as "Kāinga Ora opposes the assessment criteria as all information relevant to an infringement on a zone performance standard should be included within the zone chapter" (see submission for proposed drafting). Amend the following provisions: 9.5.3.3 9.5.3.X 9.5.3.11 9.6.2.2 9.6.2.Y 9.7.4.3 9.7.4.4 9.8.2.2 9.8.2.5	Yes, multiple assessment rules are being amended.	No		Yes (paras. 17-20 & 33)	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2.
SUBMISSION POINTS SEEKING CHANGES THAT ARE NOT RELEVANT TO THE PLAN							
181	56.002 Saddle Hill Community Board	Amend Land Information Memoranda so that any proposed changes to development potential in the immediate and surrounding area are identified.	No, not a plan provision.	No	This request will be referred to the appropriate DCC staff.	No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2. Submission is not on the Plan.

Row	Submitter	Decision Requested	Are any of the affected provisions being amended through V2, albeit for different purposes? (Yes/No)	Is the submission seeking an alternative solution to an objective highlighted in any purpose of proposal statement? (Yes/No)	Other things to consider (e.g. potential for appeals overlap)	Is scope addressed in submission?	Overall assessment
182	110.001 Brian Miller	Amend the Section 32 assessment to include a survey of the number of unoccupied habitable dwellings and take this into account for the need for more dwellings as there may be a case to legislate to make unoccupied dwellings available for occupation, before building more dwellings.	No, not a plan provision.	No		No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2. Submission is not on the Plan.
183	141.002 Barbara J Kennedy	Clean the mud tank at 88 Cannington Road once a year.	No, not a plan provision.	No	This request will be referred to the appropriate DCC staff.	No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2. Submission is not on the Plan.
184	207.002 Graham William Potter	Properly restore the boundary fence between 175 Musselburgh Rise and Shore Street, which was previously modified by DCC as part of 3 waters upgrades.	No, not a plan provision.	No	This request will be referred to the appropriate DCC staff.	No	Submission is out of scope as the change sought is not relevant to any purpose of proposal in V2. Submission is not on the Plan.

7 RECOMMENDATIONS

51. The overall recommendations to the Hearing Panel on the submission points identified in this report are as follows:
- a. For any submission points assessed in Section 5 or Section 6 of this report as ‘out of scope’, strike these out in accordance with Section 41D(1)(b) of the RMA; and
 - b. For any submission points assessed in Section 5 of this report as ‘in scope’, retain these submission points within Variation 2 to make them available for further submissions.
52. Any submission points that are retained as part of Variation 2 will be included in the Summary of Submissions and be made available for further submissions. Any persons identified as likely to be directly affected by retained submissions who were not previously written to regarding being within 50 metres of a proposed rezoning area will be notified in writing by staff.

8 FUTURE CONSIDERATION OF REQUESTS

53. Although submission points may be struck out due to not being within the scope of Variation 2, the suggestions that have been made are recorded in our database. They will be considered by DCC ahead of any future Plan variations for housing capacity or as part of the development of the Future Development Strategy. When this occurs, the affected submitters will be contacted to explain the process that will be undertaken.

APPENDIX A – SCOPE STATEMENTS IN THE SECTION 32 REPORT

Scope of Changes Proposed – Section 2, page 7

9. Variation 2 is not a full plan review, but a focussed suite of changes to enable additional housing capacity through specific rule and policy changes and through rezoning specific sites. A full review of all the residential zone provisions and residential zoning across the entire city was not undertaken as this was recently done through the development of the Second Generation Dunedin City District Plan (2GP). The 2GP is still in the appeal phase and re-opening large parts of the plan to a new variation will slow the progress towards making the plan fully operative. Until the 2GP is operative, parts of the 2006 District Plan continue to apply along with the 2GP provisions, which increases the complexity and costs of processing consents. The changes proposed in Variation 2 are therefore as focussed as possible, and scope has been deliberately limited to avoid re-consideration of a wide range of provisions.

10. The scope of each proposal is identified in the ‘purpose of proposal and scope of change’ section for each proposed change. Submissions may be made on matters encompassed by these scope statements. Submissions are encouraged to improve and fine-tune the changes proposed, or to suggest alternative methods of achieving the purpose of the proposal, so long as these suggestions are within the limits of the scope statement.

11. For each change, a limited number of alternatives has been considered. In some cases, the only alternative considered is the status quo. This reflects the narrow scope of these proposed changes, which has naturally limited the number of reasonably practicable alternatives.

Assessment of Sites for Rezoning to Residential – Section 20

Purpose of proposal and scope of change, page 136

657. In the context of needing to identify additional residential capacity, the purpose of the proposal is to assess the appropriateness of rezoning a number of identified sites.

658. The sites that were assessed as part of this proposal include the sites that are proposed for rezoning outlined in Section 20.4, and those that were assessed but are not being proposed for rezoning in Variation 2, which are listed in Appendix 4. The sites that were assessed but are not proposed for rezoning in Variation 2 do not meet (or there is insufficient information to be confident that they would be likely to meet) relevant policy assessment criteria.

659. Variation 2 does not include a full review of zoning in the city, but instead a limited review of the zoning of some sites. The scope of the proposals to rezone land includes the need for specific plan provisions (for example overlays or site specific rules) to manage adverse effects of development of the sites being rezoned.

660. Review of the zoning of sites outside those considered (and identified in Section 20.4 / Appendix 4) is not within the scope of this proposal.

Site assessment methodology, page 141

672. As part of preparatory work on a Future Development Strategy (FDS), a Geographic Information System (GIS) scoring exercise was undertaken to identify land that could potentially meet the criteria in 2GP Policy 2.6.2.1 (for new residential zoning) and Policy 2.6.2.3 (for new medium

density zoning). This was not a full assessment of sites or a comprehensive review of existing zoning across the whole city but was instead limited to identifying sites that were most likely to meet these criteria and so best placed to provide capacity for the medium term.

673. The scoring method used to identify sites was focussed on criteria that could be readily assessed and weighted at a high level by using GIS datasets which were relevant to the criteria, such as Second Generation District Plan (2GP) overlays and mapped areas.

674. The scoring included:

- a. 'Knock-out' criteria, which identified areas which were not considered for rezoning (e.g. areas with significant natural hazards or natural landscapes);
- b. Negative scores for environmental characteristics that could result in adverse environmental effects and misalignment with Policy 2.6.2.1 and 2.6.2.3 (such as highly productive land or certain natural hazards); and
- c. Positive scores for environmental characteristics that would be desirable for new urban areas and result in alignment with Policy 2.6.2.1 and 2.6.2.3 (such as proximity to services).

675. Due to the high-level nature of the scoring method, only large areas that had a consistent high score were taken forward for assessing for Variation 2.

676. In addition to the scoring exercise, a wide range of sites were identified through consultation with stakeholders, including local planners, surveyors, and developers. A key benefit of this approach was the knowledge that these sites were likely to get developed if rezoned.

677. Sites derived from the GIS exercise and sites identified through consultation were then assessed against the policy criteria outlined above, in particular the criteria and objectives referenced in Policy 2.6.2.1 and (for potential medium density sites) Policy 2.6.2.3. Greenfield sites were generally initially assessed for a General Residential 1 Zone density. In some cases, this was found to be unsuitable and the site was re-assessed at a large lot density, in accordance with Policy 2.2.4.1. The assessment took into account methods that could be used to manage any issues that were identified. If any site or area did not meet a significant criterion (for example ability to appropriately and cost effectively service the site for infrastructure within the next 10 years, or a knock out criterion such as overlap with a significant landscape overlay), it was removed from the process and no further assessment was undertaken. These sites are listed in Appendix 4. Note that the reasons given in Appendix 4 for not progressing a site for rezoning are not necessarily complete, as assessment ceased once a site was considered unsuitable for any reason.

678. Appendix 5 outlines the assessment method, scoring used, and further comments in relation to each criterion considered. Most of the sites and areas that are proposed to be rezoned have a summary sheet of the site assessment in Appendix 6.

Sites proposed for rezoning – individual site assessments, page 145

696. This section summarises the assessment of the sites and areas proposed for rezoning and should be read in conjunction with the relevant site assessment sheet in Appendix 6 and site maps in Appendix 10. This section includes any methods proposed to manage issues associated with rezoning. For all greenfield sites, ensuring that subdivision is undertaken in a way that supports best practice urban design outcomes and achieves the strategic objectives of the Plan in an integrated way, is a relevant consideration. In all cases, therefore, a 'new development mapped area' (NDMA), as

discussed in Change D, is proposed for undeveloped sites or areas being rezoned to General Residential 1 or General Residential 2.

APPENDIX B – SUBMITTER’S POSITION IN RESPECT OF ‘SCOPE’

Submission on Variation 2 of Dunedin City Council 2GP.

Submission by Wilpark Trust

Relating to the property at 26 Camp Street, Broad Bay.

Submitter's Position in respect of 'Scope'.

The purpose of Variation 2 is to enable Dunedin City Council to meet its residential capacity obligations under the National Policy Statement on Urban Development 2020. It has been recognised by the Council that the existing housing capacity, as provided for by the 2GP, is currently insufficient. Variation 2 has been designed to address the identified shortfall through mechanisms such as new residential zone areas and adjustments to the density rules within existing residential zones.

Variation 2 has employed a 'selective' assessment method to narrow down the extent to which new residential zone areas have been identified. In support of this, the Council has stated:

Proposed changes have been informed by initial work on the next Future Development Strategy (Spatial Plan), which will look at how and where the city will grow over the next 30 years. A small number of areas were selected for more detailed evaluation as part of Variation 2. Other sites were suggested by landowners or Dunedin residents as part of the Planning for Housing survey in 2019 and key stakeholder consultation. That feedback aimed to help shape how and where the city should grow and has helped develop the proposed changes in Variation 2. All sites were evaluated against criteria including (but not limited to) natural hazards, the availability of 3 Waters infrastructure and access to services and public transport. The process involved ongoing discussions with key stakeholders and, for greenfield sites, landowners whose sites were evaluated as part of Variation 2.¹

Variation 2 is not a full review of the 2GP's residential section's rule framework or zoning across the city. A more comprehensive updated plan for the next 30 years will be developed separately as part of the next Spatial Plan, which will be jointly prepared with the Otago Regional Council (ORC).²

The 2GP is still in the appeal phase and re-opening large parts of the plan to a new variation will slow the progress towards making the plan fully operative. Until the 2GP is operative, parts of the 2006 District Plan continue to apply along with the 2GP provisions, which increases the complexity and costs of processing consents. The changes proposed in Variation 2 are therefore as focussed as possible, and scope has been deliberately limited to avoid re-consideration of a wide range of provisions.³

Whilst the submitter applauds Council desire for the Variation 2 process to be implemented as quickly as possible, it is considered that the selective identification of assessment properties cannot be relied upon as a technique to ascertain the most appropriate parcels of land to achieve

¹ https://www.dunedin.govt.nz/_data/assets/pdf_file/0007/806182/Variation-2-General-Public-Fact-Sheet.pdf

² <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2#doc>

³ https://www.dunedin.govt.nz/_data/assets/pdf_file/0007/806182/Variation-2-General-Public-Fact-Sheet.pdf

the principal objective of Variation 2. In this regard, the section 32 report, which assesses only the parcels that have been selectively identified, is considered incomplete and potentially flawed.

The Resource Management Act 1991 (RMA) sets out the requirements for preparation of a section 32 report (underlined text is author's emphasis)-

s32 Requirements for preparing and publishing evaluation reports

(1) An evaluation report required under this Act must—

- (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
- (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) summarising the reasons for deciding on the provisions; and*
- (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

The overarching objective of Variation 2 is to enable Dunedin City to meet its statutory residential capacity obligations. Section 32(1)(a) RMA requires that this objective is met in the manner that is most appropriate to achieve the purpose of the Act. Section 32(1)(b)(i) RMA requires the s32 evaluation to consider all reasonably practicable options for achieving the objective.

The purpose of the RMA is (underlined text is author's emphasis)-

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

It is submitted that the Council's decision to limit the scope of Variation 2 to a smaller collection of land parcels than the City contains presents a risk that the most appropriate method of achieving the objective of the variation may not be reached. It is clear that the large majority of land within the City has not had its potential for residential rezoning evaluated. Accordingly, it is the submitter's view that the s32 report completed in support of Variation 2 is currently

incomplete and that the report is not consistent with the expectations of the RMA, with particular regard to the consideration of 'other reasonably practicable options' as required by s32(1)(b)(i).

This matter is further complicated by the National Policy Statement on Urban Development 2020 (NPS-UDC), which requires (underlined text is author's emphasis)-

- 3.2 *Sufficient development capacity for housing*
- (1) *Every tier 1, 2, and 3 local authority must provide at least sufficient development capacity in its region or district to meet expected demand for housing:*
- (a) *in existing and new urban areas; and*
 - (b) *for both standalone dwellings and attached dwellings; and*
 - (c) *in the short term, medium term, and long term.*
- (2) *In order to be sufficient to meet expected demand for housing, the development capacity must be:*
- (a) *plan-enabled (see clause 3.4(1)); and*
 - (b) *infrastructure-ready (see clause 3.4(3)); and*
 - (c) *feasible and reasonably expected to be realised (see clause 3.26); and*
 - (d) *for tier 1 and 2 local authorities only, meet the expected demand plus the appropriate competitiveness margin (see clause 3.22)*

The expectation of the NPS-UDC is that residential capacity is achieved in areas that are 'infrastructure-ready' and 'feasible and reasonably expected to be realised'. The RMA requires identification of the most appropriate options. It is not unreasonable to consider that there might well be many parcels of land within the City that have not been evaluated through the Variation 2 process, which may present a more appropriate option to satisfy the residential capacity obligations.

Until a further s32 evaluation process is undertaken (as per s32AA RMA), with a broader mandate to identify the most appropriate land parcels within the City boundaries that might serve to address the necessary residential capacity, it is impossible to have confidence that the purpose of the RMA will be best served by Variation 2.

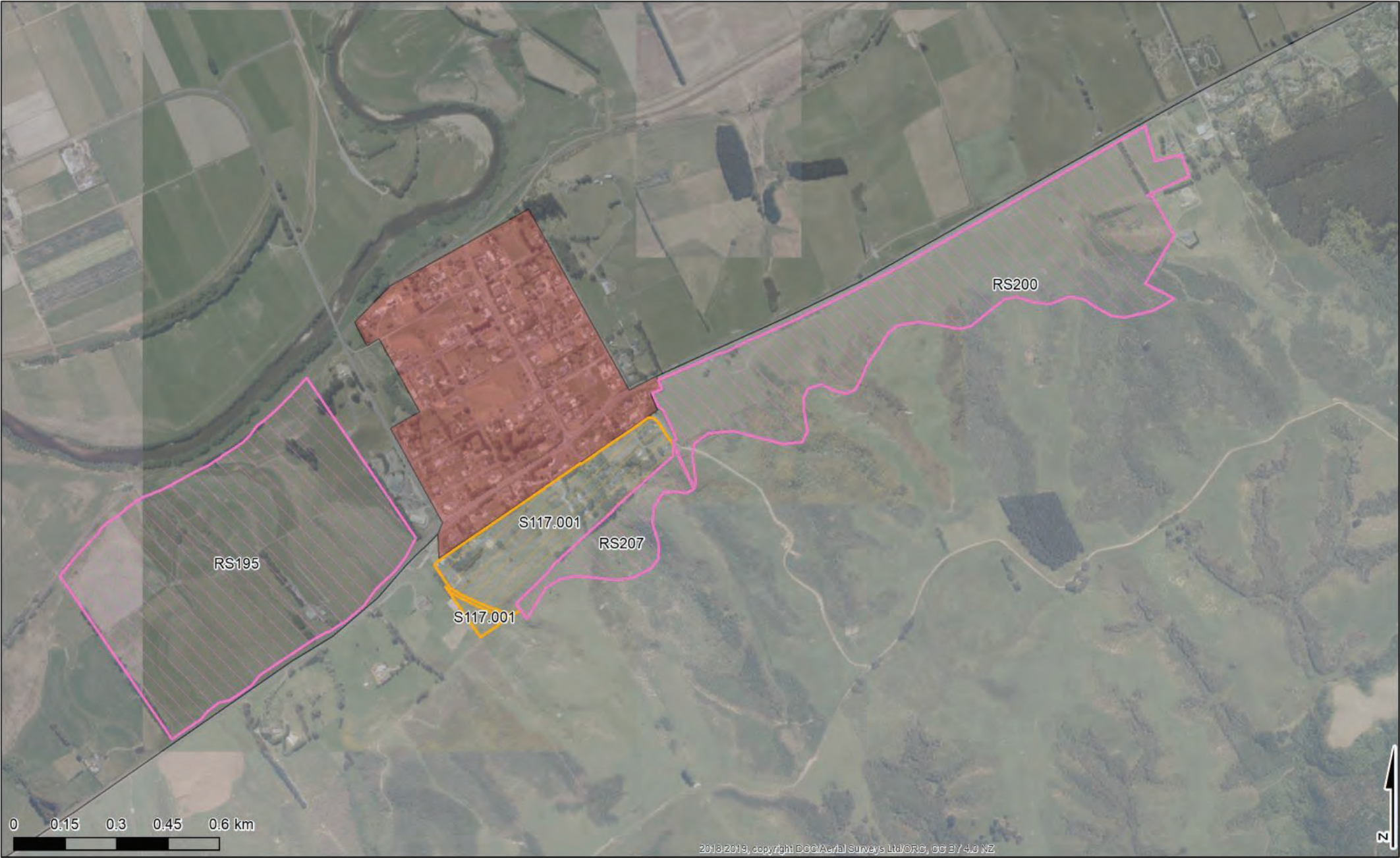
The submitter concludes the following-

1. The property referred to in the associated submission may offer an appropriate method to the City to increase its residential capacity.
2. The s32 evaluation undertaken as part of Variation 2 to-date is incomplete as this evaluation has not considered the submission property. A further s32 evaluation is necessary in respect of the submission property.
3. The submission cannot be considered 'out-of-scope' of Variation 2 as it seeks to provide for an outcome that achieves the City's obligations under the NPS-UCD in a manner that is consistent with the purpose of the RMA.

APPENDIX C – MAPS OF REZONING AND MAPPING CHANGE AREAS

1. The maps appended are to provide overall guidance on the location of rezoning and mapping requests that are assessed in this report relative to other areas included in the Section 32 Report. These maps should not be considered a replacement for the original submission documents and drawings, as some of the mapped areas are based on hand-drawn submission maps or written requests that are unclear as to the extent of the affected area.
2. Some submitters requested changes to a specified property and the 'surrounding area' without clearly defining the extent of this area. However, as these submissions are considered to be out of scope, further clarification of the intended extent has not been sought at this time but can be obtained should the Hearing Panel be of a mind to retain any of the submission points.
3. Maps are provided for the following areas (updated 22 April 2021):
 - Allanton
 - Blackhead
 - Brighton
 - Chain Hills
 - East Taieri
 - Green Island
 - Hill Suburbs
 - Lower Peninsula
 - Middlemarch
 - Mount Grand
 - North Coast
 - North Dunedin
 - North Taieri
 - Otago Harbour
 - Outram
 - Signal Hill Road
 - Silverstream
 - South Coast
 - Wakari

Allanton



-  V2 Rejected Changes
-  Assessed as out of scope
-  Township and Settlement

Blackhead



- | | | | | | |
|--|--------------------------|---|-----------------------|---|-------------------------|
|  | V2 Rejected Changes |  | General Residential 2 |  | Major Facility - School |
|  | V2 Proposed Changes |  | Centres |  | Recreation |
|  | Assessed as out of scope |  | Industrial | | |
|  | General Residential 1 |  | Rural Residential 1 | | |

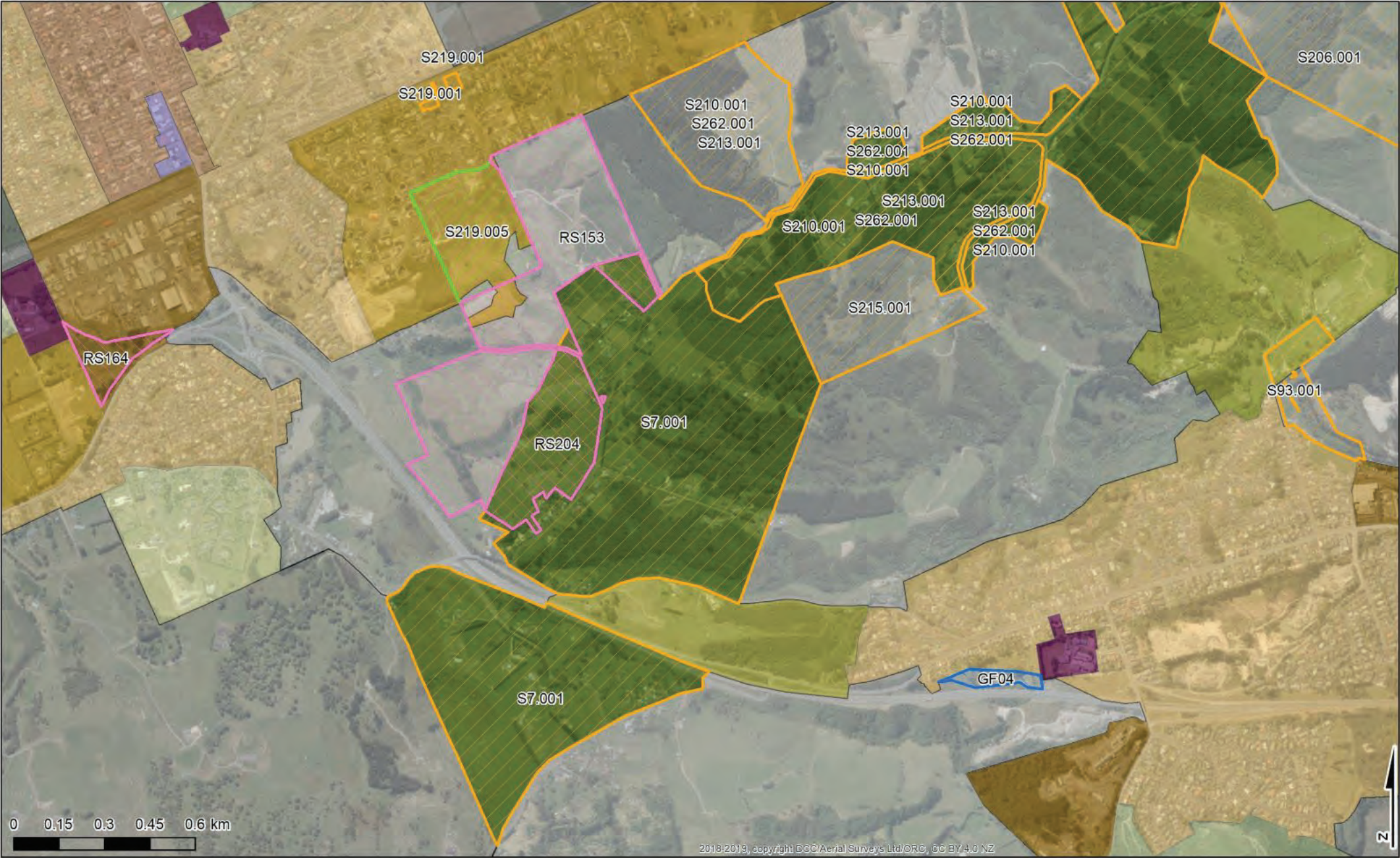
Brighton

RS200



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| V2 Rejected Changes | Township and Settlement | Major Facility - School |
| V2 Proposed Changes | Centres | Recreation |
| Assessed as out of scope | Rural Residential 1 | |
| Assessed as in scope | Rural Residential 2 | |

Chain Hills



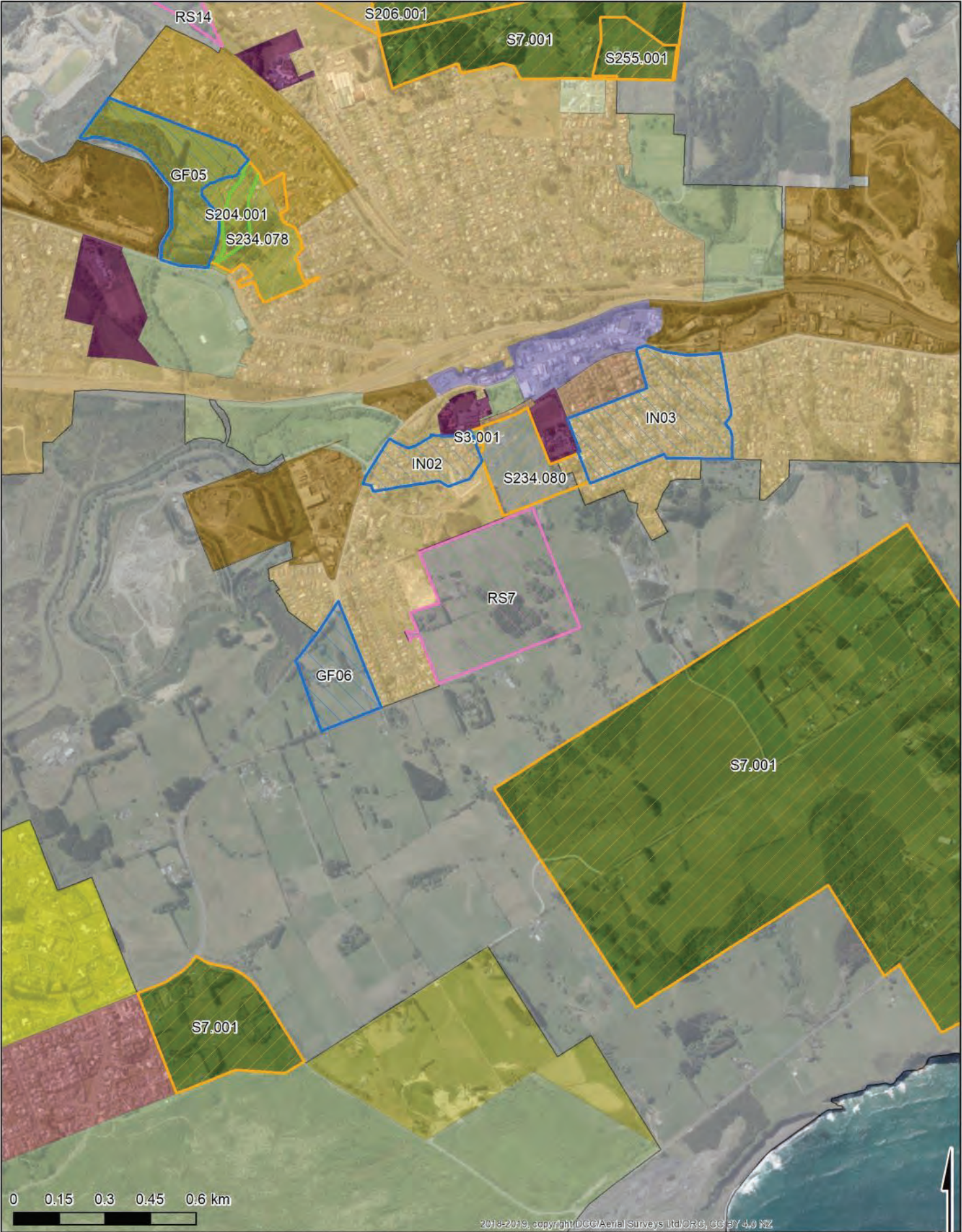
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| V2 Rejected Changes | Assessed as in scope | Large Lot Residential 1 | Industrial | Major Facility - School |
| V2 Proposed Changes | General Residential 1 | Low Density Residential | Rural Residential 1 | Recreation |
| Assessed as out of scope | General Residential 2 | Centres | Rural Residential 2 | |

East Taieri



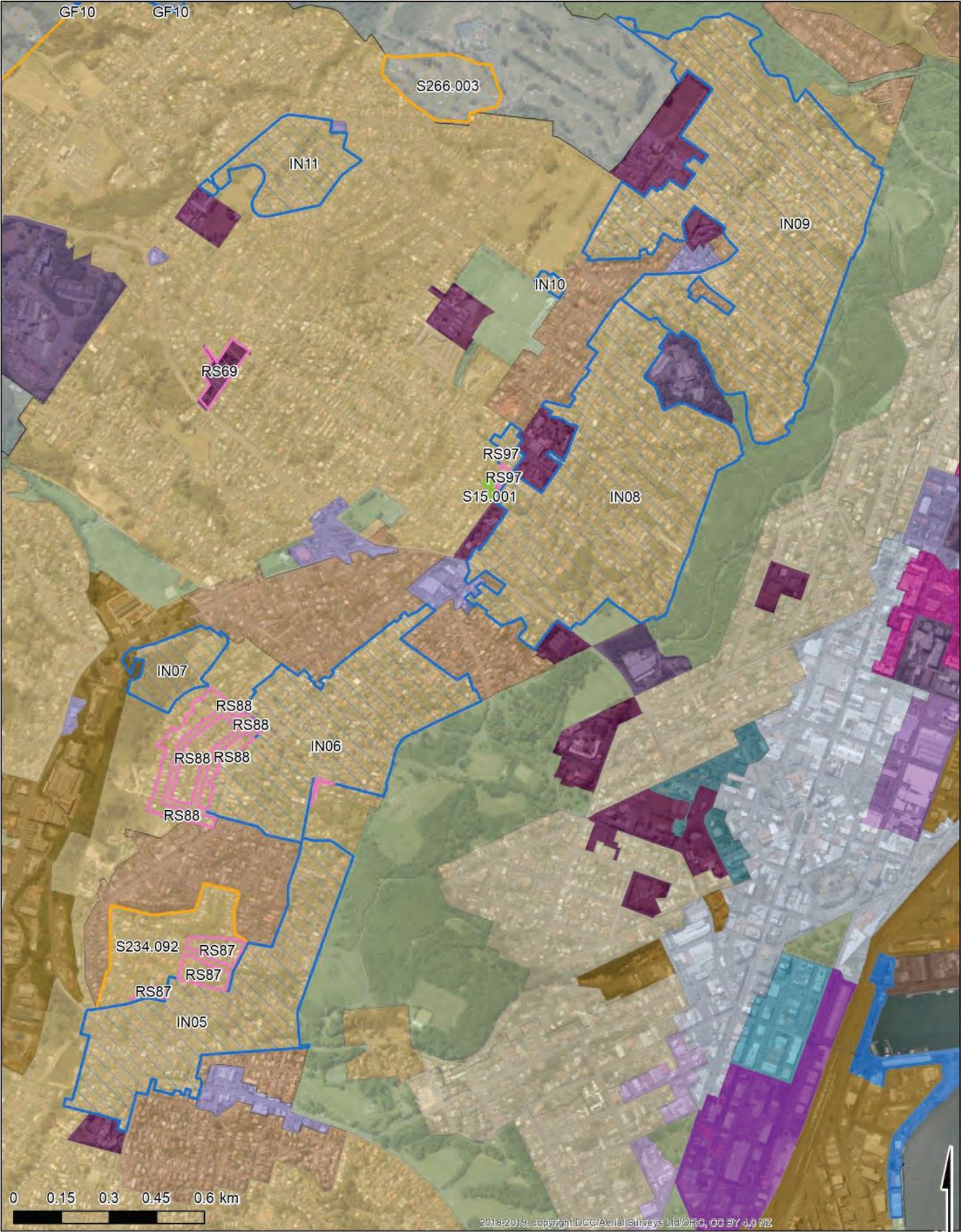
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|---|---|
|  V2 Proposed Changes |  General Residential 1 |
|  Assessed as out of scope |  Large Lot Residential 1 |
|  Assessed as in scope |  Low Density Residential |

Green Island



	V2 Rejected Changes		General Residential 1		Low Density Residential		Rural Residential 1
	V2 Proposed Changes		General Residential 2		Township and Settlement		Rural Residential 2
	Assessed as out of scope		Large Lot Residential 1		Centres		Major Facility - School
	Assessed as in scope		Large Lot Residential 2		Industrial		Recreation

Hill Suburbs



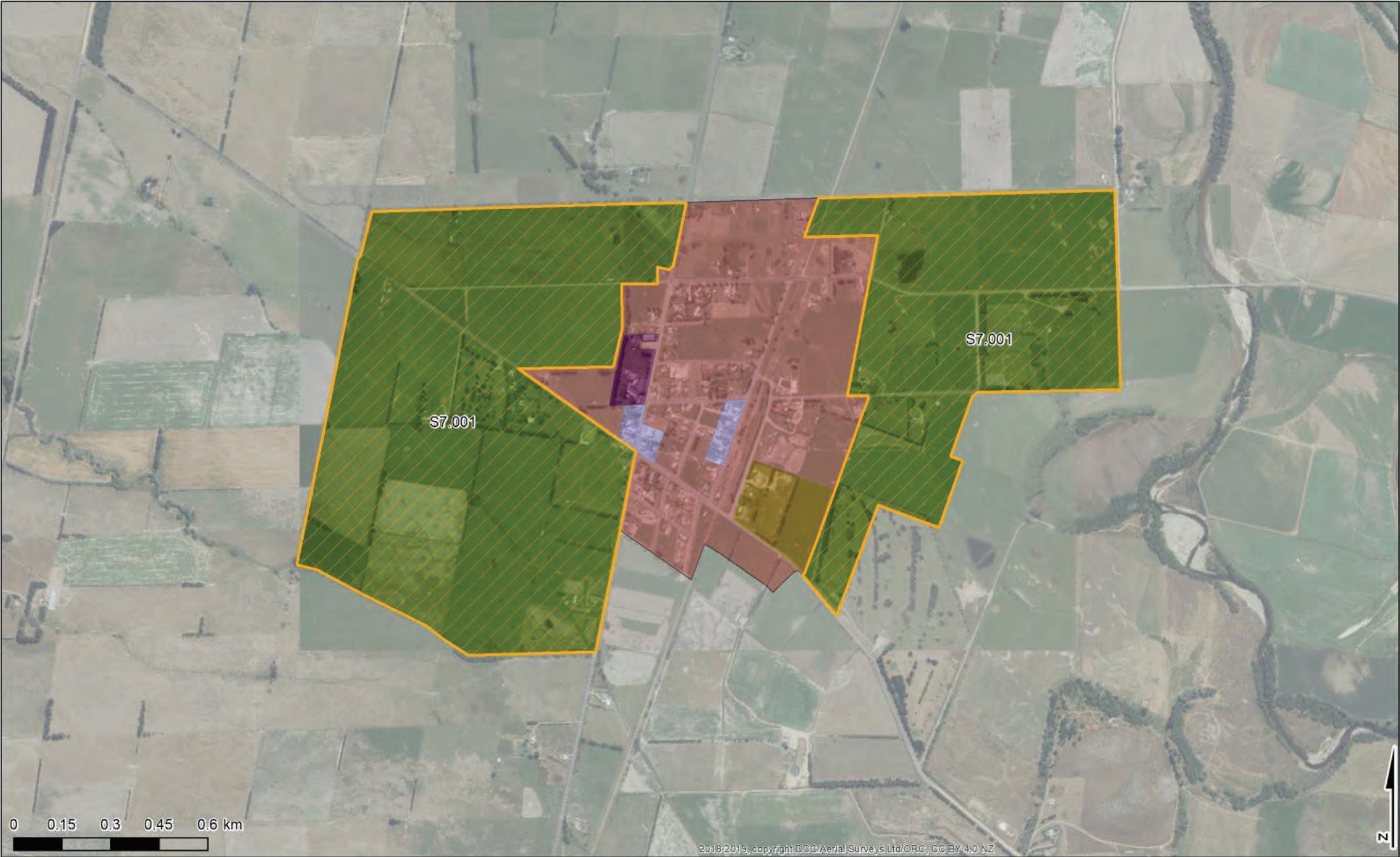
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| V2 Rejected Changes | Inner City Residential | Smith Street and York Place | Major Facility - Campus |
| V2 Proposed Changes | Central Business District | Warehouse Precinct | Major Facility - Other |
| Assessed as out of scope | CBD Edge Commercial North | Centres | Recreation |
| Assessed as in scope | CBD Edge Commercial South | Industrial | |
| General Residential 1 | Harbourside Edge | Industrial Port | |
| General Residential 2 | Princes, Parry and Harrow Street | Major Facility - School | |

Lower Peninsula



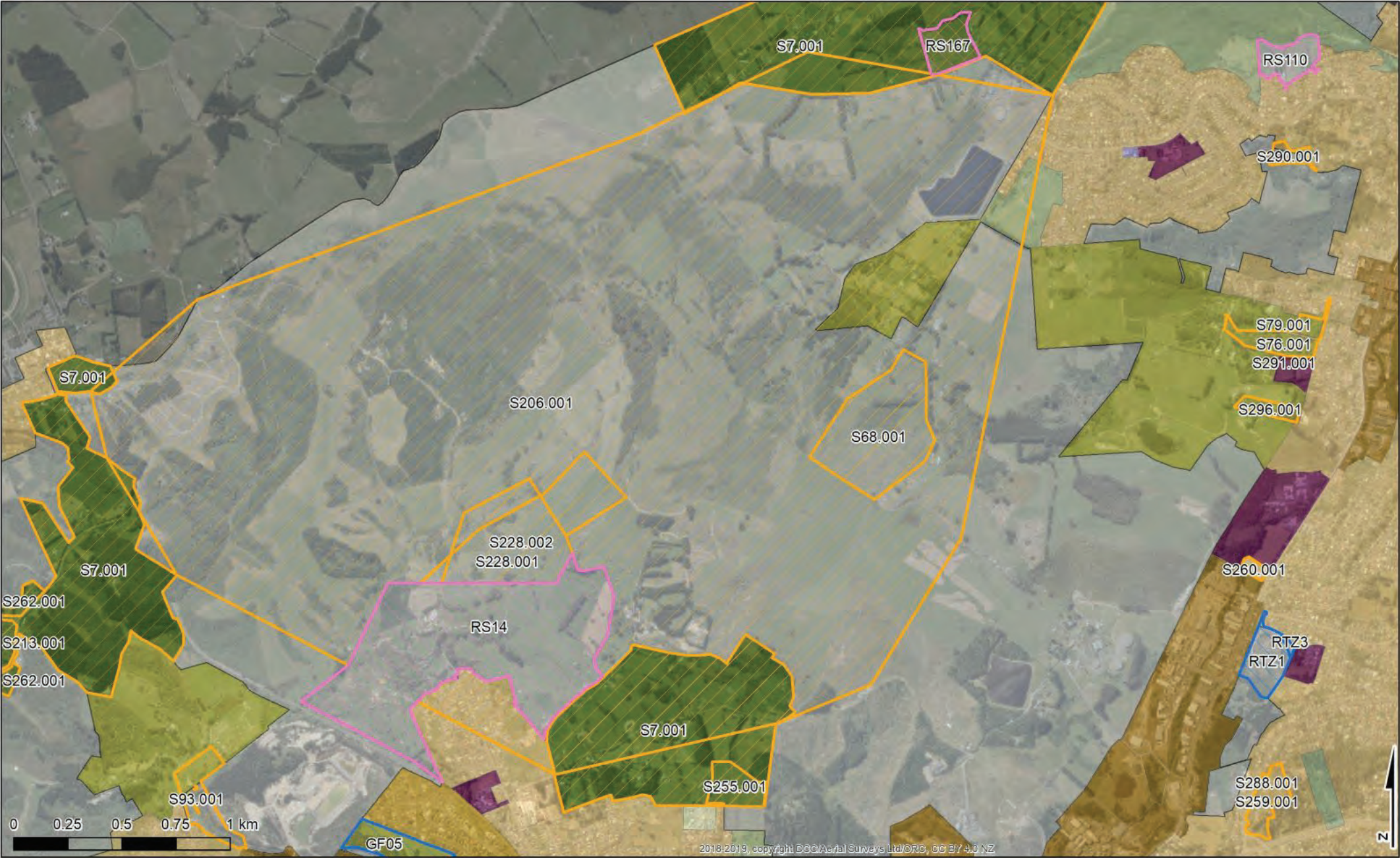
V2 Rejected Changes	General Residential 1	Township and Settlement	Industrial	Major Facility - School
V2 Proposed Changes	General Residential 2	Centres	Industrial Port	Major Facility - Other
Assessed as out of scope	Large Lot Residential 1	Trade Related	Rural Residential 2	Recreation

Middlemarch



- | | |
|---|---|
|  Assessed as out of scope |  Industrial |
|  Township and Settlement |  Rural Residential 1 |
|  Centres |  Major Facility - School |

Mt Grand



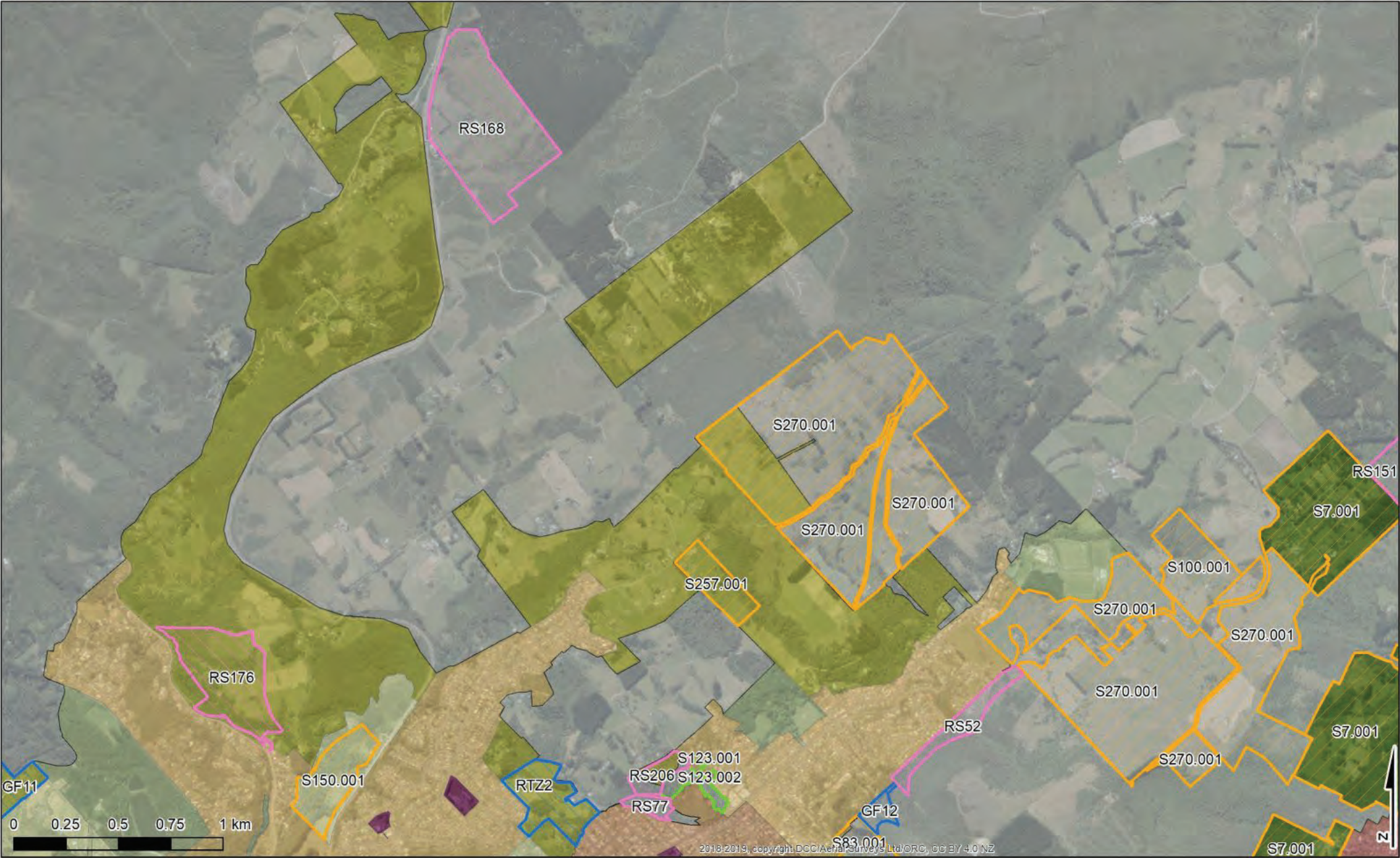
	V2 Rejected Changes		General Residential 1		Centres		Rural Residential 2		Recreation
	V2 Proposed Changes		Large Lot Residential 1		Industrial		Major Facility - School		
	Assessed as out of scope		Low Density Residential		Rural Residential 1		Major Facility - Other		

North Coast



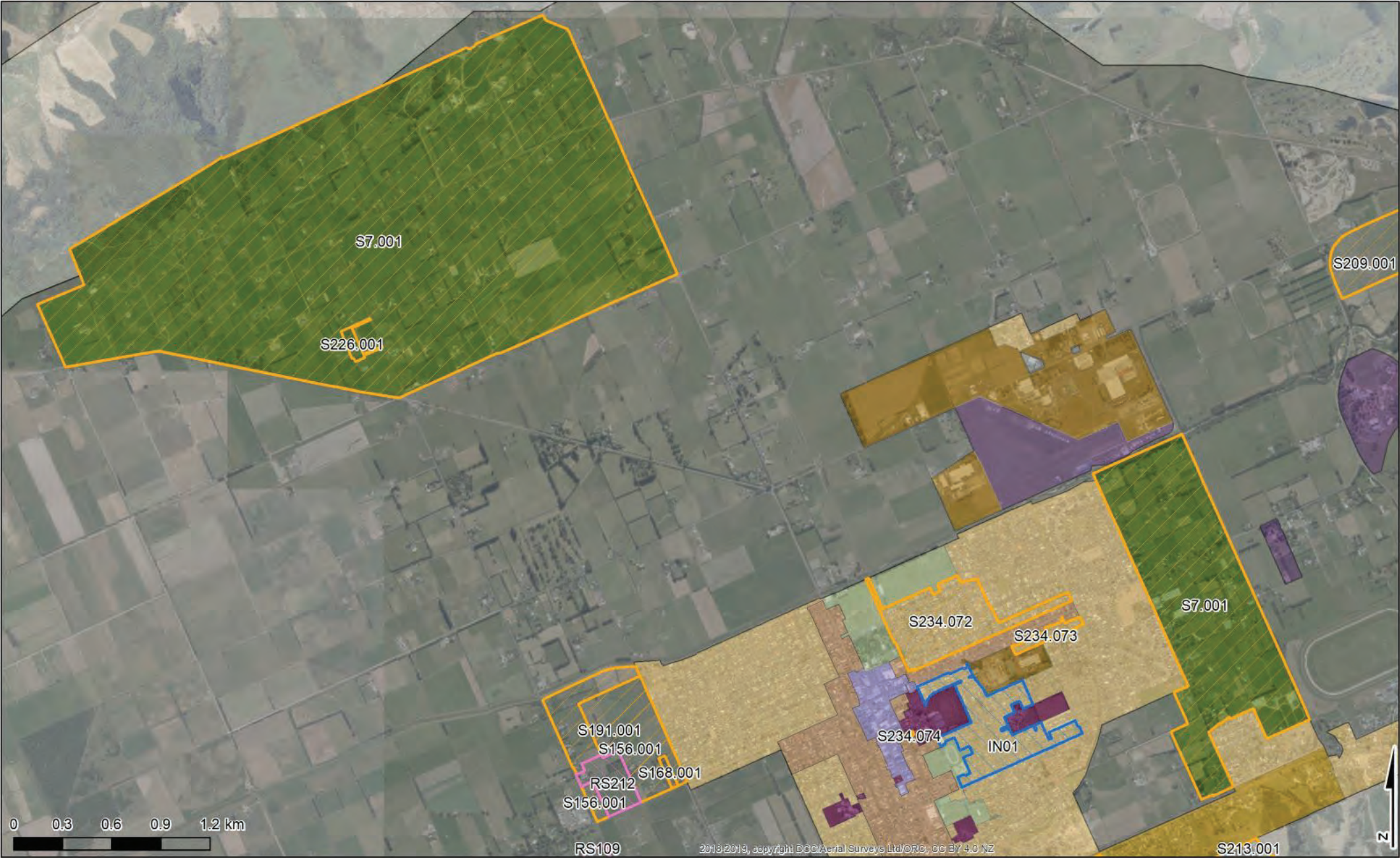
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|---|---|---|
|  V2 Rejected Changes |  Low Density Residential |  Rural Residential 1 |
|  Assessed as out of scope |  Township and Settlement |  Rural Residential 2 |
|  Large Lot Residential 1 |  Centres |  Major Facility - School |
|  Large Lot Residential 2 |  Industrial |  Recreation |

North Dunedin



	V2 Rejected Changes		Assessed as in scope		Large Lot Residential 1		Rural Residential 2
	V2 Proposed Changes		General Residential 1		Township and Settlement		Major Facility - School
	Assessed as out of scope		General Residential 2		Rural Residential 1		Recreation

North Taieri



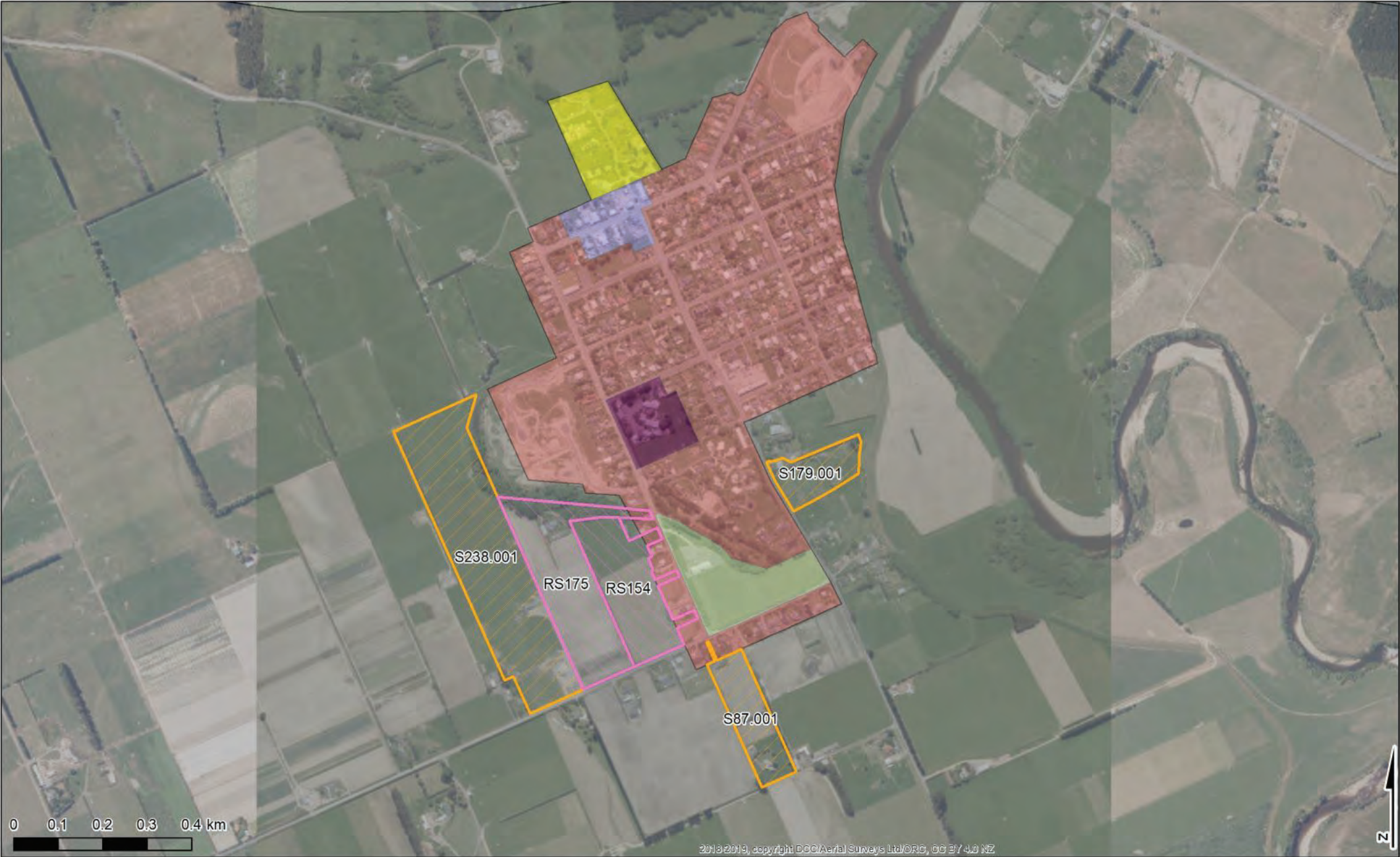
	V2 Rejected Changes		General Residential 1		Centres		Major Facility - School
	V2 Proposed Changes		General Residential 2		Industrial		Major Facility - Other
	Assessed as out of scope		Low Density Residential		Rural Residential 1		Recreation

Otago Harbour



	V2 Rejected Changes		General Residential 1		Centres		Major Facility - School
	V2 Proposed Changes		General Residential 2		Industrial		Major Facility - Other
	Assessed as out of scope		Large Lot Residential 1		Rural Residential 1		Recreation
	Assessed as in scope		Township and Settlement		Rural Residential 2		

Outram



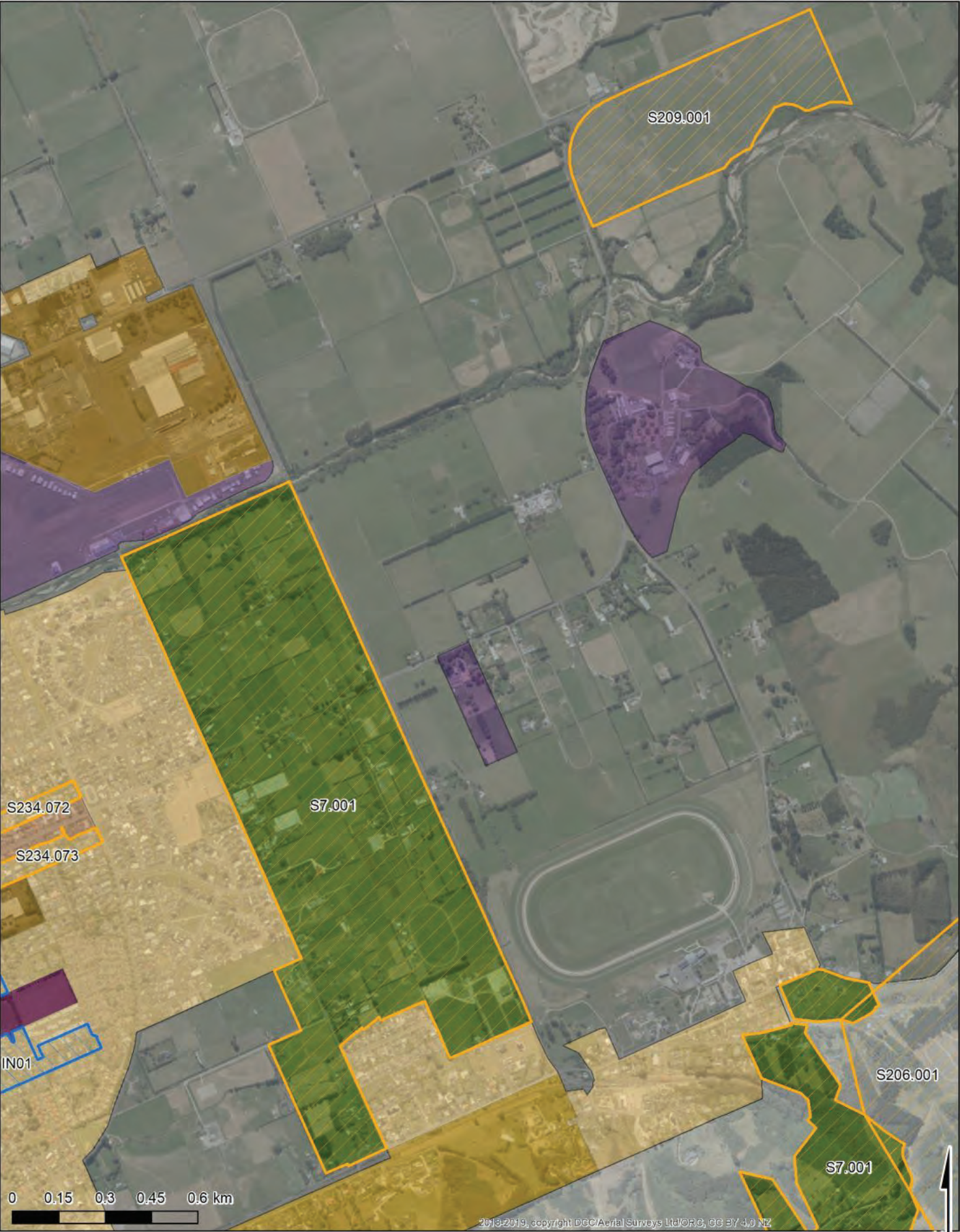
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|---|---|--|
|  V2 Rejected Changes |  Township and Settlement |  Recreation |
|  Assessed as out of scope |  Centres | |
|  Large Lot Residential 2 |  Major Facility - School | |

Signal Hill Road



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|--|--------------------------|---|-----------------------|
|  | V2 Rejected Changes |  | General Residential 1 |
|  | V2 Proposed Changes |  | General Residential 2 |
|  | Assessed as out of scope | | |

Silver Stream



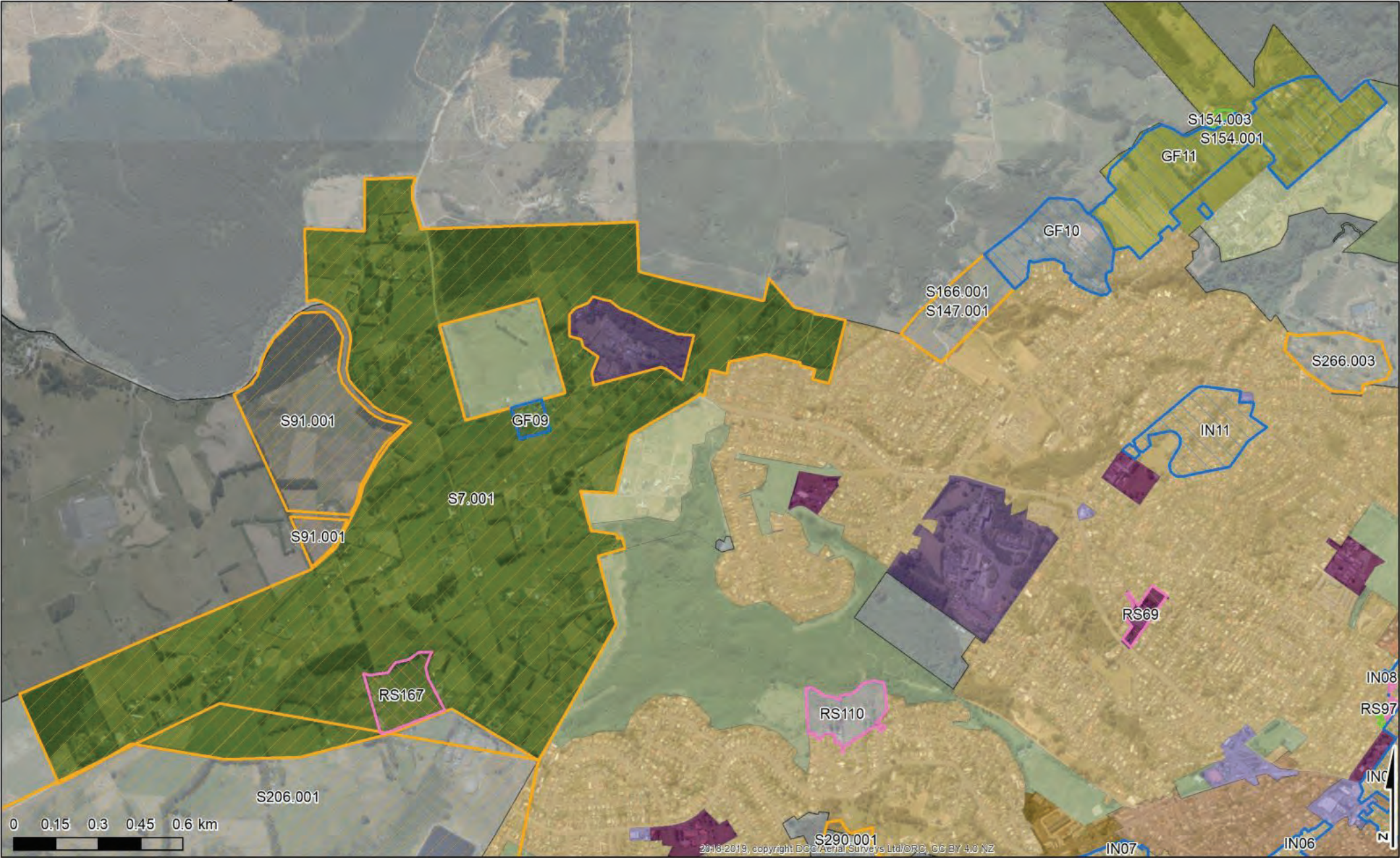
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|--------------------------|-------------------------|------------------------|
| V2 Proposed Changes | Low Density Residential | Major Facility - Other |
| Assessed as out of scope | Industrial | |
| General Residential 1 | Rural Residential 1 | |
| General Residential 2 | Major Facility - School | |

South Coast



-  Assessed as out of scope
-  Township and Settlement
-  Rural Residential 1
-  Rural Residential 2

Wakari / Halfway Bush



V2 Rejected Changes	Assessed as in scope	Large Lot Residential 1	Rural Residential 1	Major Facility - Other
V2 Proposed Changes	General Residential 1	Centres	Rural Residential 2	Recreation
Assessed as out of scope	General Residential 2	Industrial	Major Facility - School	

APPENDIX D – MARKED-UP VERSION OF PART OF KĀINGA ORA’S SUBMISSION

1. The document appended is Attachment One to the submission by Kāinga Ora (Submitter 234) with the proposed drafting highlighted based on the initial assessment of which aspects of the submission are in scope or not.
2. Text highlighted green is not included or assessed in this report and is considered in scope for the time-being. Any outstanding matters of scope relating to green highlighted text can be dealt with through the Variation 2 hearings. Note that at the time of publishing this report, not all in scope text has been allocated to submission points. For the parts that have been allocated to submission points, these are shown in the comment bubbles for each section of text.
3. Text highlighted yellow is included in this report and has been assessed as out of scope. The submission points to which each section of yellow highlighted text relates is noted in the comment bubbles.
4. Text highlighted aqua relates to both in scope and out of scope submission points. The submission points to which each section of aqua highlighted text relates is noted in the comment bubbles.

Attachment One – Table 1: Schedule of submission points on PV2 which Kāinga Ora either supports, seeks amendment to, or opposes.

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red. Additions are underline and deletion is in red strikethrough. Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text underlined or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in Attachment 3.												
Chapter A: Section 1.3 – Nested tables																	
1.	1.3.2 Land Use activities	C1	Oppose	Kāinga Ora opposes the proposed changes in PV2 to the identification of ‘social housing’ as a separate sub-activity with specific provisions under ‘standard residential’ activity and seeks all amendments on ‘social housing’ provisions are deleted from PV2. Kāinga Ora is of the view that the proposed provision is unlawful in terms of not achieving the purpose and principles of the Act and other legislation. In that regard, Kāinga Ora strongly opposes the proposed amendments to establish a separate activity classification for social housing as set out in PV2. Deletion sought. Further amendments are required in PV2 to align with the relief sought.	Residential Activities Category <table><tr><th>Activities</th><th>Sub-activities</th></tr><tr><td rowspan="3">Supported living facilities</td><td>Rest homes</td></tr><tr><td>Retirement villages</td></tr><tr><td>Student hostels</td></tr><tr><td>Standard residential</td><td>Papakāika</td></tr><tr><td></td><td><u>Social housing</u></td></tr><tr><td>Working from home</td><td>...</td></tr></table>	Activities	Sub-activities	Supported living facilities	Rest homes	Retirement villages	Student hostels	Standard residential	Papakāika		<u>Social housing</u>	Working from home	...
Activities	Sub-activities																
Supported living facilities	Rest homes																
	Retirement villages																
	Student hostels																
Standard residential	Papakāika																
	<u>Social housing</u>																
Working from home	...																
Chapter A: Section 1.4 – Definitions																	
2.	Ancillary residential units	A1	Support in part	Kāinga Ora generally supports the term ‘ancillary residential units’ being used instead of the term ‘family flats’. However, amendments to the proposed definition are sought to ensure that design outcomes for ancillary residential units are not controlled through a plan definition. These should be through a rule or development standard in the zone provisions section. Kāinga Ora also seek that sleep outs are included in the definition of an ancillary residential unit, for the clarity and to better control the number of buildings permitted on a site. As the rules currently read, a property owner could construct a primary and ancillary residential unit on a site, with an additional sleep out. This would likely lead undesired planning and design outcomes not intended by the proposed changes. Amendments sought.	Ancillary Residential Units <u>An additional secondary residential unit that is no greater than 80m² in gross floor area on a site and, which is ancillary incidental to a primary residential activity on the same site.</u> <u>This definition excludes includes sleep outs.</u>												

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
3.	Campgrounds	N/A	Support	Kāinga Ora generally supports the definition.	<u>Retain definition as notified.</u>
4.	Common wall	A2	Support	Kāinga Ora generally supports the definition.	<u>Retain definition as notified.</u>
5.	Duplex	A2	Oppose	Kāinga Ora opposes the creation of the definition and considers that the term is self-evident and therefore does not need to be specifically defined. In addition, the measurement and control of the length of a common wall should not be through a district plan definition. Rather, it should be through a rule or standard in the Plan. Deletion sought.	Duplex <u>Two residential buildings that share a common wall either on the same site or share that wall along a common property boundary along a continuous length of at least six metres.</u>
6.	Habitable room	A1	Oppose	Kāinga Ora opposes the definition of habitable rooms as notified. The definition is confusing and open to personal interpretation as to what could be used as a bedroom. Kāinga Ora seek that the notified definition be deleted and replaced with a more definitive interpretation of what a habitable room is to be deemed. This should align with the definition of a habitable room in the National Planning Standards. Replacement sought. Further amendments will be required in response to the Maximum Development Potential for Residential Zones, within Section 15.5.2 of the 2GP.	Habitable Room <u>Any room in a residential unit, family flat, ancillary residential unit, sleep out or visitor accommodation unit that is designed to be, or could be, used as a bedroom. The calculation of a habitable room will exclude only one principal living area per residential unit (including family flats). Any additional rooms in a residential unit, family flat, ancillary residential unit or sleep out that could be used as a bedroom but are labelled for another use, such as a second living area, gym or study, will be counted as a habitable room.</u> <u>In the case of dormitory style accommodation containing multiple beds, such as is used in some backpacker accommodation, every four beds or part thereof will be treated as one habitable room. For the sake of clarity, a standard 'bunk bed' is counted as 2 beds.</u> <u>Means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</u>
7.	Maximum Development Potential	A1	Oppose	Kāinga Ora opposes the proposed definition and the proposed use of a dual approach to controlling residential density in Residential Zones as notified under PV2. Kāinga Ora seeks the deletion of the definition and further amendments are required to the Residential Zone provisions in Section 15 of the Plan. Deletion sought. Further amendments are required in PV2 to align with the relief sought.	Maximum Development Potential <u>For the purposes of density rules, the total number of habitable rooms that may be provided per site, including habitable rooms in family flats, ancillary residential units and sleep outs.</u>

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MISCELLANEOUS – OUT OF SCOPE
Removal of maximum development potential approach to density and associated provisions.

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
8.	Public infrastructure	F2-3	Support	Kāinga Ora generally supports the proposed definition.	<u>Retain definition as notified.</u>
9.	Social housing	C1	Oppose	Kāinga Ora opposes the proposed changes in PV2 to the identification of ‘social housing’ as a separate sub-activity with specific provisions under ‘standard residential’ activity and seeks all amendments on ‘social housing’ provisions are deleted from PV2. Kāinga Ora is of the view that the proposed provision is unlawful in terms of not achieving the purpose and principles of the Act and other legislation. In that regard, Kāinga Ora strongly opposes the proposed amendments to establish a separate activity classification for social housing as set out in PV2. Deletion sought. Further amendments are required in PV2 to align with the relief sought.	Social Housing <u>Residential activity where premises are let by or on behalf of the DCC, or by Kāinga Ora Homes and Communities or a registered community housing provider where in accordance with the Public and Community Housing Management Act 1992.</u>
10.	Standard residential	C1	Oppose	Kāinga Ora opposes the proposed changes in PV2 to the identification of ‘social housing’ as a separate sub-activity with specific provisions under ‘standard residential’ activity and seeks all amendments on ‘social housing’ provisions are deleted from PV2. Kāinga Ora is of the view that the proposed provision is unlawful in terms of not achieving the purpose and principles of the Act and other legislation. In that regard, Kāinga Ora strongly opposes the proposed amendments to establish a separate activity classification for social housing as set out in PV2. Amendments sought.	Standard Residential The use of land and buildings for residential activity at a domestic scale. For the sake of clarity, this definition includes: • Short-term house rentals boarding houses • Supported living accommodation (with 10 or fewer residents); and • Emergency and refuge accommodation. This definition excludes supported living facilities. <u>Papakāika and social housing are managed as a sub-activity of standard residential.</u>

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in <u>red strikethrough</u> . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or <u>strikethrough</u> are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
11.	Visitor accommodation	E7	Support in part	Kāinga Ora generally supports the proposed amendments and seeks further changes to make the definition clearer and easier to interpret for plan users. Amendments sought.	Visitor Accommodation <u>The use of land and for buildings for temporary accommodation (up to three months stay within any calendar year period per customer) on a commercial fee paying basis</u> <u>For the sake of clarity, this definition includes the provision of <u>ancillary</u> facilities on the same site for resident guests (e.g. playgrounds, spa pools, swimming pools, gyms)</u> Examples are: • motels; • hotels; • homestays or bed; • breakfasts serviced apartments; and • backpackers and hostels. This definition excludes accommodation activities that meet the definitions of working from home or standard residential. Freedom camping is not managed by this Plan and is managed through a DCC by-law. Campgrounds are managed as a sub-activity of visitor accommodation. Visitor accommodation is an activity in the commercial activities category.
12.	Wastewater Serviced Area	F3-1	Oppose	Kāinga Ora opposes the proposed term notified and seeks deletion. The term is self-evident and therefore does not need to be specifically defined. As indicated in the submission, Kāinga Ora seeks that the spatial identification and mapping of such constraint is outside of the district plan process and displayed in the Council's non-statutory mapping GIS services. Deletion sought. Further amendments are required in PV2 to align with the relief south. The 'proposed wastewater serviced [mapped] area' should be a non-statutory layer which sits outside the district plan/2GP.	<u>Wastewater Serviced Area</u> <u>Any area within the residential-commercial and mixed use industrial or major facility zones, except Dunedin International Airport Zone</u> <u>• Invermay and Marcus Zone</u> <u>• Lee Stream Primary School</u> <u>• Outram Primary School</u> <u>• Pūkauna Primary School</u> <u>• Taieri Aerodrome</u> <u>• Waitati School, or</u> <u>• Where a no DCC reticulated wastewater mapped area applies</u>
13.	New Development Mapped Area ("NDMA")	D1	Oppose	Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission.	<u>NDMA</u> <u>New development mapped area</u>

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Consequential changes to definition of VA

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
Chapter A: Section 2 – Strategic directions					
14.	Objective 2.2.2 -Energy Resilience	E4	Support	Kāinga Ora generally supports the changes proposed to this objective under PV2 to the degree that is consistent with national direction under the National Policy Statement on Urban Development 2020 (NPS-UD) and the relief sought in Kāinga Ora's submission.	<u>Retain objective as notified.</u>
15.	Policy 2.2.2.4	D2 & E4	Support in part	Kāinga Ora generally supports the changes proposed to this policy under PV2. Further amendments are sought ensure consistency with national direction under the NPS-UD. Amendments requested.	Policy 2.2.2.4 <u>Support transport mode</u> Promote active transport mode choices and reduced car dependency through policies and rules that: a. restriet manage the location of activities that attract high numbers of users, and to which access by a range of primarily active travel modes is practicable, to where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking; b. encourage new community facilities to locate where there are several convenient active travel mode options, including private vehicles, public transport, cycling and walking, unless there are specific operational requirements that make this impracticable; c. allow the highest development densities in the most accessible locations, being in the central city and suburban centre zones, as well surrounding existing or planned rapid transit services; d. use existing access to public transport, or the ability to be serviced by public transport in the future, as a criterion for determining appropriate locations for new residential and medium density zones; and e. provide for dairies and registered health practitioners in residential zones to meet day to day needs, in a way that does not undermine Objective 2.3.2.; and X. require subdivision to be designed (subdivision layout and standard of roading) to support good connectivity and legibility for all modes, including good accessibility by active modes to centres, public open spaces and community facilities and existing or future neighbouring urban land.
16.	Policy 2.2.2.5	D2, D5 & E4	Support	Kāinga Ora generally supports the deletion of this policy.	<u>Delete policy as notified.</u>
17.	Policy 2.2.2X [to be added]	D5 & E4	Oppose in part	Kāinga Ora opposes the amendments proposed to the policy as notified as it is restrictive and needs to be more enabling of development and to ensure better consistency with the NPS-UD. While the proposed policy raises valid concerns for developers to consider, some of the outcomes sought through the proposed amendments to the policy should be encouraged rather than mandated,	Policy 2.2.2X Encourage improvements to improve the environmental performance of new housing by through: a. The use of policies and assessment rules criteria for subdivision, including in new development mapped areas, that encourage subdivisions to be designed to maximise the potential for passive solar design in housing sunlight and natural light access to residential units b. encouraging new medium density housing in parts A mix of housing typologies and sizes across the of the City, where its appropriate and where demand for housing is desired that have old housing stock that is not protected for its heritage values.

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
				because they are not always practicably achievable. Amendments sought.	c. rules that require outdoor living space to be on the sunny side of buildings, and requiring principal living areas to connect to the outdoor living space, whilst encouraging outdoor living spaces to be exposed to sunlight; and d. rules that restrict managing height in relation to boundary between adjoining sites to facilitate access to sunlight in restrict overshadowing onto neighbouring outdoor living areas.
18.	Policy 2.2.2Y [to be added]	F2-2	Oppose	Kāinga Ora opposes the amendments proposed to the policy as notified as it places a lot of the responsibility on the outcomes sought on private developers and property owners. The proposed policy if retained should be reworded so that more of the responsibility is placed on the Council to achieve the desired outcomes sought. In addition, this matter could be covered by retaining Policy 2.2.5.2 in place of the notified amendments to this policy. Amendments sought.	Policy 2.2.2Y Enable and encourage on-site low impact design stormwater management through policies and assessment rules that require stormwater management in new development mapped areas. Enable and encourage on-site stormwater and wastewater management, where this would not endanger groundwater and is not in conflict with the efficient use of existing public, wastewater and stormwater infrastructure, through rules that provide for an alternative to connecting to public water supply, wastewater and stormwater infrastructure.
19.	Policy 2.2.4.3	H2	Oppose	Kāinga Ora opposes the amendments proposed to the policy as notified as it is confusing and appears to be inconsistent to the approach of managing future urban growth in the City and national direction. Kāinga Ora recommends that this policy be deleted as the outcomes sought are better managed through Policy 2.2.4.4 below. Further reasons are outlined in the main submission document. Deletion sought to align with the relief sought in Kāinga Ora's submission.	Policy 2.2.4.3 Ensure expansion of urban areas occurs in the most appropriate locations and only when required by: a. use of transition overlay zones to identify areas to provide for future residential, commercial and industrial needs; and appropriate criteria for the release of land based on: i. public infrastructure provision; and ii. demand for residential and commercial and mixed-use zoned land, due to an actual or predicted a shortage of capacity. b. encouraging applications for any subdivision that fundamentally changes rural land to residential land to be processed as a plan change; and c. requiring any alternative development areas suggested via a plan change process to demonstrate that the proposed zoning is the most appropriate in terms of the objectives and policies contained within these strategic directions, and including that for residential zoning, the proposal is appropriate in terms of the criteria contained in Policy 2.6.2.1.
20.	Policy 2.2.4.4	A1 & B5	Support in part	Kāinga Ora generally supports the amendments proposed to the policy as notified and seeks further amendments to make it clear that the policy applies to only rural zones and the rural residential zones. Amendments sought.	Policy 2.2.4.4 Avoid subdivision that provides for residential activity of a fundamentally different type than provided for in the various zones to the planned urban-built form in rural and rural residential zones, through: a. rules that prevent rural residential or urban-scale residential living in rural zones; and b. rules that prevent urban-scale residential living in a rural residential zone. c. rules in urban environments that require the density of residential activity to reflect the existing or intended future character of the residential area; and d. rules that do not provide for family flats to be converted into primary residential units through subdivision or other means.

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CHANGE H2
Retain RTZ capacity release criterion

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MISCELLANEOUS – OUT OF SCOPE

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CHANGE A1 & B5
Consequential changes

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
21.	Policy 2.2.4.5	F1-4	Support	Kāinga Ora generally supports the deletion of this policy as it is restricting towards new development and rather investments into infrastructure should be encouraged to facilitate development where planned across the City.	Delete policy as notified.
22.	Objective 2.2.5	E4	Support	Kāinga Ora generally supports the deletion of this objective as it is imposing on private developers and property owners. The outcomes sought are appropriately addressed by Objective 2.2.2 in the 2GP.	Delete objective as notified.
23.	Policy 2.2.5.1	E4	Support	Kāinga Ora generally supports the deletion of this policy for the reasons listed above.	Delete policy as notified.
24.	Policy 2.2.5.2	F1-6 & F2-2	Oppose	Kāinga Ora opposes the deletion of the proposed policy and seeks that it is moved under Policy 2.2.2Y above and the notified wording of that policy is consequentially deleted from PV2. Amendments sought.	Move the policy under Policy 2.2.2Y above.
25.	Policy 2.2.5.3	E4 & D5	Support	Kāinga Ora generally supports the deletion of this policy for the reasons listed above.	Delete policy as notified.
26.	Policy 2.3.3.1	D4	Support in part	Kāinga Ora generally supports the intent of the proposed amendments to the policy as notified and seeks further amendments to the reasons set out above and in Kāinga Ora's submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Amendments sought to align with the relief sought in Kāinga Ora's submission.	Policy 2.3.3.1 Support community and leisure activity, sport and recreation, and essential community facilities in Dunedin through: X. policies and assessment rules for subdivision in a new development mapped greenfield area that require consideration of the need for formal and/or informal space for recreation, sporting, social and cultural activities, and community facilities.
27.	Policy 2.4.1.5	E5	Support in part	Kāinga Ora generally supports the proposed changes sought to the policy as notified and seeks further amendments to align with national direction sought under the NPS-UD. Amendments sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission.	Policy 2.4.1.5 Maintain or enhance the attractiveness of streetscapes, public open spaces and residential amenity planned urban-built form around the City by using rules that manage building bulk and location, and site development and overall development density.

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CHANGE F1-4

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CHANGE E4

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CHANGE E4

Commented [EM32]: POINT 30
CHANGE F1-6

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CHANGE E4

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CHANGE D4

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MISCELLANEOUS – OUT OF SCOPE

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CHANGE E5

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
28.	Policy 2.4.1.7	E5	Support	Kāinga Ora generally supports the proposed changes to the policy as notified to the extent that they are consistent with national direction sought under the NPS-UD.	<u>Retain amendments to the policy as notified.</u>
29.	Policy 2.6.1.2	A1 & A2	Oppose	Kāinga Ora opposes the changes proposed to this policy as notified. While Kāinga Ora recognises the importance of providing housing for the elderly, a range of housing options (choice and typology) should be enabled through the district plan for all. Kāinga Ora supports the need to provide for more one and two bedroom dwellings throughout the City. Kāinga Ora seeks amendments to ensure a variety of housing typologies and sizes can be built across the city in response to changing demographics, population growth and housing needs. Amendments sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission.	<u>Policy 2.6.1.2</u> <u>Enable a variety of housing typologies and sizes to be built across the City in response to changing demographics and housing needs, including apartments, terrace housing and duplexes.</u> <u>Encourage more residential housing suitable for our ageing population and growing number of one and two person households across the City, through:</u> <u>a. zoning of areas that provide for medium density housing to enable transition to lower maintenance housing in existing neighbourhoods ('ageing in place'); and</u> <u>b. rules that enable family flats, ancillary residential units, other than in General Residential 2 and Inner City Residential zones and areas subject to natural hazards.</u> <u>c. rules that enable two residential units in the same building or in the form of a duplex in the General Residential 1 and Township and Settlement zones except within a no DCC reticulated wastewater mapped area.</u>
30.	Policy 2.6.1.6	D2 & D4	Oppose	Kāinga Ora opposes the deletion of this policy as notified. The outcomes sought appear to be consistent with national direction contained under the NPS-UD and Kāinga Ora's mandate under the Kāinga Ora – Homes and Communities Act 2019. Kāinga Ora seeks amendments to better align with the aforementioned legislation and the intent of PV2. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission.	<u>Policy 2.6.1.6</u> <u>Require new urban residential areas to be designed to support social connectedness and well-being through rules that require subdivisions to be designed designing in accordance with best practice urban design principles, including</u> <u>a. designing suburbs to encourage active public transport (walking and cycling); and</u> <u>b. identifying and rezoning adequate land for neighbourhood centres, public open spaces, and community facilities, in appropriate locations and where not already adequately serviced by nearby areas/facilities to service the new residential community.</u>
31.	Policy 2.6.1.7	E5	Support	Kāinga Ora generally supports the deletion of this policy as notified. The current policy provides an unnecessary burden on developers. Structure planning should occur through an appropriate plan change process when sites are zoned from rural to urban.	<u>Delete policy as notified.</u>

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CHANGE E5

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MISCELLANEOUS – OUT OF SCOPE
Broad policy changes on housing typology

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CHANGE A1

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CHANGE A2

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CHANGE D2

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CHANGE D4

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CHANGE E5

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
32.	Policy 2.6.1.X [to be added]	C1	Oppose	Kāinga Ora opposes the inclusion of the proposed policy for the reasons set out in this submission. Kāinga Ora opposes the proposed changes in PV2 to the identification of ‘social housing’ as a separate sub-activity with specific provisions under ‘standard residential’ activity and seeks all amendments on ‘social housing’ provisions are deleted from PV2. Kāinga Ora is of the view that the proposed provision is unlawful in terms of not achieving the purpose and principles of the Act and other legislation. In that regard, Kāinga Ora strongly opposes the proposed amendments to establish a separate activity classification for social housing as set out in PV2. Deletion sought. Further amendments are required in PV2 to align with the relief sought.	Policy 2.6.1.X Encourage the provision of new social housing through rules that provide a more enabling activity status for social housing that exceeds the density standard than for other types of standard residential activity in the General Residential-1 and Township and Settlement zones, except in a no DCC reticulated wastewater mapped area.
33.	Objective 2.6.2	H1	Oppose in part	Kāinga Ora opposes the amendments sought to the policy as notified and seeks further amendments to align with national direction and reasons outlined in this submission. Amendments sought. Further amendments are required in PV2 to align with the relief sought.	Objective 2.6.2 Adequate Urban Land Supply Dunedin provides sufficient, feasible, development capacity (as intensification opportunities and zoned urban land) in the most appropriate locations to at least meet the (Change H1) demand over the short, medium and long-term (up to at least the next 430 years), while sustainably managing urban expansion in a way that maintains supporting a quality, compact city model, with resilient townships as outlined in Objective 2.2.4 and policies 2.2.4.1 to 2.2.4.3.
34.	Policy 2.6.2.1	H1	Support in part	Kāinga Ora generally supports the intent of the proposed amendments to the policy and seeks further amendments to ensure consistency with national direction under the NPS-UD and reasons outlined in this submission. Amendments sought. Further amendments are required in PV2 to align with the relief sought in this submission.	Policy 2.6.2.1 Identify areas for new residential growth zoning based on the following criteria: a. rezoning is necessary to ensure the provision of at least sufficient housing capacity to meet expected demand over the short, and medium term, and meet a shortage of residential capacity (including capacity available through releasing a Residential Transition overlay zone), either: i. in the short term (up to 5 years); or ii. in the medium term (up to 10 years), in which case a Residential Transition overlay zone is applied to the rezoned area b. rezoning is unlikely to exceed capacity of the City's existing 3-waters infrastructure networks; and lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or a Residential Transition overlay zone is applied and a future agreement is considered feasible; and c. the area is suitable for residential development intensification by having all or a majority of the following characteristics: i. a topography that is not too steep;

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CHANGE C1
Removal of social housing provisions

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CHANGE H1
Reject addition of “at least” to Objective 2.6.2

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MISCELLANEOUS – OUT OF SCOPE
Make RTZ provisions FUZ provisions

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MISCELLANEOUS – OUT OF SCOPE
Make RTZ provisions FUZ provisions

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CHANGE H1
Reinstate and amend clause (a)

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
					ii. being close to the main urban area or townships that have a shortage of capacity; iii. currently serviced, or likely to be easily serviced, by frequent public transport services; iv. close to <u>commercial</u> centres; and or v. close to other existing community facilities such as schools, public green space and recreational facilities, health services, and libraries or other community centres; d. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular; i. the character and visual amenity planned urban-built form of Dunedin's rural environment is maintained or enhanced (Objective 2.4.6); ii. land, facilities and infrastructure that are important for economic productivity and social well-being, which include industrial areas, major facilities, key transportation routes, network utilities and productive rural land; 1. are protected from less productive competing uses or incompatible uses, including activities that may give rise to reverse sensitivity; and 2. in the case of facilities and infrastructure, are able to be operated, maintained, upgraded and, where appropriate, developed efficiently and effectively (Objective 2.3.1). Achieving this includes generally avoiding areas that are highly productive land or may create conflict with rural water resource requirements; iii. Dunedin's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience (Objective 2.2.3). Achieving this includes generally avoiding the application of new residential zoning in ASBV and UBMA; iv. Dunedin's outstanding and significant natural landscapes and natural features are protected (Objective 2.4.4). Achieving this includes generally avoiding the application of new residential zoning in ONF, ONL and SNL overlay zones; v. the natural character of the coastal environment is, preserved or enhanced (Objective 2.4.5). Achieving this includes generally avoiding the application of new residential zoning in ONCC, HNCC and NCC overlay zones; vi. subdivision and development activities maintain and enhance access to coastlines, water bodies and other parts of the natural environment, including for the purposes of gathering of food and mahika kai (Objective 10.2.4); vii. the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include: 1. important green and other open spaces, including green breaks between coastal settlements; 2. trees that make a significant contribution to the visual landscape and history of neighbourhoods; 3. built heritage, including nationally recognised built heritage; 4. important visual landscapes and vistas; 5. the amenity and aesthetic coherence of different environments; and 6. the compact and accessible form of Dunedin (Objective 2.4.1); viii. the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1);

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MISCELLANEOUS – OUT OF SCOPE
Changes to Policy 2.6.2.1, other than clause (a)

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MISCELLANEOUS – OUT OF SCOPE
Change character to planned urban built form

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
					ix. public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public (Objective 2.7.1); ...
35.	Policy 2.6.2.2	E3	Support in part	Kāinga Ora generally supports the proposed amendments sought to the policy as notified. However, it is worth noting that Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission.	Retain policy as notified
36.	Policy 2.6.2.3	E4, F2-7 and F3-3	Oppose	Kāinga Ora opposes the amendments proposed to this policy as notified. Kāinga Ora seeks the deletion of references to and use of 'medium-density' and 'high-density' terms. The Council has used these terms inappropriately within the lower density residential zone provisions as notified in PV2. It gives a misguided impression that these existing General Residential zones are providing for medium or high density residential living when in fact these zones are providing for low-density residential suburban development with a maximum height of 9 metres. Amendments proposed via notified PV2 to the existing residential zones in 2GP are not enabling a higher density of housing or allowing for increased development density and flexibility of development in Dunedin. Amendments sought. Further amendments are required in PV2 to align with the relief sought.	Policy 2.6.2.3 Identify areas for <u>new medium density zoning residential intensification</u> based on the following criteria: a. alignment with Policy 2.6.2.1; and b. rezoning is unlikely to lead to pressure for unfunded public infrastructure upgrades, unless either an agreement between the infrastructure provider and the developer on the method, timing, and funding of any necessary public infrastructure provision is in place, or an infrastructure wastewater constraint mapped area (Change F3-3) or a stormwater constraint mapped area (Change F2-7) is applied; and c. considering the zoning, rules, and potential level of development provided for, the zoning is the most appropriate in terms of the objectives of the Plan, in particular: i. there is a range of housing choices in Dunedin that provides for the community's needs and supports <u>cultural, economic and social well-being</u> (Objective 2.6.1); ii. Dunedin reduces its environmental costs and reliance on non-renewable energy sources as much as practicable, including energy consumption, water use, and the quality and quantity of stormwater discharge, and is well equipped to manage and adapt to changing or disrupted energy supply by having reduced reliance on private motor cars for transportation (Objective 2.2.2), including through one or more of the following <u>Encourage the increased usage of public transport and reduce car dependency by providing for residential intensification where areas are:</u> 1. being currently serviced, or likely to be easily serviced, by frequent public transport services; and 2. being close (good within a reasonable walking access) <u>close</u> to existing centres, community facilities such as schools, public green spaces recreational facilities, health services, and libraries or other community centres; and iii. The elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected or enhanced. These include: 1. important green and other open spaces, including green breaks between coastal settlements; 2. trees that make a significant contribution to the visual landscape and history of neighbourhoods; 3. built heritage, including nationally recognised built heritage; 4. important visual landscapes and vistas;

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MISCELLANEOUS – OUT OF SCOPE
Changes to Policy 2.6.2.1, other than clause (a)

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MISCELLANEOUS
Out of scope changes to 2.6.2.3.

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CHANGE F2-7
Remove SWCMA method

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
					5. the amenity and aesthetic coherence of different environments; 6. the compact and accessible form of Dunedin (Objective 2.4.1); and iv. the potential risk from natural hazards, and from the potential effects of climate change on natural hazards, is no more than low, in the short to long term (Objective 11.2.1); and d. the area is suitable for medium density housing by having all or a majority of the following characteristics: i. lower quality housing stock more likely to be able to be redeveloped; <u>or</u> ii. locations with a topography that is not too steep; <u>or</u> iii. locations that will receive reasonable levels of sunlight; and iv. market desirability and housing demand for that area, particularly for one and two person households.
37.	Policy 2.6.2.AA [to be added]	D1, E5 & E6	Support in part	Kāinga Ora generally supports the amendments sought to this policy as notified and seeks further amendments to align with the reliefs sought in this submission and national direction. Amendments sought.	Policy 2.6.2.AA <u>Ensure that any plan change that proposes a new residential zoning area (in accordance with Policy 2.6.2.1) or a new rural residential zoning area (in accordance with policies 2.6.1.3 to 2.6.1.5) best achieves the objectives of this Plan by application of any necessary overlay zones or mapped areas (including structure plan mapped areas and/or new development mapped areas) and related provisions as part of the plan change, including where necessary to:</u> a. managing • risks or effects (for example relating to natural hazards or network utilities); b. managing • constraints within or beyond the area (for example relating to reverse sensitivity); or c. protecting values (for example relating to coastal character, landscape, or biodiversity).
38.	Policy 2.6.2.Z [to be added]	E5	Oppose	Kāinga Ora opposes the proposed addition of the policy and seeks amendment to the wording of the policy provision. Structure planning processes should only occur in addition to “future urban” areas at the time of a plan change. In addition, the 2GP does not contain a “mixed-use zone” or equivalent. Therefore, the use of this term in this policy is confusing and misleading to plan users. Amendments sought.	Policy 2.6.2.Z Encourage the use of structure plans for large urban growth areas where mixed-use zoning, or provisions for commercial or community activities, are necessary to achieve the strategic objectives of this Plan. Enable the inclusion of commercial, community and recreational land uses in large-scale subdivision, in particular large-scale greenfield subdivisions, to achieve the strategic objectives of this Plan.

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Out of scope changes to 2.6.2.3.

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CHANGE E5

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CHANGE D1

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CHANGE E5

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
39.	Policy 2.7.1.2	D8, E8, F1-7, F1-8, F2-2 & F3-2	Oppose	Kāinga Ora opposes the proposed wording of this policy as notified as financial costs should not be the sole consideration driving investment in infrastructure. Several other factors need to be appropriately considered to determine the best possible solution for the public, so residential growth and the existing infrastructure constraints can be managed in an integrated manner. Amendments sought.	Policy 2.7.1.2 Ensure areas of new urban development provide for public infrastructure networks that represent the least possible long term cost to the public through: a. rules that require public infrastructure networks to be included as part of a structure plan or comprehensive plan rules for structure planned mapped areas that specify requirements for public infrastructure networks, where necessary; X. policies and assessment rules that require on-site stormwater management in the new development mapped area. Y. policies and assessment rules that require wastewater detention for specified sites in the new development mapped area to allowing urban expansion while ensuring any impacts on the wastewater public infrastructure network are no more than minor b. inclusion of relevant costs of additional public infrastructure needed as a result of growth in the Dunedin City Council's (DCC) Development Contributions Policy; or Z. conditions on consent that require developers to pay for or provide infrastructure prior to development c. assessment rules for new urban development that require consideration of as part of a proposal to rezone new urban land the long-term costs to the DCC of any new infrastructure, including up-front capital costs to the DCC; the extent of debt required to be taken on by the DCC including the costs of the debt; and the on-going maintenance and renewals costs of new public infrastructure; and Z. policies and assessment rules for new development mapped areas that encourage efficient use of land as a way to maximise the cost effectiveness of public infrastructure delivery d. assessment rules that require consideration of additional public infrastructure capacity to provide for future urban development on adjoining or nearby sites.
Chapter 6: Transportation					
40.	Policy 6.2.2.X [to be added]	C1	Oppose	Kāinga Ora opposes the inclusion of this policy for the reasons outlined in its primary submission. Deletion sought.	Policy 6.2.2.X Only allow medium density social housing in the General Residential 1 or Township and Settlement zones (except in a no DCC reticulated wastewater mapped area) where it is located where there is convenient walking access to public transport services
41.	Objective 6.2.3	N/A	Oppose in part	Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	Objective 6.2.3 Land use, development and subdivision activities maintain the safety and efficiency of the <u>adjacent</u> transport network for all travel modes and its affordability to the public.

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CHANGE F2-2 & F3-2

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CHANGE F1-7

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CHANGE F1-8

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MISCELLANEOUS – OUT OF SCOPE

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CHANGE D8

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MISCELLANEOUS – OUT OF SCOPE

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
42.	Policy 6.2.3.1	N/A	Oppose in part	Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	Policy 6.2.3.1 Require ancillary signs to be located and designed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the <u>adjacent</u> transport network.
43.	Policy 6.2.3.3	N/A	Oppose in part	Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	Policy 6.2.3.3 Require land use activities to provide adequate vehicle loading and manoeuvring space to support their operations and to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the <u>adjacent</u> transport network.
44.	Policy 6.2.3.4	N/A	Oppose in part	Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider	Policy 6.2.3.4 Require land use activities to provide the amount of parking necessary to ensure that any overspill parking effects that could adversely affect the safety and efficiency of the <u>adjacent</u> transport network are avoided or, if avoidance is not practicable, adequately mitigated.

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
				transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	
45.	Policy 6.2.3.7	N/A	Oppose in part	Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to <u>include the word “adjacent” in front of and in reference to transport networks</u> . Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	Policy 6.2.3.7 Only allow emergency services where the operational needs of the activity can be met in a way that will maintain the safety and efficiency of the <u>adjacent</u> transport network.
46.	Policy 6.2.3.8	N/A	Oppose in part	Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to <u>include the word “adjacent” in front of and in reference to transport networks</u> . Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	Policy 6.2.3.8 Only allow high trip generators where they are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the <u>adjacent</u> transport network.

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
47.	Policy 6.2.3.9	N/A	Oppose in part	Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to <u>include the word “adjacent” in front of and in reference to transport networks.</u> Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	Policy 6.2.3.9 <u>Only allow land use and development activities or subdivision activities that may lead to land use or development activities, where:</u> a. <u>adverse effects on the safety and efficiency of the adjacent transport network will be avoided or, if avoidance is not practicable, adequately mitigated; and</u> b. <u>any associated changes to the transportation network will be affordable to the public in the long term.</u>
48.	Policy 6.2.3.12	N/A	Oppose in part	Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to <u>include the word “adjacent” in front of and in reference to transport networks.</u> Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	Policy 6.2.3.12 <u>Only allow subdivision activities that involve new roads where roads are designed to:</u> a. <u>provide for the safe and efficient movement of vehicles, pedestrians and cyclists within the subdivision;</u> b. <u>provide adequate connections to surrounding areas and the wider adjacent transport network, particularly for buses, pedestrians, and cyclists; and</u> c. <u>use materials that provide good urban design outcomes and provide good value with respect to on-going costs to ratepayers for maintenance if the roads are to be vested in Council.</u>
49.	Policy 6.2.3.13	N/A	Oppose in part	Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to <u>include the word “adjacent” in front of and in reference to transport networks.</u> Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider	Policy 6.2.3.13 <u>Require service stations to be designed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the adjacent transport network and its affordability to the public.</u>

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
				transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	
50.	Policy 6.2.3.Y [to be added]	D2	Oppose in part	Kāinga Ora opposes the proposed amendments to this policy as policy and seeks that the threshold for needing to vest a new road should be increased from 12 to 20 sites, to be more enabling of development. This is consistent with the Dunedin Code of Subdivision and Development 2010 document. Kāinga Ora also seeks that this should be imposed primarily on freehold subdivision applications, so that unit title subdivision on single buildings for example are exempt. Amendments sought. Further amendments are required in PV2 to align with the relief sought.	<u>Require subdivision activities to provide for new roads where:</u> a. <u>any proposed vehicle accessway will service more than 12 20 sites, unless the location or design of the subdivision makes this inappropriate.</u> ...

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .																												
51.	6.10.3. Assessment criteria for the contraventions of transportation standards	C1	Oppose	Kāinga Ora opposes the assessment criteria as notified and seeks further amendments and deletions in accordance with this primary submission and consistency with national direction set out in the NPS-UD. Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3. Amendments and deletions sought.	<table><tr><th colspan="4">6.10.3 Assessment of performance standard contraventions (performance standards located in zones)</th></tr><tr><th>Performance standard</th><th>Matters of discretion</th><th colspan="2">Guidance on the assessment of resource consents</th></tr><tr><td colspan="4">...</td></tr><tr><td>3. Density (Rule 15.5-2.7.a) – Papakāika in residential zones</td><td>a. Effects on the safety and efficiency of the transport network</td><td colspan="2">Relevant objectives and policies: i. Objective 6.2.3 ii. Adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). iii. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).</td></tr><tr><td>4. Forestry and shelterbelts and small woodlots setbacks</td><td>a. Effects on the safety and efficiency of the adjacent transport network</td><td colspan="2">Relevant objectives and policies: i. Objective 6.2.3 ii. Shelterbelts and small woodlots and forestry are set back a sufficient distance from: 1. roads to avoid road safety hazards caused by shading leading to ice formation; and 2. railway lines to avoid or minimise, as far as practicable, the risk of trees falling across railway lines (Policy 6.2.3.2).</td></tr><tr><td>5. Location</td><td>a. Effects on the safety and efficiency of the adjacent transport network</td><td colspan="2">Relevant objectives and policies: i. Objective 6.2.3 ii. Any adverse effects on the safety and efficiency of the state highway will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.5). Potential circumstances that may support a consent application include: iii. There are relatively low traffic volumes and/or vehicle speeds on the stretch of the state highway that the site is accessed from.</td></tr><tr><td>6. Minimum car parking</td><td>a. Effects on accessibility</td><td colspan="2">Relevant objectives and policies: i. Objective 6.2.2 ii. Land use activities whose parking demand cannot be met by the public parking supply, or would significantly affect the availability of that supply for surrounding activities, to provide parking on or near the site at an amount that is adequate to: [delete all remaining assessment criteria under 6.10.3 (6)]</td></tr></table>	6.10.3 Assessment of performance standard contraventions (performance standards located in zones)				Performance standard	Matters of discretion	Guidance on the assessment of resource consents		...				3. Density (Rule 15.5-2.7.a) – Papakāika in residential zones	a. Effects on the safety and efficiency of the transport network	Relevant objectives and policies: i. Objective 6.2.3 ii. Adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). iii. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).		4. Forestry and shelterbelts and small woodlots setbacks	a. Effects on the safety and efficiency of the adjacent transport network	Relevant objectives and policies: i. Objective 6.2.3 ii. Shelterbelts and small woodlots and forestry are set back a sufficient distance from: 1. roads to avoid road safety hazards caused by shading leading to ice formation; and 2. railway lines to avoid or minimise, as far as practicable, the risk of trees falling across railway lines (Policy 6.2.3.2).		5. Location	a. Effects on the safety and efficiency of the adjacent transport network	Relevant objectives and policies: i. Objective 6.2.3 ii. Any adverse effects on the safety and efficiency of the state highway will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.5). Potential circumstances that may support a consent application include: iii. There are relatively low traffic volumes and/or vehicle speeds on the stretch of the state highway that the site is accessed from.		6. Minimum car parking	a. Effects on accessibility	Relevant objectives and policies: i. Objective 6.2.2 ii. Land use activities whose parking demand cannot be met by the public parking supply, or would significantly affect the availability of that supply for surrounding activities, to provide parking on or near the site at an amount that is adequate to: [delete all remaining assessment criteria under 6.10.3 (6)]	
6.10.3 Assessment of performance standard contraventions (performance standards located in zones)																																	
Performance standard	Matters of discretion	Guidance on the assessment of resource consents																															
...																																	
3. Density (Rule 15.5-2.7.a) – Papakāika in residential zones	a. Effects on the safety and efficiency of the transport network	Relevant objectives and policies: i. Objective 6.2.3 ii. Adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). iii. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).																															
4. Forestry and shelterbelts and small woodlots setbacks	a. Effects on the safety and efficiency of the adjacent transport network	Relevant objectives and policies: i. Objective 6.2.3 ii. Shelterbelts and small woodlots and forestry are set back a sufficient distance from: 1. roads to avoid road safety hazards caused by shading leading to ice formation; and 2. railway lines to avoid or minimise, as far as practicable, the risk of trees falling across railway lines (Policy 6.2.3.2).																															
5. Location	a. Effects on the safety and efficiency of the adjacent transport network	Relevant objectives and policies: i. Objective 6.2.3 ii. Any adverse effects on the safety and efficiency of the state highway will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.5). Potential circumstances that may support a consent application include: iii. There are relatively low traffic volumes and/or vehicle speeds on the stretch of the state highway that the site is accessed from.																															
6. Minimum car parking	a. Effects on accessibility	Relevant objectives and policies: i. Objective 6.2.2 ii. Land use activities whose parking demand cannot be met by the public parking supply, or would significantly affect the availability of that supply for surrounding activities, to provide parking on or near the site at an amount that is adequate to: [delete all remaining assessment criteria under 6.10.3 (6)]																															

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .									
52.	6.11.2 Assessment criteria	D2	Oppose in part	Kāinga Ora opposes the assessment criteria as notified and seeks further amendments and deletions in accordance with this primary submission and consistency with national direction set out in the NPS-UD. Kāinga Ora seeks amendments to provisions in Chapter 6: Transportation to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3. Amendments and deletions sought.	<table><tr><th colspan="3">6.11.2 Assessment of restricted discretionary activities (activities located in zones)</th></tr><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>1. <u>All RD activities that are linked to Section 6.11 and that have “effects on the safety and efficiency of the adjacent transport network” as a matter of discretion, including but not limited to the activities listed below</u></td><td><u>a. Effects on the safety and efficiency of the adjacent transport network</u></td><td> <i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. <u>Adverse effects on the safety and efficiency of the adjacent transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a).</u> iii. <u>Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).</u> iv. For activities where no minimum car parking performance standard is specified: 1. The activity provides the amount of parking necessary to ensure that any overspill parking effects that could adversely affect the safety or efficiency of the adjacent transport network are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.4). v. <u>For activities where no minimum vehicle loading performance standard is specified:</u> <u>1. The activity provides adequate vehicle loading and manoeuvring space to support its operations and to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the adjacent transport network (Policy 6.2.3.3).</u> <i>General assessment guidance:</i> vi. <u>For activities that are likely to generate trips by bicycle, Council will consider whether the site and vehicle access design provides for the safety of cyclists entering and exiting the road network.</u> vii. <u>For subdivision activities on sites adjoining unsealed rural roads, Council will consider the effectiveness of any proposed mitigation measures to reduce the risk of complaints of dust from the road.</u> <i>Potential circumstances that may support a consent application include:</i> viii. <u>Although the activity may result in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the adjacent transport network.</u> ix. For subdivision activities adjoining roads that are unsealed, any necessary conditions to reduce the risk of complaints of dust from unsealed roads, for example conditions on the location of building platforms, screening of the road frontage or sealing of roads. </td></tr></table>	6.11.2 Assessment of restricted discretionary activities (activities located in zones)			Activity	Matters of discretion	Guidance on the assessment of resource consents	1. <u>All RD activities that are linked to Section 6.11 and that have “effects on the safety and efficiency of the adjacent transport network” as a matter of discretion, including but not limited to the activities listed below</u>	<u>a. Effects on the safety and efficiency of the adjacent transport network</u>	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. <u>Adverse effects on the safety and efficiency of the adjacent transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a).</u> iii. <u>Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).</u> iv. For activities where no minimum car parking performance standard is specified: 1. The activity provides the amount of parking necessary to ensure that any overspill parking effects that could adversely affect the safety or efficiency of the adjacent transport network are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.4). v. <u>For activities where no minimum vehicle loading performance standard is specified:</u> <u>1. The activity provides adequate vehicle loading and manoeuvring space to support its operations and to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the adjacent transport network (Policy 6.2.3.3).</u> <i>General assessment guidance:</i> vi. <u>For activities that are likely to generate trips by bicycle, Council will consider whether the site and vehicle access design provides for the safety of cyclists entering and exiting the road network.</u> vii. <u>For subdivision activities on sites adjoining unsealed rural roads, Council will consider the effectiveness of any proposed mitigation measures to reduce the risk of complaints of dust from the road.</u> <i>Potential circumstances that may support a consent application include:</i> viii. <u>Although the activity may result in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the adjacent transport network.</u> ix. For subdivision activities adjoining roads that are unsealed, any necessary conditions to reduce the risk of complaints of dust from unsealed roads, for example conditions on the location of building platforms, screening of the road frontage or sealing of roads.
6.11.2 Assessment of restricted discretionary activities (activities located in zones)														
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1. <u>All RD activities that are linked to Section 6.11 and that have “effects on the safety and efficiency of the adjacent transport network” as a matter of discretion, including but not limited to the activities listed below</u>	<u>a. Effects on the safety and efficiency of the adjacent transport network</u>	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. <u>Adverse effects on the safety and efficiency of the adjacent transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a).</u> iii. <u>Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).</u> iv. For activities where no minimum car parking performance standard is specified: 1. The activity provides the amount of parking necessary to ensure that any overspill parking effects that could adversely affect the safety or efficiency of the adjacent transport network are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.4). v. <u>For activities where no minimum vehicle loading performance standard is specified:</u> <u>1. The activity provides adequate vehicle loading and manoeuvring space to support its operations and to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the adjacent transport network (Policy 6.2.3.3).</u> <i>General assessment guidance:</i> vi. <u>For activities that are likely to generate trips by bicycle, Council will consider whether the site and vehicle access design provides for the safety of cyclists entering and exiting the road network.</u> vii. <u>For subdivision activities on sites adjoining unsealed rural roads, Council will consider the effectiveness of any proposed mitigation measures to reduce the risk of complaints of dust from the road.</u> <i>Potential circumstances that may support a consent application include:</i> viii. <u>Although the activity may result in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the adjacent transport network.</u> ix. For subdivision activities adjoining roads that are unsealed, any necessary conditions to reduce the risk of complaints of dust from unsealed roads, for example conditions on the location of building platforms, screening of the road frontage or sealing of roads.												

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					2. All high trip generators which include: New or additions to parking areas, that result in 50 or more new parking spaces (all zones) Any activities that generate 250 or more vehicle movements per day	a. Effects on the safety and efficiency of the <u>adjacent</u> transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. High trip generators are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the <u>adjacent</u> transport network (Policy 6.2.3.8). <i>General assessment guidance:</i> iii. The assessment will consider the findings of an Integrated Transport Assessment (see Special Information Requirements - Rule 6.14.2). iv. For activities that are likely to generate trips by bicycle, Council will consider whether the site and vehicle access design provides for the safety of cyclists entering and exiting the road network. v. In assessing the effects on the safety and efficiency of the <u>adjacent</u> transport network, Council will consider: ...
						b. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 ii. For activities that are likely to generate a significant number of trips by walking, cycling or public transport: ... iii. The assessment of high trip generators will consider the findings of an Integrated Transport Assessment (see Special Information Requirements - Rule 6.14.2), including the likely parking demand of the land use activity and the availability of public parking in the vicinity of the site. iv. If the activity contravenes a minimum car parking performance standard or is not subject to a minimum car parking performance standard, Council will also assess the activity against Policy 6.2.2.1, via Rule 6.10.3.6 or Rule 6.11.2.3.

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					4. - Visitor accommodation, including ancillary activities (residential zones and NEC, NECC) - Supported living facilities (residential zones) a. Effects on accessibility ...		
					b. Effects on the safety and efficiency of the <u>adjacent</u> transport network <i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Land use activities provide the amount of parking necessary to ensure that any overspill parking effects that could adversely affect the safety and efficiency of the <u>adjacent</u> transport network are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.4). <i>Potential circumstances that may support a consent application include:</i> iii. The parking demand likely to be generated by the activity means the proposed number of parking spaces will be sufficient. Although the activity may result in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the <u>adjacent</u> transport network.		
					5. - Early childhood education - small scale (Rec, Res, Campus, commercial and mixed use zones) - Early childhood education - large scale (Dunedin ...) - Dairies (Residential zone) a. Effects on the safety and efficiency of the <u>adjacent</u> transport network ...		

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					6. Emergency services (residential zones and Taieri Aerodrome) a. Effects on the safety and efficiency of the <u>adjacent</u> transport network Relevant objectives and policies: i. Objective 6.2.3 ii. The operational needs of the activity can be met in a way that will maintain the safety and efficiency of the <u>adjacent</u> transport network (Policy 6.2.3.7). 7. All subdivision activities (all zones) a. Effects on the safety and efficiency of the transport network... Relevant objectives and policies: i. Objective 6.2.3 ii. Adverse effects on the safety and efficiency of the <u>adjacent</u> transport network <u>to the proposed development</u> are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). iii. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b). X. Subdivision activities provide for new roads where: 1. any proposed accessway will service more than 12 20 sites, unless the location or design of the subdivision makes this inappropriate 2. it is necessary to provide connectivity to potential future urban growth areas in the surrounding environment; or 3. it is otherwise necessary to support the safe and efficient operation of the transport network (Policy 6.2.3.Y). General assessment guidance: Y. Council will generally require any vehicle accessway that serves more than 12 sites to be vested in the DCC as a road but may also require vehicle accessways that serve fewer than 12 sites to be designed as a road and be vested with the DCC, including where required to enable connectivity to potential future urban growth areas. (Change D2)
Chapter 9: Public health and safety					
53.	Policy 9.2.1.1	F1-2	Oppose	Kāinga Ora opposes the amendments proposed to this policy as notified and seeks amendments. It is Kāinga Ora's view that there are appropriate mechanisms and methods, that the Council has not considered, that could be introduced and implemented via PV2 to ensure the effects on the three waters infrastructure network are avoided, mitigated or remediated on site/s while enabling residential intensification to meet housing demands and needs in Dunedin. Amendments sought.	Policy 9.2.1.1 Only a Allow land use or subdivision activities that may result in land use or development activities outside the wastewater serviced area, where it can be demonstrated that a site can be self-sufficient in terms of wastewater management and disposal and any adverse effects can be appropriately avoided, mitigated or remediated :—it can be de a. in an area with public water supply and/or wastewater infrastructure, it will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone; and b. in an area without public water supply and/or wastewater infrastructure, it will not lead to future pressure for unplanned expansion of wastewater public that infrastructure, or x. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC.

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CHANGE D2

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
54.	Policy 9.2.1.1A [to be added]	F1-2	Oppose in part	Kāinga Ora opposes the amendments proposed to this policy as notified and seeks amendments. It is Kāinga Ora's view that there are appropriate mechanisms and methods, that the Council has not considered, that could be introduced and implemented via PV2 to ensure the effects on the three waters infrastructure network are avoided, mitigated or remediated on site/s while enabling residential intensification to meet housing demands and needs in Dunedin. Amendments sought.	Policy 9.2.1.1A Only <u>Allow</u> land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where: <u>it is demonstrated that adverse effects on existing infrastructure can be appropriately avoided, mitigated or remediated through appropriate measures and/or methods taken on site</u> a. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or b. for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC.
55.	Policy 9.2.1.BB [to be added]	F3-2	Oppose	Kāinga Ora opposes the proposed policy as notified and seeks deletion in line with the reliefs sought in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission	Policy 9.2.1BB Require subdivision, multi-unit development or supported living facilities in specified new development mapped areas to provide or connect to a communal wastewater detention system that ensures that all wastewater from the future development of the entire new development mapped area does not exceed the capacity of the wastewater public infrastructure network.
56.	Policy 9.2.1.Z [to be added]	F2-3	Oppose	Kāinga Ora opposes the amendments proposed to this policy as notified and seeks amendments. It is Kāinga Ora's view that there are appropriate mechanisms and methods, that the Council has not considered, that could be introduced and implemented via PV2 to ensure the effects on the three waters infrastructure network are appropriately mitigated or remediated on site/s while enabling residential intensification to meet housing demands and needs in Dunedin. In regards to subdivision, stormwater drainage should not be a consideration during subdivision stages of a proposal. Rather access to and practicality of	Policy 9.2.1.Z Only allow <u>Allow for</u> multi-unit development; supported living facilities; subdivision; or development that contravenes the <u>impermeable surfaces performance standard, where:</u> a. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point; i. there is adequate capacity in the stormwater public infrastructure; or ii. any adverse effects from an increase in discharge on the on public stormwater public infrastructure are appropriately mitigated or remediated; and b. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point; i. that stormwater system has the capacity to absorb the additional stormwater; or ii. with no more than minor adverse effects on other sites (public or private), including but not limited to, adverse effects from an where there will be a no more than minor increase in overland flow or ponding off site; or iii. any adverse effects on the existing infrastructure and environment can be appropriately mitigated or remediated through

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in <u>red strikethrough</u> . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or <u>strikethrough</u> are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
				connecting to stormwater infrastructure should be considered. Amendments sought.	<u>appropriate measures and/or methods taken on site</u>
57.	Policy 9.2.1Y [to be added]	F2-2	Oppose	Kāinga Ora opposes the proposed policy as notified and seeks deletion in line with the reliefs sought in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission	<u>Policy 9.2.1Y</u> <u>Only allow subdivision activities in a new development mapped area where:</u> <u>a. an on-site stormwater management system that is designed for the whole NDMA and is installed in full or in planned stages prior to development will ensure there is no increase in the pre-development peak stormwater discharge rate from the site into the stormwater public infrastructure (at any point); or</u> <u>b. where this is not practicable, any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor.</u>
58.	Policy 9.2.1.X [to be added]	F2-2	Oppose	Kāinga Ora opposes the proposed policy as notified and seeks deletion in line with the reliefs sought in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission	<u>Policy 9.2.1.X</u> <u>Require development in a new development mapped area that creates impermeable surfaces to be connected to the integrated communal on-site stormwater management system that meets Policy 9.2.1.Y.</u>

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
59.	Policy 9.2.1.AA [to be added]	F2-6	Support in part	Kāinga Ora opposes the proposed policy as notified and seeks deletion in line with the reliefs sought in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission.	Policy 9.2.1.AA Only allow subdivision in a new development mapped area where any new public or private 3- waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary. (Change F2-6)
60.	Policy 9.2.1.2	F2-3	Support	Kāinga Ora generally supports the deletion of this policy.	Delete policy as notified.
61.	Policy 9.2.1.3	F1-3	Support	Kāinga Ora generally supports the amendments to this policy, to the extent it is consistent with its primary submission.	Retain policy as notified.
62.	Policy 9.2.1.4	F1-2	Oppose in part	Kāinga Ora opposes the amendments proposed to this policy as notified and seeks amendments. It is Kāinga Ora's view that there are appropriate mechanisms and methods, that the Council has not considered, that could be introduced and implemented via PV2 to ensure the effects on the three waters infrastructure network are appropriately avoided, mitigated or remediated on site/s while enabling residential intensification to meet housing demands and needs in Dunedin. Amendments sought.	Policy 9.2.1.4 Only allow Allow for land use or subdivision activities that may result in land use or development activities in an area with public water supply where- it is demonstrated that adverse effects on existing infrastructure can be appropriately avoided, mitigated or remediated through appropriate measures and/or methods taken on site a- it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or b- an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
63.	Policy 9.2.1.4A [to be added]	F1-2	Oppose in part	Kāinga Ora opposes the amendments proposed to this policy as notified and seeks amendments. It is Kāinga Ora's view that there are appropriate mechanisms and methods, that the Council has not considered, that could be introduced and implemented via PV2 to ensure the effects on the three waters infrastructure network are appropriately avoided, mitigated or remediated on site/s while enabling residential intensification to meet housing demands and needs in Dunedin. Amendments sought.	Policy 9.2.1.4A <u>Only Allow land use or subdivision activities that may result in land use or development activities in an area without public water supply where <u>it can be demonstrated that a site can be self-sufficient in terms of potable water supply.</u></u> <u>a. it will not lead to future pressure for unplanned expansion of public water supply infrastructure, or</u> <u>b. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC</u>
64.	Policy 9.2.1.6	F1-2	Support	Kāinga Ora generally supports the deletion of this policy.	<u>Delete policy as notified.</u>
65.	Policy 9.2.2.7	F3-4	Support	Kāinga Ora generally support the deletion of this policy.	<u>Delete policy as notified.</u>
66.	Performance standard 9.3.3(2) – Firefighting	F1-5	Support in part	Kāinga Ora generally supports the amendments proposed to this standard as notified and seeks minor amendments to ensure that the standard is less restrictive and enables a range of options to landowners or developers to comply, rather than needing to comply with each sub-standard. Amendments sought.	<u>2. New residential buildings must either:</u> <u>a. have a connection to the public water supply (where it is provided). or and</u> <u>b. be located within 135m of a fire hydrant; or</u> <u>c. provide an area of minimum dimensions of 4.5m x 11m with suitable fire engine access, water storage of 45,000 litres (45m³) or equivalent firefighting capacity, and have the water supply located within 90m of the fire risk or otherwise provide for water supply and access to water supplies for firefighting purposes consistent with the SNZ/PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u>
67.	Performance standard 9.3.7(1) – Service connections	F1-1 & F2-1	Support	Kāinga Ora generally supports the deletion of this performance standard.	<u>Delete performance standard as notified.</u>
68.	Performance standard 9.3.7(2) – Service connections	F1-1	Oppose	Kāinga Ora opposes the proposed inclusion of this development standard as notified and seeks deletion. Deletion sought.	<u>2. All subdivision activities must supply service connections to resultant sites in accordance with rules 9.3.7.X – 9.3.7.AA, Except that this rule does not apply to for resultant sites created and used solely for the following purposes (Change F1-1):</u> <u>a. Scheduled ASBV or QEII covenant;</u> <u>b. reserves;</u> <u>c. access;</u> <u>d. network utilities; or</u>

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MISCELLANEOUS – OUT OF SCOPE
Delete requirement for all service connections at subdivision.

POINT 135
CHANGE F1-2 (DELETION OF SW CONNECTION ONLY)

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
					e. roads.
69.	Performance standard 9.3.7(3) – Service connections	F1-1	Support	Kāinga Ora generally supports the deletion of this performance standard.	Delete performance standard as notified.
70.	General advice note – 9.3.7A	F3-1 & F4-1	Support	Kāinga Ora generally supports the deletion of this advice note, to the extent it is consistent with its primary submission.	Delete advice note as notified.
71.	Performance standard 9.3.7X – Telecommunications and power	F1-1	Support	Kāinga Ora generally supports the proposed inclusion of this development standard as notified as it provides direction to both the Council and landowners/developers to provide adequate infrastructure to sites that are suitable for development.	Retain the new performance standard as notified.
72.	Performance standard 9.3.7Y – Water supply	F1-1	Support in part	Kāinga Ora generally supports the proposed inclusion of this development standard as notified and seeks further amendments to enable development where it can be proven that a new development can be self-sufficient in terms of potable water supply. Amendments sought.	Standard 9.3.7Y Water Supply a. Within all areas that the DCC provides access to a serviced by the public water supply network, subdivision activities must provide all resultant sites with connections to the public water supply network, which must be laid at least 600mm into each site b. In an area without public water supply, subdivision activities must demonstrate that the resultant site/s can be self-sufficient in terms of potable water supply until such time it can be connected to a public water supply network. c. Activities that contravene this performance standard are restricted discretionary activities.
73.	Performance standard 9.3.7Z – Wastewater	F1-1	Support in part	Kāinga Ora generally supports the proposed inclusion of this development standard as notified and seeks further amendments to enable development where it can be proven that a new development can be self-sufficient in terms wastewater management and disposal, until such time the public wastewater system is connected and established. Amendments sought.	Standard 9.3.7Z Wastewater a. Within any wastewater serviced area all areas serviced by the public wastewater network, subdivision activities must provide all resultant sites with connections to the wastewater public infrastructure network, which must be laid at least 600mm into each site. The wastewater network for the subdivision must provide for connection to the wastewater public infrastructure network b. Allow land use or subdivision activities where areas aren't serviced by the public wastewater network, where it can be demonstrated that a site can be self-sufficient in terms of wastewater management and disposal and any adverse effects on the environment can be appropriately mitigated or remediated on site. c. Activities that contravene this performance standard are restricted discretionary activities.

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .									
74.	Performance standard 9.3.7AA – Stormwater	F2-2	Oppose	Kāinga Ora opposes the proposed standard as notified and seeks deletion in line with the reliefs sought in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. All areas should be required to comply with the maximum impervious area coverage for the underlying zone provisions and infringements can be assessed accordingly. Deletion sought.	9.3.7AA-Stormwater a.In a new development mapped area, all development that creates an impermeable surface mustconnect to a communal stormwater management system that services the new development mapped area. except 1.prior to the communal stormwater management system being installed, any development that creates less than 60m² of impermeable surface is exempt from this standard. b.Activities that contravene this performance standard are restricted discretionary activities.									
75.	General advice note 9.3.7.AAA	F2-2	Support	Kāinga Ora support the proposed addition of this advice note.	<u>Retain advice note as notified.</u>									
76.	Table 9.4.1(1) -Assessment criteria for controlled activities	F1-2	Oppose in part	Kāinga Ora opposes the proposed amendments as notified and seeks amendments to align with the relief sought above and in this submission. Kāinga Ora seeks the terms ‘effects on efficiency and affordability of infrastructure’ is replaced with ‘effects on the safe and efficient operations of adjacent network infrastructure’. The focus should be on the safe and efficient operations of the network infrastructure, which refers to the three waters infrastructure of water supply, wastewater and stormwater. Not all developments will result in adverse effects on the safety and efficiency of the wider network. Any potential effects from a new development or activity should be focused on the effects on the safe and efficient operations of the adjacent and immediately affected network infrastructure, not the full wider network infrastructure. Kāinga Ora notes that this is an approach taken by other Councils around the country.	<table><tr><th colspan="3">9.4.1 Assessment of controlled activities</th></tr><tr><th>Activity</th><th>Matters of control</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>1.Student hostels in the Campus Zone</td><td> a. Effects on efficiency and affordability of infrastructure <u>Effects on the safe and efficient operations of adjacent network infrastructure</u> </td><td> <i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Public water supply, wastewater and stormwater infrastructure has capacity and the supported living facility will not compromise the capacity required for any future permitted activities within the zone (Policy 9.2.1.4). {Change F1-2} X. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where- it can be demonstrated that adverse effects on infrastructure and the environment can be appropriately mitigated or remediated, preferably by onsite measures 1.it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2.for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or 3.an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A). (Change F1-2) Y. Only allow supported living facilities where: </td></tr></table>	9.4.1 Assessment of controlled activities			Activity	Matters of control	Guidance on the assessment of resource consents	1.Student hostels in the Campus Zone	a. Effects on efficiency and affordability of infrastructure <u>Effects on the safe and efficient operations of adjacent network infrastructure</u>	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Public water supply, wastewater and stormwater infrastructure has capacity and the supported living facility will not compromise the capacity required for any future permitted activities within the zone (Policy 9.2.1.4). {Change F1-2} X. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where- it can be demonstrated that adverse effects on infrastructure and the environment can be appropriately mitigated or remediated, preferably by onsite measures 1.it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2.for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or 3.an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A). (Change F1-2) Y. Only allow supported living facilities where:
9.4.1 Assessment of controlled activities														
Activity	Matters of control	Guidance on the assessment of resource consents												
1.Student hostels in the Campus Zone	a. Effects on efficiency and affordability of infrastructure <u>Effects on the safe and efficient operations of adjacent network infrastructure</u>	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Public water supply, wastewater and stormwater infrastructure has capacity and the supported living facility will not compromise the capacity required for any future permitted activities within the zone (Policy 9.2.1.4). {Change F1-2} X. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where- it can be demonstrated that adverse effects on infrastructure and the environment can be appropriately mitigated or remediated, preferably by onsite measures 1.it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2.for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or 3.an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A). (Change F1-2) Y. Only allow supported living facilities where:												

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CHANGE F2-4

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3 WATERS PACKAGE

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .			
				Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	1. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point: i. there is adequate capacity in the stormwater public infrastructure; or ii. any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor can be appropriately mitigated or remediated; and 2. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point, that stormwater system has the capacity to absorb the additional stormwater with no more than minor adverse effects on other sites (public or private), including but not limited to, adverse effects from an increase in overland flow or ponding (Policy 9.2.1.Z). 2. Only allow land use activities that may result in land use or development activities in an area with public water supply where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4).			
77.	Table 9.5.3(2) – Assessment of restricted discretionary activities	F3-4	Support	Kāinga Ora generally supports the proposed deletion to the assessment criteria, to the extent it is consistent with its primary submission and national direction contained under the NPS-UD.	<i>Delete assessment criteria as notified.</i>			
78.	Table 9.5.3(3) – Assessment of restricted discretionary activities	F1-2 & F3-3	Oppose	Kāinga Ora opposes the assessment criteria as all information relevant to an infringement on a zone performance standard should be included within the zone chapter, so it is clear to plan users what needs to be considered. The proposed matters for consideration are	9.5.3 Assessment of performance standard contraventions <table><tr><td>Performance standard</td><td>Matters of discretion</td><td>Guidance on the assessment of resource consents</td></tr></table>	Performance standard	Matters of discretion	Guidance on the assessment of resource consents
Performance standard	Matters of discretion	Guidance on the assessment of resource consents						

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MISCELLANEOUS – OUT OF SCOPE
Have assessment rules for zone PSs in the zone chapter only.

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .								
				mostly, already included in the 2GP within section 15.13.5 (1). Deletion sought.	3. Density— standard residential in General Residential 2 Zone infrastructure wastewater constraint mapped area (Rule 15.5.2) {Change F3-3}	a. Effects on efficiency and affordability of infrastructure (wastewater) {Change F1-2}	Relevant objectives and policies: i. Objective 9.2.1 ii. Development in an infrastructure constraint mapped area above the permitted density will not compromise the current or planned capacity of the public wastewater infrastructure, or compromise the ability of the public wastewater infrastructure to service any activities permitted within the zone (Policy 9.2.1.6). {Change F1-2} X Only allow land use activities that may result in land use or development activities in a wastewater serviced area where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC’s requirements; or 3. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A). {Change F1-2} General assessment guidance: iii. In determining whether Policy 9.2.1.6 is achieved, Council will consider the cumulative effects of the proposed development together with existing development and permitted development that is likely to arise in the future.						
79.	Table 9.5.3(X) – Assessment of restricted discretionary activities [to be added]	F1-2	Oppose	Kāinga Ora opposes the assessment criteria as all information relevant to an infringement on a zone performance standard should be included within the zone chapter, so it is clear to plan users what needs to be considered. The proposed matters for consideration are mostly, already included in the 2GP within section 15.13.5 (1). Deletion sought. Additional amendments to section 15.13.5(1) are sought below.	9.5.3 Assessment of performance standard contraventions <table><tr><th>Performance standard</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td> X. Density— standard residential in ICR Zone (Rule 15.5.2.4.d) </td><td> a. Effects on efficiency and affordability of infrastructure (wastewater and water supply) {Change F1-2} </td><td> Relevant objectives and policies: i. Objective 9.2.1 ii. Development in an area with public water supply and/or wastewater infrastructure will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone (Policy 9.2.1.1). X Only allow land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. for restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC’s requirements; or </td></tr></table>			Performance standard	Matters of discretion	Guidance on the assessment of resource consents	X. Density— standard residential in ICR Zone (Rule 15.5.2.4.d)	a. Effects on efficiency and affordability of infrastructure (wastewater and water supply) {Change F1-2}	Relevant objectives and policies: i. Objective 9.2.1 ii. Development in an area with public water supply and/or wastewater infrastructure will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone (Policy 9.2.1.1). X Only allow land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. for restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC’s requirements; or
Performance standard	Matters of discretion	Guidance on the assessment of resource consents											
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Commented [KK106]: POINT 59
MISCELLANEOUS – OUT OF SCOPE
Have assessment rules for zone PSs in the zone chapter only.

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								3. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A). (Change F1-2) Y. Only allow land use or subdivision activities that may result in land use or development activities in an area with public water supply where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4). (Change F1-2) General assessment guidance: iii. In determining whether policies 9.2.1.1A and 9.2.1.4 are Policy 9.2.1.1 is (Change F1-2) achieved, Council will consider the cumulative effects of the proposed development together with existing development and permitted development that is likely to arise in the future.

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MISCELLANEOUS – OUT OF SCOPE
Have assessment rules for zone PSs in the zone chapter only.

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .												
80.	Table 9.5.3(11) - Assessment of restricted discretionary activities	F2-3	Oppose in part	Kāinga Ora opposes the assessment criteria as all information relevant to an infringement on a zone performance standard should be included within the zone chapter, so it is clear to plan users what needs to be considered. The proposed matters for consideration are mostly, already included in the 2GP within section 15.13.5 (1). Deletion sought. Additional amendments are sought to section 15.11.3 below.	<table><tr><th colspan="4">9.5.3 Assessment of performance standard contraventions</th></tr><tr><th colspan="2">Performance standard</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td><u>11.</u></td><td><u>Maximum building site coverage and impermeable surfaces</u></td><td><u>a. Effects on efficiency and affordability of infrastructure (stormwater)</u> <u>[Change F2-3]</u> <u>b. Effects of stormwater from future development</u> <u>[Change F2-3]</u></td><td><u>Relevant objectives and policies:</u> <u>i. Objective 9.2.1</u> <u>ii. Development in the residential zones, Mercy Hospital, Wakari Hospital, Moana Pool and Schools zones provides adequate permeable areas to enable a reasonable level of rain water ground absorption (Policy 9.2.1.2).</u> <u>[Change F2-3]</u> <u>X. Only allow development that contravenes the impermeable surfaces performance standard, where:</u> <u>1. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point:</u> <u>1. there is adequate capacity in the stormwater public infrastructure; or</u> <u>2. any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and</u> <u>2. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point, that stormwater system has the capacity to absorb the additional stormwater with no more than minor adverse effects on other sites (public or private), including but not limited to, adverse effects from an increase in overland flow or ponding (Policy 9.2.1.Z).</u> <u>[Change F2-3]</u> <u>Potential circumstances that may support a consent application include:</u> <u>iii. There is a genuine need to have additional impermeable surfaces and:</u> <u>1. mitigation measures such as stormwater storage are proposed; and</u> <u>2. there is no net increase in the amount or rate of stormwater leaving the site.</u> <u>General assessment guidance:</u> <u>Y. Council will consider how stormwater will be managed and may require a stormwater management plan to demonstrate that there will be no increase in peak stormwater discharge rate from the site (see Special Information Requirement – Rule 9.9.X).</u> <u>Z. In assessing contravention of this standard on any site that has on-site wastewater disposal, the additional loading of wastewater on remaining areas of permeable surfaces will be considered.</u> <u>[Change F2-3]</u> <u>...</u></td></tr></table>	9.5.3 Assessment of performance standard contraventions				Performance standard		Matters of discretion	Guidance on the assessment of resource consents	<u>11.</u>	<u>Maximum building site coverage and impermeable surfaces</u>	<u>a. Effects on efficiency and affordability of infrastructure (stormwater)</u> <u>[Change F2-3]</u> <u>b. Effects of stormwater from future development</u> <u>[Change F2-3]</u>	<u>Relevant objectives and policies:</u> <u>i. Objective 9.2.1</u> <u>ii. Development in the residential zones, Mercy Hospital, Wakari Hospital, Moana Pool and Schools zones provides adequate permeable areas to enable a reasonable level of rain water ground absorption (Policy 9.2.1.2).</u> <u>[Change F2-3]</u> <u>X. 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There is a genuine need to have additional impermeable surfaces and:</u> <u>1. mitigation measures such as stormwater storage are proposed; and</u> <u>2. there is no net increase in the amount or rate of stormwater leaving the site.</u> <u>General assessment guidance:</u> <u>Y. Council will consider how stormwater will be managed and may require a stormwater management plan to demonstrate that there will be no increase in peak stormwater discharge rate from the site (see Special Information Requirement – Rule 9.9.X).</u> <u>Z. In assessing contravention of this standard on any site that has on-site wastewater disposal, the additional loading of wastewater on remaining areas of permeable surfaces will be considered.</u> <u>[Change F2-3]</u> <u>...</u>
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<u>11.</u>	<u>Maximum building site coverage and impermeable surfaces</u>	<u>a. Effects on efficiency and affordability of infrastructure (stormwater)</u> <u>[Change F2-3]</u> <u>b. Effects of stormwater from future development</u> <u>[Change F2-3]</u>	<u>Relevant objectives and policies:</u> <u>i. Objective 9.2.1</u> <u>ii. Development in the residential zones, Mercy Hospital, Wakari Hospital, Moana Pool and Schools zones provides adequate permeable areas to enable a reasonable level of rain water ground absorption (Policy 9.2.1.2).</u> <u>[Change F2-3]</u> <u>X. Only allow development that contravenes the impermeable surfaces performance standard, where:</u> <u>1. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point:</u> <u>1. there is adequate capacity in the stormwater public infrastructure; or</u> <u>2. any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and</u> <u>2. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point, that stormwater system has the capacity to absorb the additional stormwater with no more than minor adverse effects on other sites (public or private), including but not limited to, adverse effects from an increase in overland flow or ponding (Policy 9.2.1.Z).</u> <u>[Change F2-3]</u> <u>Potential circumstances that may support a consent application include:</u> <u>iii. There is a genuine need to have additional impermeable surfaces and:</u> <u>1. mitigation measures such as stormwater storage are proposed; and</u> <u>2. there is no net increase in the amount or rate of stormwater leaving the site.</u> <u>General assessment guidance:</u> <u>Y. Council will consider how stormwater will be managed and may require a stormwater management plan to demonstrate that there will be no increase in peak stormwater discharge rate from the site (see Special Information Requirement – Rule 9.9.X).</u> <u>Z. In assessing contravention of this standard on any site that has on-site wastewater disposal, the additional loading of wastewater on remaining areas of permeable surfaces will be considered.</u> <u>[Change F2-3]</u> <u>...</u>														

Commented [EM108]: POINT 59
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81.	Table 9.5.3(12) - Assessment of restricted discretionary activities	F1-3	Support	Kāinga Ora generally supports the inclusion of assessment criteria, where it is consistent with this submission.	<u>Retain assessment criteria as notified.</u>									
82.	Table 9.5.3(Z) - Assessment of restricted discretionary activities	F2-2	Oppose	Kāinga Ora opposes the proposed assessment criteria and seeks deletion for the reasons set out in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission.	<table><tr><th colspan="3">9.5.3 Assessment of performance standard contraventions</th></tr><tr><th>Performance standard</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td><u>ii—In a new development mapped area, service connections to stormwater (Rule 9.3.7.AA) (Change F2-2)</u></td><td><u>a—Effectiveness and efficiency of stormwater management and effects of stormwater from future development</u></td><td> <u>Relevant objectives and policies:</u> <u>—Objective 9.2.1</u> <u>ii—Require development in a new development mapped area that creates impermeable surfaces to be connected to the integrated communal on-site stormwater management system that meets Policy 9.2.1.Y (Policy 9.2.1.X) (Change F2-2)</u> <u>iii—Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary (Policy 9.2.1.AA) (Change F2-6)</u> <u>General assessment guidance:</u> <u>iv—Council will consider how stormwater will be managed and may require a stormwater management plan to be submitted with the application (see Special Information Requirement—Rule 9.8.X) (Change F2-2)</u> <u>Conditions that may be imposed include:</u> <u>v—A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with a</u> </td></tr></table>	9.5.3 Assessment of performance standard contraventions			Performance standard	Matters of discretion	Guidance on the assessment of resource consents	<u>ii—In a new development mapped area, service connections to stormwater (Rule 9.3.7.AA) (Change F2-2)</u>	<u>a—Effectiveness and efficiency of stormwater management and effects of stormwater from future development</u>	<u>Relevant objectives and policies:</u> <u>—Objective 9.2.1</u> <u>ii—Require development in a new development mapped area that creates impermeable surfaces to be connected to the integrated communal on-site stormwater management system that meets Policy 9.2.1.Y (Policy 9.2.1.X) (Change F2-2)</u> <u>iii—Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary (Policy 9.2.1.AA) (Change F2-6)</u> <u>General assessment guidance:</u> <u>iv—Council will consider how stormwater will be managed and may require a stormwater management plan to be submitted with the application (see Special Information Requirement—Rule 9.8.X) (Change F2-2)</u> <u>Conditions that may be imposed include:</u> <u>v—A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with a</u>
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83.	Table 9.5.3(AA) - Assessment of restricted discretionary activities	C1	Oppose	Kāinga Ora opposes the proposed inclusion of this assessment criteria and seeks deletion for the reasons set out in this submission. Deletion sought.	<table><tr><th colspan="3">9.5.3 Assessment of performance standard contraventions</th></tr><tr><th>Performance standard</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr></table>	9.5.3 Assessment of performance standard contraventions			Performance standard	Matters of discretion	Guidance on the assessment of resource consents			
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Performance standard	Matters of discretion	Guidance on the assessment of resource consents												

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CHANGE F2-2

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CHANGE C1

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .			
					AA	Density social housing in the GR1 Zone or T&S Zone (except in a no DCC reticulated wastewater mapped area) (Rule 15.5.2.4 V) [Change C1]	a- Effects on efficiency and affordability of infrastructure (wastewater and water supply)	Relevant objectives and policies: 1- Objective 0.2.1: 1- Only allow land use activities that may result in land use or development activities in a wastewater serviced area where: 1- it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2- for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC’s requirements; or 3- an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 0.2.1.1A) [Change F1-3] 4- Only allow land use activities that may result in land use or development activities in an area with public water supply where: 1- it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2- an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 0.2.1.1A) [Change F1-3] 4- Only allow land use activities that may result in land use or development activities in an area without public water supply where: 1- it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or 2- an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 0.2.1.1A) [Change F1-3]

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red. Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in Attachment 3.						
84.	Table 9.5.3(Z) - Assessment of restricted discretionary activities	F1-2 & F5	Oppose	Kāinga Ora opposes the proposed amendments as notified and seeks amendments to align with the relief sought above and in this submission. Kāinga Ora seeks the terms ‘effects on efficiency and affordability of infrastructure’ is replaced with ‘effects on the safe and efficient operations of adjacent network infrastructure’. The focus should be on the safe and efficient operations of the network infrastructure, which refers to the three waters infrastructure of water supply, wastewater and stormwater. Not all developments will result in adverse effects on the safety and efficiency of the wider network. Any potential effects from a new development or activity should be focused on the effects on the safe and efficient operations of the adjacent and immediately affected network infrastructure, not the full wider network infrastructure. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	9.6.2 Assessment of restricted discretionary activities <table><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance for the assessment of resource consents</th></tr><tr><td><u>Z</u> All RD activities that have effects on efficiency and affordability of infrastructure <u>Effects on the safe and efficient operations of adjacent network infrastructure</u> as a matter of discretion</td><td>a. Effects on efficiency and affordability of infrastructure (wastewater and water supply) Effects on the safe and efficient operations of adjacent network infrastructure</td><td><u>Relevant objectives and policies:</u> <u>i. Objective 9.2.1.</u> <u>ii. Only allow land use or subdivision activities that may result in land use or development activities outside the wastewater serviced area, where it can be demonstrated that a site can be self-sufficient in terms of wastewater management and disposal and any adverse effects can be appropriately avoided, mitigated or remediated.</u> <u>1. It will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or</u> <u>2. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1).</u> <u>iii. Only allow land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where it can be demonstrated that adverse effects on infrastructure and the environment can be appropriately mitigated or remediated, preferably by onsite measures.</u> <u>1. It will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>2. for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or</u> <u>3. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A).</u> <u>iv. Only allow land use or subdivision activities that may result in land use or development activities in an area with public water supply where it can be demonstrated that adverse effects on infrastructure and the environment can be appropriately mitigated or remediated, preferably by onsite measures.</u> <u>1. It will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>2. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to</u></td></tr></table>	Activity	Matters of discretion	Guidance for the assessment of resource consents	<u>Z</u> All RD activities that have effects on efficiency and affordability of infrastructure <u>Effects on the safe and efficient operations of adjacent network infrastructure</u> as a matter of discretion	a. Effects on efficiency and affordability of infrastructure (wastewater and water supply) Effects on the safe and efficient operations of adjacent network infrastructure	<u>Relevant objectives and policies:</u> <u>i. Objective 9.2.1.</u> <u>ii. Only allow land use or subdivision activities that may result in land use or development activities outside the wastewater serviced area, where it can be demonstrated that a site can be self-sufficient in terms of wastewater management and disposal and any adverse effects can be appropriately avoided, mitigated or remediated.</u> <u>1. It will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or</u> <u>2. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1).</u> <u>iii. Only allow land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where it can be demonstrated that adverse effects on infrastructure and the environment can be appropriately mitigated or remediated, preferably by onsite measures.</u> <u>1. 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Activity	Matters of discretion	Guidance for the assessment of resource consents									
<u>Z</u> All RD activities that have effects on efficiency and affordability of infrastructure <u>Effects on the safe and efficient operations of adjacent network infrastructure</u> as a matter of discretion	a. Effects on efficiency and affordability of infrastructure (wastewater and water supply) Effects on the safe and efficient operations of adjacent network infrastructure	<u>Relevant objectives and policies:</u> <u>i. Objective 9.2.1.</u> <u>ii. Only allow land use or subdivision activities that may result in land use or development activities outside the wastewater serviced area, where it can be demonstrated that a site can be self-sufficient in terms of wastewater management and disposal and any adverse effects can be appropriately avoided, mitigated or remediated.</u> <u>1. It will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or</u> <u>2. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1).</u> <u>iii. Only allow land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where it can be demonstrated that adverse effects on infrastructure and the environment can be appropriately mitigated or remediated, preferably by onsite measures.</u> <u>1. It will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>2. for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or</u> <u>3. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A).</u> <u>iv. Only allow land use or subdivision activities that may result in land use or development activities in an area with public water supply where it can be demonstrated that adverse effects on infrastructure and the environment can be appropriately mitigated or remediated, preferably by onsite measures.</u> <u>1. It will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>2. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to</u>									

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3 WATERS PACKAGE

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in Attachment 3 .				
					Development with agreement from the DCC (Policy 9.2.1.4). {Change F1-2} v. Only allow land use or subdivision activities that may result in land use or development activities in an area without public water supply where it can be demonstrated that a site can be self-sufficient in terms of potable water supply 1.—it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or 2.—an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4A).				
85.	Table 9.6.2(2) - Assessment of restricted discretionary activities	F2-3	Oppose	Kāinga Ora opposes the assessment criteria as <u>all information relevant to an infringement on a zone performance standard should be included within the zone chapter</u>, so it is clear to plan users what needs to be considered. The proposed matters for consideration are mostly, already included in the 2GP within section 15. Deletion sought. Additional amendments are sought to section 15 below.	9.6.2 Assessment of restricted discretionary activities <table><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance for the assessment of resource consents</th></tr><tr><td> 2. Supported living facilities (except student hostels in the Campus Zone) New buildings or additions and alterations to buildings that result in a multi-unit development Subdivision activities </td></tr></table> a. Effects on efficiency and affordability of infrastructure (stormwater) {Change F2-3} b. Effects of stormwater from future development Relevant objectives and policies: i. Objective 9.2.4 ii. Public water supply, wastewater and stormwater infrastructure has capacity and the supported living facility will not compromise the capacity required for any future permitted activities within the zone (Policy 9.2.1.4). {Change F1-2} X. Only allow multi-unit development; supported living facilities; subdivision; or development that contravenes the impermeable surfaces performance standard, where: 1. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point; 1. there is adequate capacity in the stormwater public infrastructure; or 2. any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and 2. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, Otago Regional Council, or natural/informal stormwater system at any point, that stormwater system has the capacity to absorb the additional stormwater with no more than minor adverse effects on other sites (public or private), including but not limited to, adverse effects from an increase in overland flow or ponding (Policy 9.2.1.Z); General assessment guidance: Y. For multi-unit development, supported living facilities and subdivision that may lead to new residential development, Council will consider how stormwater will be managed and may require a stormwater management plan to be submitted </	Activity	Matters of discretion	Guidance for the assessment of resource consents	2. Supported living facilities (except student hostels in the Campus Zone) New buildings or additions and alterations to buildings that result in a multi-unit development Subdivision activities
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88.	Table 9.6.2(Y) - Assessment of restricted discretionary activities	F3-2	Oppose	Kāinga Ora opposes the proposed assessment criteria and seeks deletion for the reasons set out in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission. Kāinga Ora also opposes the assessment criteria as all information relevant to an infringement on a zone performance standard should be included within the zone chapter, so it is clear to plan users what needs to be considered. The proposed matters for consideration are mostly, already included in the 2GP within section 15. Deletion sought. Additional amendments are sought to section 15 below.	<table><tr><th colspan="3">9.6.2 Assessment of restricted discretionary activities</th></tr><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance for the assessment of resource consents</th></tr><tr><td>Y. <u>In the following new development mapped areas, all subdivision activities, multi-unit development and supported living facilities: Kaikorai Valley Road, Selwyn Street, Wattie Fox Lane</u></td><td><u>a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development</u></td><td> <u>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 and 9.6.2.X above):</u> <u>i. Objective 9.2.1.</u> <u>ii. Require subdivision, multi-unit development or supported living facilities in specified new development mapped areas to provide or connect to a communal wastewater detention system that ensures that all wastewater from the future development of the entire new development mapped area does not exceed the capacity of the wastewater public infrastructure network (Policy 9.2.1.BB).</u> <u>General assessment guidance:</u> <u>iii. The identified new development mapped areas are serviced for wastewater but new connections to the network will not be allowed (and consequentially any multi-unit development, supported living facility or subdivision that will lead to development that will require a connection will likely be declined) until capacity constraints are resolved or a communal on-site wastewater detention system that is designed for and associated with subdivision and/or development of 50 or more residential units is integrated into the public network and vested in the DCC. After installation of the system, all activities that create wastewater will be required to connect to the system until it is no longer required.</u> <u>iv. In assessing the appropriateness of a proposed communal on-site wastewater detention system, Council will consider the proposed wastewater management plan submitted with the application (see Special Information Requirement – Rule 9.9.Y).</u> <u>Conditions that may be imposed:</u> <u>v. A requirement for the communal on-site wastewater detention system to be installed prior to certification of the survey plan pursuant to section 223 of the RMA.</u> <u>vi. A requirement for the communal on-site wastewater detention system to be vested in the DCC, along with a site containing it which is of a minimum 500m² in area and suitable for residential development.</u> <u>vii. A requirement for necessary easements and a fixed maintenance or defect period agreement to be in place prior to vesting the communal on-site wastewater detention system and associated land.</u> </td></tr></table>	9.6.2 Assessment of restricted discretionary activities			Activity	Matters of discretion	Guidance for the assessment of resource consents	Y. <u>In the following new development mapped areas, all subdivision activities, multi-unit development and supported living facilities: Kaikorai Valley Road, Selwyn Street, Wattie Fox Lane</u>	<u>a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development</u>	<u>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 and 9.6.2.X above):</u> <u>i. Objective 9.2.1.</u> <u>ii. 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89.	Table 9.7.3(1) - Assessment of discretionary activities	F3-4	Support	Kāinga Ora generally supports the amendments proposed to this assessment criteria.	<u>Retain assessment criteria as notified.</u>									

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90.	Table 9.7.3(2) - Assessment of discretionary activities	F3-4	Support	Kāinga Ora generally supports the amendments proposed to this assessment criteria.	<i>Retain assessment criteria as notified.</i>						
91.	Table 9.7.4(2) - Assessment of discretionary activities	F1-2	Oppose in part	Kāinga Ora opposes the proposed amendments to these assessment criteria and seek amendments for consistency with the relief sought in this submission and submission points above. Amendments sought.	<table><tr><th colspan="2">9.7.4 Assessment of discretionary performance standard contraventions</th></tr><tr><th>Activity</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>2. <u>Minimum site size in Rural Residential Zones (Rule 17.7.5.2)</u></td><td> <u>Relevant objectives and policies (priority considerations):</u> a. Subdivision activities that may result in land use or development: i. in an area with public water supply and/or wastewater infrastructure, will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone; and ii. in an area without public water supply and/or wastewater infrastructure, will not lead to future pressure for unplanned expansion of that infrastructure (Policy 9.2.1.1). X. <u>Only Allow</u> subdivision activities that may result in land use or development activities outside the wastewater serviced area, where it can be demonstrated that a site can be self-sufficient in terms of wastewater management and disposal and any adverse effects on the environment can be appropriately avoided, mitigated or remediated i. it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). (Change F1-2) Y. <u>Only Allow</u> subdivision activities that may result in land use or development activities in an area without public water supply where where it can be demonstrated that a site can be self-sufficient in terms of potable water supply i. it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A). <u>Potential circumstances that may support a consent application include:</u> b. Subdivision activities where the parent site contains significant topographical features such as waterways or human-made features such as roads or rail corridors which make meeting the minimum site size impractical </td></tr></table>	9.7.4 Assessment of discretionary performance standard contraventions		Activity	Guidance on the assessment of resource consents	2. <u>Minimum site size in Rural Residential Zones (Rule 17.7.5.2)</u>	<u>Relevant objectives and policies (priority considerations):</u> a. Subdivision activities that may result in land use or development: i. in an area with public water supply and/or wastewater infrastructure, will not exceed the current or planned capacity of that infrastructure or compromise its ability to service any activities permitted within the zone; and ii. in an area without public water supply and/or wastewater infrastructure, will not lead to future pressure for unplanned expansion of that infrastructure (Policy 9.2.1.1). X. <u>Only Allow</u> subdivision activities that may result in land use or development activities outside the wastewater serviced area, where it can be demonstrated that a site can be self-sufficient in terms of wastewater management and disposal and any adverse effects on the environment can be appropriately avoided, mitigated or remediated i. it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). (Change F1-2) Y. <u>Only Allow</u> subdivision activities that may result in land use or development activities in an area without public water supply where where it can be demonstrated that a site can be self-sufficient in terms of potable water supply i. it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A). <u>Potential circumstances that may support a consent application include:</u> b. Subdivision activities where the parent site contains significant topographical features such as waterways or human-made features such as roads or rail corridors which make meeting the minimum site size impractical
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92.	Table 9.7.4(3) - Assessment of discretionary activities	F1-2 & F3-4	Oppose	Kāinga Ora opposes the assessment criteria as <u>all information relevant to an infringement on a zone performance standard should be included within the zone chapter</u>, so it is clear to plan users what needs to be considered. The proposed matters for consideration are mostly, already included in the 2GP. Deletion sought.	<table><tr><th colspan="2">9.7.4 Assessment of discretionary performance standard contraventions</th></tr><tr><th>Activity</th><th>Guidance on the assessment of resource consents</th></tr><tr><td><u>3. Density (papakāika) in rural zones</u></td><td> Relevant objectives and policies (priority considerations): a. Objective 9.2.2 b. Only allow land use and development in areas without public water supply, wastewater and stormwater infrastructure where these activities ensure wastewater and stormwater will be disposed of in such a way that avoids or, if avoidance is not practicable, ensures adverse effects on the health of people on the site or surrounding sites are insignificant (Policy 9.2.2.7). {Change F3-4} Relevant objectives and policies (priority considerations): a. Objective 9.2.1 b. Development will not lead to future pressure for unplanned expansion of the public wastewater and/or water supply infrastructure (Policy 9.2.1.1.b). X. Only allow land use activities that may result in land use or development activities outside the wastewater serviced area, where: i. it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). Y. Only allow land use activities that may result in land use or development activities in an area without public water supply where: i. it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4A). </td></tr></table>	9.7.4 Assessment of discretionary performance standard contraventions		Activity	Guidance on the assessment of resource consents	<u>3. Density (papakāika) in rural zones</u>	Relevant objectives and policies (priority considerations): a. Objective 9.2.2 b. Only allow land use and development in areas without public water supply, wastewater and stormwater infrastructure where these activities ensure wastewater and stormwater will be disposed of in such a way that avoids or, if avoidance is not practicable, ensures adverse effects on the health of people on the site or surrounding sites are insignificant (Policy 9.2.2.7). {Change F3-4} Relevant objectives and policies (priority considerations): a. Objective 9.2.1 b. Development will not lead to future pressure for unplanned expansion of the public wastewater and/or water supply infrastructure (Policy 9.2.1.1.b). X. Only allow land use activities that may result in land use or development activities outside the wastewater serviced area, where: i. it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). Y. Only allow land use activities that may result in land use or development activities in an area without public water supply where: i. it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4A).
9.7.4 Assessment of discretionary performance standard contraventions											
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93.	Table 9.7.4(4) - Assessment of discretionary activities	F1-2	Oppose	Kāinga Ora opposes the assessment criteria as <u>all information relevant to an infringement on a zone performance standard should be included within the zone chapter</u>, so it is clear to plan users what needs to be considered. The proposed matters for consideration are mostly, already included in the 2GP within section 15. Deletion sought. Additional amendments are sought to section 15 below.	9.7.4 Assessment of discretionary performance standard contraventions
					<table><tr><th>Activity</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>4. Density (visitor accommodation) in residential zones</td><td> <u>Relevant objectives and policies (priority considerations):</u> <u>a. Objective 9.2.1</u> <u>b. Development will not exceed the current or planned capacity of public water supply and/or wastewater infrastructure or compromise its ability to service any activities permitted within the zone (Policy 9.2.1.1.a).</u> <u>c. Development will not lead to future pressure for unplanned expansion of public water supply and/or wastewater infrastructure (Policy 9.2.1.1.b).</u> <u>X. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where:</u> <u>i. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>Y. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where:</u> <u>i. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>ii. for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or</u> <u>iii. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A).</u> <u>Z. Only allow land use activities that may result in land use or development activities in an area with public water supply where:</u> <u>i. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4).</u> </td></tr></table>
Activity	Guidance on the assessment of resource consents				
4. Density (visitor accommodation) in residential zones	<u>Relevant objectives and policies (priority considerations):</u> <u>a. Objective 9.2.1</u> <u>b. Development will not exceed the current or planned capacity of public water supply and/or wastewater infrastructure or compromise its ability to service any activities permitted within the zone (Policy 9.2.1.1.a).</u> <u>c. Development will not lead to future pressure for unplanned expansion of public water supply and/or wastewater infrastructure (Policy 9.2.1.1.b).</u> <u>X. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where:</u> <u>i. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>Y. Only allow land use activities that may result in land use or development activities in a wastewater serviced area where:</u> <u>i. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>ii. for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or</u> <u>iii. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1A).</u> <u>Z. Only allow land use activities that may result in land use or development activities in an area with public water supply where:</u> <u>i. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or</u> <u>an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4).</u>				
94.	Table 9.8.2(2) – Assessment of non-complying	F1-2	Oppose	Kāinga Ora opposes the assessment criteria as <u>all information relevant to an infringement on a zone performance standard should be included within the zone chapter</u>, so it is clear to plan users what needs to be considered. The proposed matters for consideration are mostly, already included in the 2GP within section 15. Deletion sought. Additional amendments are sought to section 15 below.	9.8.2 Assessment of non-complying performance standard contraventions
					<table><tr><th>Performance standard</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>2. Density</td><td> <u>Relevant objectives and policies (priority considerations):</u> <u>a. Objective 9.2.1, Policy policies 9.2.1.1, 9.2.1.1A, 9.2.1.4, 9.2.1.4A.</u> </td></tr></table>
Performance standard	Guidance on the assessment of resource consents				
2. Density	<u>Relevant objectives and policies (priority considerations):</u> <u>a. Objective 9.2.1, Policy policies 9.2.1.1, 9.2.1.1A, 9.2.1.4, 9.2.1.4A.</u>				

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Have assessment rules for zone PSs in the zone chapter only.

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95.	Rule 9.8.2(2) – Assessment of non-complying	F1-2 & F2-3	Oppose	Kāinga Ora opposes the assessment criteria as <u>all information relevant to an infringement on a zone performance standard should be included within the zone chapter</u>, so it is clear to plan users what needs to be considered. The proposed matters for consideration are mostly, already included in the 2GP within section 15. Deletion sought. Additional amendments are sought to section 15 below.	<table><tr><th colspan="2">9.8.2 Assessment of non-complying performance standard contraventions</th></tr><tr><th>Performance standard</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>5. Minimum site size</td><td> Relevant objectives and policies (priority considerations): a. Objective 9.2.1, Policy policies 9.2.1.1, 9.2.1.1A, 9.2.1.4, 9.2.1.4A, {Change F1-2} 9.2.1.Z. {Change F2-3} b. Objective 2.7.1, policies 2.7.1.1, 2.7.1.3. </td></tr></table>	9.8.2 Assessment of non-complying performance standard contraventions		Performance standard	Guidance on the assessment of resource consents	5. Minimum site size	Relevant objectives and policies (priority considerations): a. Objective 9.2.1, Policy policies 9.2.1.1, 9.2.1.1A, 9.2.1.4, 9.2.1.4A, {Change F1-2} 9.2.1.Z. {Change F2-3} b. Objective 2.7.1, policies 2.7.1.1, 2.7.1.3.
9.8.2 Assessment of non-complying performance standard contraventions											
Performance standard	Guidance on the assessment of resource consents										
5. Minimum site size	Relevant objectives and policies (priority considerations): a. Objective 9.2.1, Policy policies 9.2.1.1, 9.2.1.1A, 9.2.1.4, 9.2.1.4A, {Change F1-2} 9.2.1.Z. {Change F2-3} b. Objective 2.7.1, policies 2.7.1.1, 2.7.1.3.										
96.	Rule 9.9 – Special information requirements [to be added]	F2-2	Oppose in part	Kāinga Ora opposes the proposed amendments and seeks further amendments to ensure that only large-scale developments require a stormwater management plan at the time of a resource consent application, given the higher risks associated with these developments. This requirement should not be imposed on small-scale projects or private property owners wishing to redevelopment their land unless otherwise specified by the proposed amendments. Amendments sought.	9.9.X Stormwater management plans 1. Application for a <u>large-scale greenfield subdivision in a new development mapped area that creates ten or more sites or residential units</u>, must include a proposed stormwater management plan that demonstrates how Policy 9.2.1.Y will be achieved, unless such a plan has already been approved as part of an earlier subdivision. 2. Applications for consent that include the following activities must provide details of how stormwater will be managed <u>and may be required to provide a proposed stormwater management plan that demonstrates how Policy 9.2.1.Y will be achieved:</u> a. <u>subdivision that may lead to new residential development (outside a new development mapped area);</u> b. <u>development in a new development mapped area that contravenes Rule 9.3.7.AA (service connections – stormwater management);</u> c. <u>contravention of the impermeable surfaces performance standard;</u> d. <u>multi-unit development; or</u> e. <u>supported living facilities.</u> 3. Stormwater management plans must: a. <u>be prepared by a chartered engineer or other suitably qualified person;</u> b. <u>be of a level of detail commensurate with the scale of the activity, complexity of stormwater management issues, and potential for adverse effects from stormwater</u> c. <u>for a new development mapped area (NDMA), address the whole NDMA area, and be submitted along with the written approval of all owners of land within the new development mapped area unless they are the applicant/s</u> 						
97.	Rule 9.9Y – Special information requirements [to be added]	F3-2	Oppose	Kāinga Ora opposes the proposed assessment criteria and seeks deletion for the reasons set out in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora’s submission. See Attachment 3.	9.9.Y Wastewater management plans 1. <u>Any application for subdivision, multi-unit development or supported living facilities in a new development mapped area specified in Rule 9.6.2.Y must include a proposed wastewater management plan that ensures that all wastewater from the future development of the entire new development mapped area does not exceed the capacity of the wastewater public infrastructure network via the use of a communal wastewater detention system, unless such a system has already been approved for the site and will be connected to.</u> 2. <u>The wastewater management plan must be prepared by a chartered engineer and meet the following requirements:</u> a. <u>Specify the design and location of one or more communal wastewater detention systems to detain wastewater from the entire new development mapped area.</u> b. <u>The communal wastewater detention systems must:</u> <u>have the capacity to detain wastewater for a 24-hour period, prior to releasing to the wastewater via a connection to the wastewater public infrastructure network. The volume of wastewater to be detained will be calculated with reference to Part 5 of the Dunedin Code of Subdivision and Development 2010 (Code of</u>						

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Have assessment rules for zone PSs in the zone chapter only.

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					Subdivision 1. be compatible with DCC's Supervisory Control and Data Acquisition (SCADA) system; 2. have a minimum 20-year expected life for all electrical / mechanical components and a minimum 50-year expected life for all civil components; 3. where practicable, be located such that all flow goes to one communal wastewater detention system with no pumping; 4. have components and materials that comply with the DCC's 3-Waters Approved Product and Manufacturers List and Part 5 of the Dunedin Code of Subdivision and Development 2010 ('Code of Subdivision'); 5. The wastewater management plan must be submitted along with the written approval of all landowners within the new development mapped area unless they are the applicant's.
Chapter 11: Natural hazards					
98.	Rule 11.6.2(1) – Assessment of discretionary activities	GF05 & IN07	Support	Kāinga Ora generally supports the proposed amendments to the assessment criteria, to the extent it is consistent with its primary submission.	<u>Retain assessment criteria as notified.</u>
Chapter 12: Urban Land Transition Provisions New Urban Land Provisions					
99.	Section 12.1 - Introduction	D1, E2 & H2	Oppose in part	Kāinga Ora opposes and seeks the deletion of the proposed policy intent and spatial extent of the 'New Development Mapped Areas' and proposed amendments to the 'Residential Transition Overlay Zone' from PV2. Kāinga Ora recognises the need for a Residential Transition Overlay Zone and identification of Development Areas in Dunedin. However, the proposed amendments and additions sought in PV2 are overly complex and confusing. Three different methods ('New Development Mapped Areas', 'Residential Transition Overlay Zone' and 'Structure Plan Mapped Areas') with different spatial coverages are intended to manage future urban growth and greenfield development. In some instances, all three methods apply to a site and in other instances, only one or two of the methods apply to a site; in at least one instance, the various methods apply over urban zoned residential land and rural zoned land. Kāinga Ora seeks amendments that can provide clarity and simplification in identifying land for future urban use in the 2GP (see Attachment 1).	12.1 Introduction The National Policy Statement for Urban Development 2020 (NPS-UD) recognises the national significance of having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, <u>and for their health and safety, now and into the future, and of providing sufficient development capacity to meet the different needs of people and communities.</u> Future urban land may be required over the timeframe of the Plan in order to respond to population and business growth. In response to this issue, tThe strategic directions section of the Plan outlines the objectives and policies that guide <u>developers</u> when and where urban expansion should occur, in what form, and <u>to give effect to the NPS-UD, including the criteria that were used to identify the transition areas.</u> The strategic directions are based on the Dunedin Spatial Plan's goal of being a compact city with resilient townships, and the objectives and policies contained within A number of preferred areas for transition to, or between, urban uses are identified in this Plan, and rules included which provide for their transition to a different zoning <u>when they are ready for urban purposes, in accordance with the direction under the NPS-UD, if and when they are required due to a shortage of land available in existing zoned areas.</u> <u>The Residential Transition Overlay Zone (RTZ) is used to provide for future residential zoning, as one of the tools used under the 2GP in meeting short, medium and long-term demand for housing and business capacity in Dunedin, w</u> Where land has been identified as appropriate for growth and where infrastructure servicing is not planned in the medium term (out to 10 years). <u>The</u> RTZ enables these areas to transition to the provisions for their specified transition zone once infrastructure servicing is available (existing constraints are resolved). It also manages activities in the meantime to ensure areas remain suitable for future residential use by restricting activities that may make it harder to develop in the future. The transition zone for each Residential Transition Overlay Zone is specified through the overlay name on the Planning Maps, for example: <u>Residential Transition Overlay Zone (General Residential 1 Zone)</u>, and in Appendix 12A. Such areas include: 1. areas for future residential zoning, which have been identified in a Residential Transition Overlay Zone (RTZ);

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
				Kāinga Ora also seeks that the proposed extent of the 'New Development Mapped Areas' in the PV2 is reviewed. Kāinga Ora does not oppose the identification of future urban zoned land, however it considers that the extent proposed in the PV2 will not encourage suitable intensification of existing urban areas and the 'compact urban form' that is being sought in the strategic direction of the 2GP. Kāinga Ora considers that any staged release of future urban land for residential purposes needs to take into account and monitor the uptake of intensification within existing residential zones so as not to compromise the key strategic outcome of 'compact urban form' intensification that the 2GP is seeking to achieve. Kāinga Ora submits that any and all future-urban area (including future greenfield and development areas) identified in a District Plan is identified and regulated through the application of a Future Urban Zone as opposed to an Overlay or Precinct. This is to ensure national consistency with the Planning Standards. Kāinga Ora therefore seeks the proposed approach and amendments are reviewed to comply with the Planning Standards and NPS-UD. Amendments sought and consequential amendments are required throughout Variation 2. See Attachment 3.	2. areas for future industrial zoning, which have been identified in an Industrial Transition Overlay Zone (IndTZ); and 3. areas for future harbourside edge zoning, which have been identified in a Harbourside Edge Transition Overlay Zone (HETZ). The Industrial Transition Overlay Zone (IndTZ) is used to provide for future industrial zoning where land has been identified as appropriate but where <u>an agreement between the DCC and developer on the provision of any necessary public infrastructure is not yet in place. It also manages subdivision in the meantime to ensure future industrial development is not adversely impacted. The transition zone for each Industrial Transition Overlay Zone is specified through the overlay name on the Planning Maps and in Appendix 12B.</u> The Harbourside Edge Transition Overlay Zone (HETZ) is used to provide for future Harbourside Edge zoning when at least 70% of the existing zoned area is being used for residential or commercial activities and when there is an agreement between the DCC and developer on the provision of any necessary public infrastructure. It also manages subdivision in the meantime to ensure future commercial and mixed use development is not adversely impacted. The transition of land from its existing to urban zoning will be is-managed through a formal plan change process alongside a certification process, where land is released by the Chief Executive Officer or their delegate, once identified triggers are met. Structure plans for each of the Transition Overlay Zones will also be required at the time of the plan change, to guide development in that area. The future zoning of each Residential Transition Overlay Zone is identified through the overlay name on the Planning Maps, for example: Residential Transition Overlay Zone (General Residential 1 Zone). To ensure the development of well-functioning urban environments that provide for people's well-being, this section also includes an objective, policies and assessment rules to guide the subdivision and development of larger areas of 'greenfield' residential zoned land (identified by the new development mapped area in the Planning Map). These provisions reflect the Plan's strategic directions and best practice urban planning and design principles
100.	Policy 12.2.1.1	H2	Support	Kāinga Ora generally supports the proposed amendments to the policy, to the extent it is consistent with its primary submission.	Retain policy as notified.
101.	Policy 12.2.1.2	N/A	Support	Kāinga Ora generally supports the proposed amendments to the policy, to the extent it is consistent with its primary submission.	Retain policy as notified.
102.	Policy 12.2.1.3	N/A	Support	Kāinga Ora generally supports the proposed amendments to the policy, to the extent it is consistent with its primary submission.	Retain policy as notified.

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Change RTZ to FUZ provisions
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Change NDMA to FUZ provisions
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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
103.	Policy 12.2.1.4	E3	Support in part	Kāinga Ora generally supports the proposed amendments and seeks further amendments to enable the protection of the Transition Overlay Zoned land from future inappropriate use, development and subdivision to deliver urban residential outcomes and built form. Amendments sought.	Policy 12.2.1.4 <u>Only allow subdivision activities where after land has been released, it is in accordance with the objectives and policies of the specified future residential zone.</u> a. after land has been released, it is in accordance with the objectives and policies of the specified future residential zone; or b. prior to land being released, the subdivision will not undermine or inhibit the future development of the area of the intended future residential density as residential land;
104.	Objective 12.2.X [to be added]	D1	Support in part	Kāinga Ora generally supports the proposed amendments to the policy, to the extent it is consistent with its primary submission. Additional amendments may be required to give effect to Kāinga Ora's submission.	<u>Retain objective as notified, with any consequential amendments taken into account as a result of Kāinga Ora's entire submission.</u>
105.	Policy 12.2.X.1 [to be added]	D4	Oppose	Kāinga Ora opposes the proposed assessment criteria and seeks deletion for the reasons set out in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Policy 12.2.X.1 Only allow subdivision in a new development mapped area where it will provide or otherwise ensure good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for off-road cycling and walking tracks within and between different residential developments and connecting to community facilities and services.
106.	Policy 12.2.X.2 [to be added]	D6	Oppose	Kāinga Ora opposes the proposed assessment criteria and seeks deletion for the reasons set out in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Policy 12.2.X.2 Only allow subdivision in a new development mapped area where the subdivision is designed to ensure any future land use and development will protect and where necessary restore any waterways, areas of important indigenous vegetation and habitats of indigenous fauna, or other areas with significant natural environment values.

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
107.	Policy 12.2.X.3 [to be added]	D5	Oppose	Kāinga Ora opposes the proposed assessment criteria and seeks deletion for the reasons set out in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Policy 12.2.X.3 Only allow subdivision in a new development mapped area where the subdivision layout and orientation provides for houses to be designed with good solar access to living areas and outdoor living spaces
108.	Policy 12.2.X.4 [to be added]	D7	Oppose	Kāinga Ora opposes the proposed assessment criteria and seeks deletion for the reasons set out in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Policy 12.2.X.4 Only allow subdivision in a new development mapped area where the subdivision will provide adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment
109.	Policy 12.2.X.5 [to be added]	D8	Oppose	Kāinga Ora opposes the proposed assessment criteria and seeks deletion for the reasons set out in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Policy 12.2.X.4 Only allow subdivision in a new development mapped area where the subdivision design ensures the efficient use of land, while also achieving the other elements of Objective 12.2.X.

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110.	Rule 12.3.1 – Rules for the release of land in the Residential Transition Overlay Zone	H2	Oppose in part	Kāinga Ora opposes in part the proposed amendments sought as notified and seeks further amendments to align with points addressed in this submission. Amendments sought.	Rule 12.3.1 Release of land in the Residential Transition Overlay Zone (RTZ) 1. In a Residential Transition Overlay Zone (RTZ), the provisions of the specified future residential zone will apply to any part of that zone that is "released" by the Chief Executive Officer or their delegate certifying that the requirements in Rule 12.3.1.2 (a), (b) and (c) are met. 2. The Chief Executive Officer or their delegate must certify to release land in a Residential Transition Overlay Zone (RTZ) following receipt of an application demonstrating that an approved plan change and associated structure plan have been accepted by the Council; a. the estimated total residential capacity is less than 120% of the projected total residential demand in the RTZ residential capacity assessment mapped area over the next 5 years, as indicated by analysis undertaken by the DCC in accordance with the National Policy Statement for Urban Development Capacity and published on the DCC website; and b. the DCC has published a statement on its website that: i. further development within the Residential Transition Overlay Zone will meet the following criteria; demonstrated by modelling using accepted industry practice: 1. fire flows within the piped treated water network servicing the Residential Transition Overlay Zone meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ 4509:2008); 2. water pressure within the piped treated water network servicing the Residential Transition Overlay Zone is maintained between 300-900 kPa; and 3. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (10% AEP) within the wastewater network necessary for the servicing of potential development that is being released; or ii. a contract has been awarded that will ensure any necessary infrastructure upgrades required to meet the tests in Rule 12.3.1.2.b.i are completed within three years; and c. an agreement between the DCC and the developer on the method, timing and funding of any necessary transportation infrastructure is in place. 3. Areas that have a Residential Transition Overlay Zone may be released in whole or in part, and where more areas are requested to be released than can meet the criteria above, they will be released on a first come first served basis following an application to the Chief Executive Officer or their delegate that meets the criteria outlined in Rule 12.3.4 as assessed through an appropriate plan change and structure planning process for the applicable sites. 4. The analysis required by clause 2(a) above will be completed and published on the DCC website as follows: a. Residential capacity will be calculated at least annually. b. Residential demand will be calculated at least every three years. 5. The A statement on water supply and wastewater infrastructure capacity <u>supporting a plan change</u>, may specify the number of additional dwellings for which there is infrastructure capacity <u>within an RTZ</u>.
111.	Rule 12.3.4 – Information requirements in Transition Overlay Zones	E5	Oppose	Kāinga Ora opposes the deletion of this rule and seeks the rule is retained as it controls subdivision, use and development in a Transition Overlay Zone until such time a structure plan or development plan comes into effect. Retention sought.	Rule 12.3.4 Information requirements Transition Overlay Zones <u>Subdivision activities in a Transition Overlay Zone must have a structure plan or other development plan that shows, as a minimum, the following:</u> 1. <u>allotments</u> 2. <u>stages of development; and</u> 3. <u>public infrastructure.</u>

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112.	Rule 12.X.1 – Assessment of restricted discretionary activities [to be added]	E3	Support	Kāinga Ora generally supports the proposed addition of section 12.X.1, to the extent it is consistent with its primary submission.	<u>Retain section introduction as notified.</u>															
113.	Rule 12.X.2(1)-(4)	D1, D5 & E3	Support	Kāinga Ora generally supports the proposed addition the assessment criteria, to the extent it is consistent with its primary submission.	<u>Retain assessment criteria as notified.</u>															
114.	Rule 12.X.2(5) – Assessment of Assessment of restricted discretionary activities in an NDMA [to be added]	D1, D4, D5, D6 D7 & D8	Oppose	Kāinga Ora opposes the proposed assessment criteria and seeks deletion for the reasons set out in this submission. Kāinga Ora opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Further amendments are required in PV2 to align with the relief sought in Kāinga Ora’s submission. See Attachment 3.	<table><tr><th colspan="3">12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area</th></tr><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>5. In a new development mapped area: All subdivision activities</td><td>a. Whether subdivision design supports energy efficient housing</td><td>Relevant objectives and policies: 1. Objective 12.2.X 1. The subdivision layout and orientation provides for houses to be designed with good solar access to living areas and outdoor living spaces (Policy 12.2.X.1)</td></tr><tr><td></td><td>b. Provision for amenity planting and public amenities</td><td>Relevant objectives and policies: 1. Objective 12.2.X 1. The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment (Policy 12.2.X.4) Conditions that may be imposed include: 1. Requirements for street tree and other subdivision amenity planting.</td></tr><tr><td></td><td>c. Provision of recreation spaces</td><td>Relevant objectives and policies: 1. Objective 12.2.X 1. The subdivision provides or otherwise ensures good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for off-road cycling and walking tracks within and between different residential developments and connecting to community facilities and services (Policy 12.2.X.1) Conditions that may be imposed include: 1. Location, size and shape of recreation reserves, including a minimum length of road frontage</td></tr></table>	12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area			Activity	Matters of discretion	Guidance on the assessment of resource consents	5. In a new development mapped area: All subdivision activities	a. Whether subdivision design supports energy efficient housing	Relevant objectives and policies: 1. Objective 12.2.X 1. The subdivision layout and orientation provides for houses to be designed with good solar access to living areas and outdoor living spaces (Policy 12.2.X.1)		b. Provision for amenity planting and public amenities	Relevant objectives and policies: 1. Objective 12.2.X 1. The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment (Policy 12.2.X.4) Conditions that may be imposed include: 1. Requirements for street tree and other subdivision amenity planting.		c. Provision of recreation spaces	Relevant objectives and policies: 1. Objective 12.2.X 1. The subdivision provides or otherwise ensures good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for off-road cycling and walking tracks within and between different residential developments and connecting to community facilities and services (Policy 12.2.X.1) Conditions that may be imposed include: 1. Location, size and shape of recreation reserves, including a minimum length of road frontage
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	b. Provision for amenity planting and public amenities	Relevant objectives and policies: 1. Objective 12.2.X 1. The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment (Policy 12.2.X.4) Conditions that may be imposed include: 1. Requirements for street tree and other subdivision amenity planting.																		
	c. Provision of recreation spaces	Relevant objectives and policies: 1. Objective 12.2.X 1. The subdivision provides or otherwise ensures good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for off-road cycling and walking tracks within and between different residential developments and connecting to community facilities and services (Policy 12.2.X.1) Conditions that may be imposed include: 1. Location, size and shape of recreation reserves, including a minimum length of road frontage																		

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
					d-Whether subdivision design maintains or enhances areas with significant natural environment values g-Whether subdivision design supports efficient use of land Relevant objectives and policies: i- Objective 12.2.X: i- The subdivision is designed to ensure any future land use and development will protect, and where necessary restore, any waterways, areas of important indigenous vegetation and habitats of indigenous fauna, or other areas with significant natural environment values (Policy 12.2.X.2). Conditions that may be imposed include: ii- A requirement to protect areas through reserve status or other legal mechanisms. A requirement to undertake conservation activity. Relevant objectives and policies: i- Objective 12.2.X: ii- The subdivision design ensures the efficient use of land, while also achieving the other elements of Objective 12.2.X (Policy 12.2.X.5). General assessment guidance: iii- Council will generally require subdivision in a NDMA to enable the maximum development capacity allowed under the rules and as can be achieved while still achieving the other objectives and policies of the Plan (e.g. as many sites suitable for residential development as practicable or through other means of maximising development capacity). iv- Where a subdivision proposes a residential yield less than what is allowed by the zoning and where this is not required to achieve other plan objectives or policies, Council will consider: 1- how this might affect the affordability and efficient delivery of public infrastructure. 2- how this might affect the ability to provide a reasonable amount of ...
115.	Rule 12.4.2 (1), (X) and (Y) – Assessment of discretionary activities	E3	Support	Kāinga Ora generally supports the proposed addition the assessment criteria, to the extent it is consistent with its primary submission.	Retain assessment criteria as notified.
116.	Rule 12.5.2 (1) & (X) – Assessment of non-complying activities	E3	Support	Kāinga Ora generally supports the proposed addition the assessment criteria, to the extent it is consistent with its primary submission.	Retain assessment criteria as notified.

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
117.	Appendix 12A – Residential Transition Zones Appendix 12B – Industrial Transition Zones	E2	Support	Kāinga Ora generally supports the identification of the new Residential and Industrial Transition Zones and the proposed rezoning once ready for development. Retain as notified.	<u>Retain the new Transition Overlay Zones as notified</u>
Chapter 15: Residential Zones					
118.	Section 15.1.1.1 – General Residential 1 Zone description	A2, B1 and E1	Oppose	Kāinga Ora opposes the proposed changes to the General Residential 1 Zone provisions and seeks further amendments to ensure consistency with the NPS-UD and its primary submission. Kāinga Ora seeks the General Residential 1 Zone enables and provides for suburban residential living and development up to 9m in height. Kāinga Ora also opposes the introduction of the NDMA and seeks the deletion of the proposed policy intent and spatial extent identified in PV2. Reasons outlined in paragraphs 49-51 in the submission document. Deletion sought. Amendments sought to align with the relief sought in Kāinga Ora’s submission. See Attachment 3.	15.1.1.1 General Residential 1 The General Residential 1 Zone covers the city's hill suburbs and valleys of the main urban area of Dunedin and Mosgiel and is characterised by low density suburban residential living. The General Residential 1 Zone covers the majority of the middle to outer suburban areas of Dunedin and Mosgiel and is often applied when to rezoning areas of greenfield land on the urban fringes. Historically, this zone has been characterised by relatively low density suburban development patterns, which arose from a long standing minimum site size requirement of 600m² and allowance for one dwelling per site. However, as a result of development of the 2GP and its subsequent variation ('Variation 2'), these rules have been amended to enable change in residential character over time to a slightly denser suburban form, but with retention of requirements around maximum site coverage and provision of outdoor living space to maintain suburban green space. The anticipated future character planned urban built form of the General Residential 1 Zone is will include: o A mixture of stand-alone dwellings, duplexes, and occasionally on larger sites multi-unit attached, 'terrace style' developments. o Buildings typically up to 9m in height. o sites generally between 400m² and 800m² in size. o a greater variety in site sizes encouraged by flexibility in the minimum site size rule; and o small (up to 80m²) ancillary residential units where site sizes allow, and o larger developments that house supported living facilities (rest homes, student hostels) or social housing where site sizes allow. In new greenfield areas, the General Residential 1 Zone is generally subject applied to the new development mapped area provisions in order to ensure good urban design outcomes. These provisions are contained in Section 12 and apply in addition to the provisions in this section.
119.	Section 15.1.1.2 – General Residential 2 Zone description	E1 & F2-7	Oppose	Kāinga Ora opposes the proposed changes to the General Residential 2 Zone provisions and seeks further amendments to ensure consistency with the NPS-UD and its primary submission. Kāinga Ora seeks the General Residential 2 Zone enables and provides for medium residential living and development up to 11m in height, enabling higher intensity of	15.1.1.2 General Residential 2 The General Residential 2 Zone covers large suburban areas of Dunedin and Mosgiel in locations that have good accessibility to services and public transport, where higher intensity of residential development can occur than typically found in the General Residential 1 Zone. The zone provisions enable a variety of dwelling sizes and typologies in the form of medium density residential living, to be delivered in the city for greater housing variety and choice, including duplexes, terrace housing and low-rise apartments, typically up to 11m in height (generally up to three-storeys). The General Residential 2 Zone covers defined areas within the city's suburbs of the main urban area of Dunedin and Mosgiel. It is characterised by existing or proposed medium density suburban residential living and provides for a range of housing choices

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Non-substantive changes to zone descriptions
One of our alternatives was changing to a habitable room approach for GR1 which could result in this.

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				residential development than typically found in the General Residential 1 Zone. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	throughout the suburban area. Within this zone, the rules differ between those existing and proposed new medium density areas in recognition of the existing or surrounding built form. The General Residential 2 Zone covers large areas of the main urban area of Dunedin and Mosgiel in locations that have good accessibility to services, and public transport, and higher relative demand for housing. It provides for change in the existing urban form to medium density suburban residential living through redevelopment of older and poorer quality housing stock. This will provide a range of housing choices over time, including well designed multi-unit developments such as terrace housing and lowrise apartments typically up to 5m in height (generally two storeys). The rules for this zone vary by location to provide for a higher density of development in areas which have historically been developed to a higher density, and for a lower density of development in areas which are subject to coastal hazards or wastewater or stormwater infrastructure capacity constraints. This is achieved by the application of the following mapped areas: South Dunedin mapped area wastewater constraint mapped area (applied in various locations around Dunedin and Mosgiel); and stormwater constraint mapped area (applied in Roslyn and Mosgiel);
120.	Section 15.1.1.3 – Inner City Residential Zone description	E1	Oppose in part	Kāinga Ora opposes the proposed changes to the Inner City Residential 1 Zone provisions and seeks further amendments to ensure consistency with the NPS-UD and its primary submission. Kāinga Ora seeks the Inner City Residential Zone enables and provides for higher residential living and development up to 16m in height. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	15.1.1.3 Inner City Residential The Inner City Residential Zone covers the residential area near the campus and between the town belt and the central business district. It is characterised by existing or proposed medium density residential living and provides for a range of housing choices close to the central area of Dunedin. With good access to public transport and facilities this environment supports opportunities for higher densities of development than other areas of the City which also allows for different forms of development. Within this environment particular areas that contain dwellings with high heritage characteristics are identified as residential heritage precincts and have additional rules to protect heritage values. The Inner City Residential Zone primarily covers the residential area near the campus and between the town belt and the central business district, being the locations that are closest to Dunedin's main centres of employment or study, and have the greatest accessibility to services and public transport. It provides for existing and new medium density residential living, including through the redevelopment of older and poorer quality housing stock and the conversion of scheduled heritage buildings to multi-unit apartments. The zone contributes to providing high density residential living with, will provide for an increasing range of housing choices close to the central area of Dunedin over time, including new well designed multi-unit developments such as terrace housing and low-rise apartments up to 16m in height (three generally up to five storeys). Within this zone there are several identified residential heritage precincts that have additional rules to protect heritage items and to encourage new development to be compatible with these identified heritage values.
121.	Section 15.1.1.4 – Low Density Residential Zone description	A1 & E1	Support in part	Kāinga Ora generally supports the proposed amendments to the Low Density Residential Zone and seeks further amendments to ensure consistency with the NPS-UD and its primary submission. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	15.1.1.4 Low Density Residential The Low Density Residential Zone is a smaller subset of the main urban Dunedin suburban environment, and has slightly larger sites than the General Residential 1 Zone. It is characterised by a more spacious and open suburban environment. The Low Density Residential Zone is located on a small subset of the outer Dunedin suburban environment, and has slightly containing larger sites than the General Residential 1 Zone. The zone provides a transition in the planned form towards from the lower to higher intensity residential zones. It is characterised by a more spacious and open suburban environment with larger stand-alone dwellings, and gardens landscaped areas and outdoor living areas on sites. Sites in this zone may also be developed with an ancillary residential unit to provide additional accommodation.

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
122.	Section 15.1.1.5 – Large Lot Residential 1 Zone description	A1 & E1	Oppose in part	Kāinga Ora generally supports the proposed amendments to the Large Lot Residential 1 Zone and seeks further amendments to ensure consistency with the NPS-UD and its primary submission. These amendments are proposed to create greater determination between the Low Density Residential and the Large Lot Residential Zones. In addition, changes around the term “on-site wastewater disposal” is opposed as this may be misleading to property owners and it may be confused with an on-site stormwater discharge. This poses a significant health, safety and amenity risks if the majority of properties in the zone require or are led to believe that they are required to discharge their wastewater on site. Amendments sought to align with the relief sought in Kāinga Ora’s submission. See Attachment 3.	15.1.1.5 Large Lot Residential 1 The Large Lot Residential 1 Zone includes a small number of residential areas that have to be developed at a lower density to maintain existing bush or open areas, or because of land instability issues, or where development and subdivision with larger lot sizes is considered more appropriate to maintain other values or respond to other issues. <u>The Large Lot Residential 1 Zone includes a small number of residential areas closer to rural zones, that provide for residential development and subdivision at a low residential density due to natural hazards; slope; the need for onsite stormwater storage; the need to protect important biodiversity, water bodies, landscape or natural character values; or other factors that make a standard density of residential development inappropriate. Several areas in this zone are not serviced with wastewater public infrastructure and the large site sizes also provide for on-site wastewater disposal. The zone rules provide for an ancillary residential unit to provide additional accommodation.</u>
123.	Section 15.1.1.6 – Large Lot Residential 2 Zone description	A1 & E1	Oppose in part	Kāinga Ora generally supports the proposed amendments to the Large Lot Residential 2 Zone and seeks further amendments to ensure consistency with the NPS-UD and its primary submission. These amendments are proposed to create greater determination between the Low Density Residential and the Large Lot Residential Zones. In addition, changes around the term “on-site wastewater disposal” is opposed as this may be misleading to property owners and it may be confused with an on-site stormwater discharge. This poses a significant health, safety and amenity risks if the majority of properties in the zone require or are led to believe that they are required to discharge their wastewater on site. Amendments sought to align with the relief sought in Kāinga Ora’s submission. See Attachment 3.	15.1.1.6 Large Lot Residential 2 The Large Lot Residential 2 Zone includes a small number of residential areas that have to be developed at a lower density, with large sites, either to maintain bush or open areas, because of land instability issues, or to maintain the amenity values of the surrounding area, or where development and subdivision with larger lot sizes is appropriate to maintain other values or respond to other issues. <u>The Large Lot Residential 2 Zone includes a small number of residential areas that provide for residential development and subdivision at a very low residential density due to natural hazards; slope; the need for onsite stormwater storage; the need to protect important biodiversity, water bodies, landscape or natural character values; and the lack of available public wastewater infrastructure readily available across the zone, or other factors that make a standard density of residential development inappropriate. Many areas in this zone are not serviced with wastewater public infrastructure. The zone rules provide for an ancillary residential unit to provide additional accommodation</u>

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124.	Section 15.1.1.7 – Township and Settlement Zone description	A1	Support in part	Kāinga Ora generally supports the proposed amendments to the Township and Settlement Zone and seeks further amendments to ensure consistency with the NPS-UD and its primary submission. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	15.1.1.6 Township and Settlement The Township and Settlement Zone is a mix of larger residential settlements supported by a commercial area, and smaller residential areas that are not attached to a commercial centre and are generally located between townships, particularly along the coast. These areas are characterised by low density environments, and provide for further sites where fully serviced by DCC infrastructure, and development on larger sites that are not fully serviced by DCC infrastructure. <u>The Township and Settlement Zone applies to areas beyond the main urban areas of Dunedin and Mosgiel and includes areas that were historically once independent settlements, such as Port Chalmers and Portobello. The zone includes larger residential townships supported by a commercial centre and smaller residential settlements that are not attached to a commercial centre. The existing and intended future characteristics of this zone vary depending on the context. In some cases, this zone is applied in areas that are not reticulated with wastewater public infrastructure identified by a 'no DCC reticulated wastewater mapped' area. In these areas a low density of residential development is required in order to enable on-site appropriately manage wastewater disposal. Where wastewater public infrastructure is provided, the anticipated pattern of development is the same as for the General Residential 1 Zone. The development of ancillary residential units is provided for across this zone.</u>
125.	Objective 15.2X [proposed addition]	A2, A3, B1, B3, B4, B6, E9	N/A	Kāinga Ora seeks the addition of this objective in the residential chapter of the 2GP so that greater weighting is given towards the matters addressed in the proposed objective when assessing activities within the residential zone. This amendment will ensure the 2GP is consistent with the NPS-UD and give effects to the intent of the PV2 and Kāinga Ora's primary submission Addition sought. See Attachment 3.	Objective 15.2.X <u>Activities achieve greater housing choice for the community in response to changing demographics and housing needs, and reflect the intended planned urban built form of the neighbourhood.</u>
126.	Policy 15.2.X.X	A2, A3, B1, B3, B4, B6, E9	N/A	Kāinga Ora seeks the addition of this objective in the residential chapter of the 2GP so that greater weighting is given towards the matters addressed in the proposed objective when assessing activities within the residential zone. This amendment will ensure the 2GP is consistent with the NPS-UD and give effects to the intent of the PV2 and Kāinga Ora's primary submission Addition sought. See Attachment 3.	Policy 15.2.X.X <u>Enable a variety of housing typologies in the General Residential 1, General Residential 2 and Inner City Residential zones, including apartments, terrace housing and duplexes, that reflects the intended planned urban built form of these zones.</u>
127.	Policy 15.2.X.X	A2, A3, B1, B3, B4, B6, E9	N/A	Kāinga Ora seeks the addition of this objective in the residential chapter of the 2GP so that greater weighting is given towards the matters addressed in the proposed objective when assessing activities within the residential zone. This amendment will ensure the 2GP is consistent with the NPS-UD and give	Policy 15.2.X.X <u>Recognise the economic and environmental benefits of higher intensity residential development that efficiently utilises existing and planned investment in transport and three waters infrastructure.</u>

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Addition of these provisions is not within any scope statements:

- E1 is only changes to the zone descriptions in S15
- B5 is only about managing density for character reasons
- There are existing provisions in 2.6.1 that seek to provide for housing choice and other provisions that manage built form but these are not being changed in a way that would bring this within scope.

The proposed changes also link to the proposals to change density/heights etc. in zones that are out of scope.

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				effects to the intent of the PV2 and Kāinga Ora's primary submission Addition sought. See Attachment 3.	
128.	Policy 15.2.3.3	E1	Oppose in part	Kāinga Ora opposes the proposed changes to the Inner City Residential 1 Zone provisions and seeks further amendments to ensure consistency with the NPS-UD and its primary submission. Kāinga Ora seeks the Inner City Residential Zone enables and provides for higher residential living and development up to 16m in height. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Policy 15.2.3.3 Require buildings and structures in the Inner City Residential Zone to be of a height and setback from boundaries that: a. enables a high quality, <u>medium density</u> form of development; b. is consistent with the existing streetscape character <u>planned urban built form</u> of the zone; and c. avoids or, if avoidance is not practicable, adequately mitigates, adverse effects on sunlight access on outdoor spaces at the rear of adjacent sites.
129.	Objective 15.2.4	H1	Oppose in part	Kāinga Ora oppose the objective as it is currently worded and seek amendments to ensure consistency with national direction contained within the NPS-UD. The use of the term "character" is opposed and should be replaced to "planned urban built form" as per Policy 6 of the NPSUD. This is consistent with the relief sought to replace the term 'character' with 'planned urban built form' in this submission. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Objective 15.2.4 Activities maintain or enhance the amenity of the streetscape, and reflect the current or intended <u>planned urban built form future character</u> of the neighbourhood.
130.	Policy 15.2.4.1	H1	Oppose in part	Kāinga Ora oppose the policy as it is currently worded and seek amendments to ensure consistency with national direction contained within the NPS-UD. The use of the term "character" is opposed and should be replaced to "planned urban built form" as per Policy 6 of the NPSUD. This is consistent with the relief sought to replace the term 'character' with 'planned urban built form' in this submission. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Policy 15.2.4.1 Require development to maintain or enhance streetscape amenity by ensuring: a. <u>garages, carports and car parking do not dominate the street;</u> b. <u>there are adequate green space areas free from buildings or hard surfacing;</u> c. <u>buildings' height and boundary setbacks, and scale reflect the existing or intended planned urban built form future residential character;</u> d. <u>shared service areas are not visible from ground level from outside the site; and</u> e. <u>outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects.</u>

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131.	Policy 15.2.4.2	A2, A3, B1, B3, B4, B6, E9	Support in part	Kāinga Ora seeks the amendment of this policy in the residential chapter of the 2GP so that greater weighting is given towards the matters addressed in the proposed objective when assessing activities within the residential zone. This amendment will ensure the 2GP is consistent with the NPS-UD and give effects to the intent of the PV2 and Kāinga Ora's primary submission Amendments sought. See Attachment 3.	Policy 15.2.4.2 Require residential activity to be at a density that reflects the existing residential character or intended future character of the zone. <u>Enable a variety of housing typologies in the General Residential 1, General Residential 2 and Inner City Residential zones, including apartments, terrace housing and duplexes, that reflects the intended planned urban built form of these zones.</u>
132.	Policy 15.2.4.X	A2, A3, B1, B3, B4, B6, E9	N/A	Kāinga Ora seeks the addition of this policy in the residential chapter of the 2GP so that greater weighting is given towards the matters addressed in the proposed objective when assessing activities within the residential zone. This amendment will ensure the 2GP is consistent with the NPS-UD and give effects to the intent of the PV2 and Kāinga Ora's primary submission Addition sought. See Attachment 3.	Policy 15.2.4.X <u>Enable residential development that:</u> <u>a. Is of a height and bulk that manages daylight access and a reasonable standard of privacy for residents; and</u> <u>b. Manages visual dominance effects on adjoining sites.</u>
133.	Policy 15.2.4.X	A2, A3, B1, B3, B4, B6, E9	N/A	Kāinga Ora seeks the addition of this policy in the residential chapter of the 2GP so that greater weighting is given towards the matters addressed in the proposed objective when assessing activities within the residential zone. This amendment will ensure the 2GP is consistent with the NPS-UD and give effects to the intent of the PV2 and Kāinga Ora's primary submission Addition sought. See Attachment 3.	Policy 15.2.4.X <u>Recognise the economic and environmental benefits of higher intensity residential development that efficiently utilises existing and planned investment in transport and three waters infrastructure.</u>
134.	Policy 15.2.4.X	A2, A3, B1, B3, B4, B6, E9	N/A	Kāinga Ora seeks the addition of this policy in the residential chapter of the 2GP so that greater weighting is given towards the matters addressed in the proposed objective when assessing activities within the residential zone. This amendment will ensure the 2GP is consistent with the NPS-UD and give effects to the intent of the PV2 and Kāinga Ora's primary submission Addition sought. See Attachment 3.	Policy 15.2.4.X <u>Enable residential development that contributes to attractive and safe streets and public open spaces by:</u> <u>a. providing for passive surveillance to public open spaces and streets through siting of dwellings and rooms, façade design and fencing/landscaping;</u> <u>b. Incorporating front yard landscaping that will enhance streetscape amenity;</u> <u>c. Minimising the prevalence of garage doors, car parking and driveways fronting the street.</u>

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or <u>strikethrough</u> are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
135.	Policy 15.2.4.3	A1	Oppose in part	Kāinga Ora opposes the proposed amendments in part and seeks further amendments. Bulk and location of a building should not be controlled by a policy, only by way of a standard. Kāinga Ora seeks amendments to align with Kāinga Ora's primary submission and the intent of the PV2 to enable additional housing capacity. Amendments sought.	Policy 15.2.4.3 Restrict the tenancy and design of family flats to: a. avoid, as far as practicable, the risk they will be used for a separate, non-ancillary, residential activity; b. avoid, as far as practicable, future pressure to subdivide off family flats; and c. minimise, as far as practicable, any adverse effects on the amenity and character of the neighbourhood. Only allow <u>for one stand-alone</u> ancillary residential units <u>between 60m² and 80m² gross floor area per site</u> where the building is <u>secondary to a primary residential unit</u>, designed and located to ensure that streetscape and neighbourhood amenity is maintained or enhanced.
136.	Policy 15.2.4.6	H1	Oppose in part	Kāinga Ora oppose the policy as it is currently worded and seek amendments to ensure consistency with national direction contained within the NPS-UD. The use of the term “character” is opposed and should be replaced to “planned urban built form” as per Policy 6 of the NPSUD. This is consistent with the relief sought to replace the term ‘character’ with ‘planned urban built form’ in this submission. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Policy 15.2.4.6 Only allow subdivision activities where the subdivision is designed to ensure any future land use and development will: a. maintain the amenity of the streetscape b. reflect the current or future intended <u>planned urban built form</u> character of the neighbourhood; c. provide for development to occur without unreasonable earthworks or engineering requirements; and d. provide for quality housing.
137.	Policy 15.2.4.7	H1	Oppose in part	Kāinga Ora oppose the policy as it is currently worded and seek amendments to ensure consistency with national direction contained within the NPS-UD. The use of the term “character” is opposed and should be replaced to “planned urban built form” as per Policy 6 of the NPSUD. This is consistent with the relief sought to replace the term ‘character’ with ‘planned urban built form’ in this submission. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	Policy 15.2.4.7 Only allow schools, emergency services, early childhood education, community and leisure - large scale, sport and recreation, registered health practitioners, training and education, visitor accommodation, supported living facilities, restaurants or retail ancillary to sport and recreation, service stations and stand-alone car parking where they are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity <u>and intended urban built form of the neighbourhood</u>.
138.	Policy 15.2.4.8	B6	Oppose in part	Kāinga Ora seeks amendments to this policy in response to proposed amendments to Rule 15.4.3(5). Amendments sought. See Attachment 3.	Policy 15.2.4.8 Only allow buildings <u>over 300m² footprint</u> <u>that exceed the maximum building coverage standard</u> or multi-unit developments where they are designed to ensure that streetscape and neighbourhood amenity and character is maintained or enhanced.

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .																																				
139.	Rule 15.3.3 (3) to (8) – Land use performance activities in residential zones	A1 & H1	Oppose in part	Kāinga Ora seeks amendments to rule 15.3.3(3), in alignment with the proposed changes sought to the definition of “standard residential” sought by Kāinga Ora in its primary submission. Kāinga Ora also seeks that the supported living facilities is provided for as a permitted activity as these facilities are critical to supporting vulnerable members of our communities and should be provided for via a more enabling consenting pathway. This is of relevance to Kāinga Ora’s operating principles and providing for supported living facilities for existing and future tenants needs and community housing providers. In addition, Kāinga Ora opposes the retention of the minimum car parking requirement in the 2GP, as the Council is required to remove all minimum car parking requirements in its Plan in accordance with Policy 11 of the NPS-UD. Kāinga Ora seeks that following land-use performance standards from the plan are amended or deleted to comply with the NPS-UD: - Standard 15.5.8 - Standard 16.5.8 - Standard 17.5.8 - Standard 18.5.6 - Standard 19.5.6 - Standard 20.5.5 - Any further amendments to Chapter E. Amendments sought to align with the relief sought in Kāinga Ora’s submission. See Attachment 3.	15.3.3 Land Use Activity Status Table <table><tr><th colspan="2">Residential activities</th><th>Activity status</th><th>Performance standards</th></tr><tr><td>2.</td><td><u>Supported living facilities</u></td><td>RD <u>P</u></td><td>a. Minimum car parking b. Outdoor living space c. Service areas</td></tr><tr><td>3.</td><td>Standard residential</td><td>P</td><td>a. Density b. Minimum car parking c. Outdoor living space d. Service areas e. Family flats <u>Ancillary residential</u> units</td></tr><tr><td>4.</td><td>Working from home</td><td>P</td><td>a. Hours of operation b. Maximum gross floor area c. Minimum car parking</td></tr><tr><th colspan="2">Community activities</th><th>Activity status</th><th>Performance standards</th></tr><tr><td>5.</td><td>Community and leisure - small scale</td><td>P</td><td>a. Minimum car parking b. Hours of operation</td></tr><tr><td>6.</td><td>Community and leisure - large scale</td><td>RD</td><td>a. Minimum car parking b. Hours of operation</td></tr><tr><td>7.</td><td>Conservation</td><td>P</td><td></td></tr><tr><td>8.</td><td>Early childhood education - small scale</td><td>RD</td><td>a. Minimum car parking</td></tr></table>	Residential activities		Activity status	Performance standards	2.	<u>Supported living facilities</u>	RD <u>P</u>	a. Minimum car parking b. Outdoor living space c. Service areas	3.	Standard residential	P	a. Density b. Minimum car parking c. Outdoor living space d. Service areas e. Family flats <u>Ancillary residential</u> units	4.	Working from home	P	a. Hours of operation b. Maximum gross floor area c. Minimum car parking	Community activities		Activity status	Performance standards	5.	Community and leisure - small scale	P	a. Minimum car parking b. Hours of operation	6.	Community and leisure - large scale	RD	a. Minimum car parking b. Hours of operation	7.	Conservation	P		8.	Early childhood education - small scale	RD	a. Minimum car parking
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8.	Early childhood education - small scale	RD	a. Minimum car parking																																						
140.	Rule 15.3.3 (22)to (25) – Land use activity status table for residential zones	H1	Oppose	Kāinga Ora opposes the retention of the minimum car parking requirement in the 2GP, as the Council is required to remove all minimum car parking requirements in its plan in accordance with Policy 11 of the NPS-UD. Kāinga Ora seeks that all land-use performance standards from the plan relating to minimum car parking requirements, to comply with the NPS-UD.	<table><tr><th colspan="2">Commercial activities</th><th>Activity status</th><th>Performance standards</th></tr><tr><td>22.</td><td>Visitor accommodation, other than in George Street North residential heritage precinct</td><td>RD</td><td>a. Density b. Minimum car parking c. Minimum vehicle loading</td></tr><tr><td>23.</td><td>All other activities in the commercial activities category</td><td>NC</td><td></td></tr></table>	Commercial activities		Activity status	Performance standards	22.	Visitor accommodation, other than in George Street North residential heritage precinct	RD	a. Density b. Minimum car parking c. Minimum vehicle loading	23.	All other activities in the commercial activities category	NC																									
Commercial activities		Activity status	Performance standards																																						
22.	Visitor accommodation, other than in George Street North residential heritage precinct	RD	a. Density b. Minimum car parking c. Minimum vehicle loading																																						
23.	All other activities in the commercial activities category	NC																																							

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MISCELLANEOUS – OUT OF SCOPE
Permit supported living facilities in residential zones.

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Permit supported living facilities in residential zones.

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in Attachment 3 .														
				Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	<table><tr><th colspan="2">Major facility activities</th><th>Activity status</th><th>Performance standards</th></tr><tr><td>24.</td><td>Cemeteries</td><td>RD</td><td></td></tr><tr><td>25.</td><td>Emergency Services</td><td>RD</td><td>a. Minimum car parking</td></tr></table>			Major facility activities		Activity status	Performance standards	24.	Cemeteries	RD		25.	Emergency Services	RD	a. Minimum car parking
Major facility activities		Activity status	Performance standards																
24.	Cemeteries	RD																	
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141.	Rule 15.3.4 (1) and (2) – Development activity status table for residential zones	F2-2	Support in part	Kāinga Ora generally support the changes proposed to the rule and seeks further amendments for the reasons set out in its primary submission. Reasons linked to previous points in section 9 above. Amendments sought.	<table><tr><td>1.</td><td>Performance standards that apply to all development activities</td><td>a. Natural Hazards Performance Standards b. Maximum building site coverage and impermeable surfaces c. Setback from scheduled tree d. Structure plan mapped area performance standards (where relevant) Y. Service connections – stormwater (in a new development mapped area)</td></tr><tr><td>2.</td><td>Performance standards that apply to all new buildings and structures activities</td><td>a. Boundary setbacks b. Building length c. Firefighting d. Height in relation to boundary e. Maximum height f. Setback from coast and water bodies g. Setback from National Grid</td></tr></table>			1.	Performance standards that apply to all development activities	a. Natural Hazards Performance Standards b. Maximum building site coverage and impermeable surfaces c. Setback from scheduled tree d. Structure plan mapped area performance standards (where relevant) Y. Service connections – stormwater (in a new development mapped area)	2.	Performance standards that apply to all new buildings and structures activities	a. Boundary setbacks b. Building length c. Firefighting d. Height in relation to boundary e. Maximum height f. Setback from coast and water bodies g. Setback from National Grid						
1.	Performance standards that apply to all development activities	a. Natural Hazards Performance Standards b. Maximum building site coverage and impermeable surfaces c. Setback from scheduled tree d. Structure plan mapped area performance standards (where relevant) Y. Service connections – stormwater (in a new development mapped area)																	
2.	Performance standards that apply to all new buildings and structures activities	a. Boundary setbacks b. Building length c. Firefighting d. Height in relation to boundary e. Maximum height f. Setback from coast and water bodies g. Setback from National Grid																	
142.	Rule 15.3.4 (5) -Development activity status table for residential zones	C1	Oppose	Kāinga Ora opposes the proposed changes and seek further amendments to the rule. A blanket building footprint control of 300m² is considered to be inappropriate as this limits development potential on larger sites in residential zones. Rather a control that is relative to the net site area should be incorporated into the Plan. Kāinga Ora also seeks that the multi-unit development activity is separated from new buildings and additions that result in a building footprint greater than 50% of the net site area. The separation of the activity would provide Plan users a clear activity and consenting pathway for development of multi-unit development (i.e. three or more dwellings) in the General Residential 1, General Residential 2 and Inner City Residential zones.	<table><tr><th colspan="2">In all locations</th><th>Activity status</th><th>Performance standards</th></tr><tr><td>5.</td><td>New buildings and additions and alterations that result in: a building footprint that is greater than 300m² footprint 50% of the net site area; or a multi-unit development in the ICR and GR2 zones</td><td>RD</td><td>a. Outdoor living space b. Height c. Height in relation to boundary d. Parking, loading and access e. Service areas f. Maximum building site coverage and impermeable surfaces g. Setbacks h. Service connections</td></tr></table>			In all locations		Activity status	Performance standards	5.	New buildings and additions and alterations that result in: a building footprint that is greater than 300m² footprint 50% of the net site area; or a multi-unit development in the ICR and GR2 zones	RD	a. Outdoor living space b. Height c. Height in relation to boundary d. Parking, loading and access e. Service areas f. Maximum building site coverage and impermeable surfaces g. Setbacks h. Service connections				
In all locations		Activity status	Performance standards																
5.	New buildings and additions and alterations that result in: a building footprint that is greater than 300m² footprint 50% of the net site area; or a multi-unit development in the ICR and GR2 zones	RD	a. Outdoor living space b. Height c. Height in relation to boundary d. Parking, loading and access e. Service areas f. Maximum building site coverage and impermeable surfaces g. Setbacks h. Service connections																

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				Kāinga Ora seeks amendments to align with Kāinga Ora's primary submission and the intent of the PV2 to enable additional housing capacity. Amendments sought.	X	Multi-unit development in General Residential 1 Zone, General Residential 2 Zone and Inner City Residential Zone	RD	a. Outdoor living space b. Height c. Height in relation to boundary d. Parking, loading and access e. Maximum building site coverage and impermeable surfaces f. Service areas g. Setbacks h. Service connections						
143.	Rule 15.3.5 (1) – Subdivision activity status table	E10	Support	Kāinga Ora generally supports the proposed changes to the extent it is consistent with its primary submission.	Retain change to the rule as notified.									
144.	Rule 15.3.5 (3) – Subdivision activity status table	N/A	Support	Kāinga Ora seeks the addition of rule 15.3.5 (3) to allow for subdivision in accordance with an approved land-use consent as a restricted discretionary activity. This allows the plan to be more enabling of residential development, while providing clearer direction to plan users as to what needs to be considered. This is linked to PV2 changes. This addition will give effect to Kāinga Ora's primary submission and the intent of the PV2 to enable additional housing capacity. Addition sought.	<table><tr><th>Subdivision activities</th><th>Activity status</th><th>Performance standards</th></tr><tr><td> 3 Subdivision in accordance with an approved land-use consent </td><td> RD </td><td> a. The degree to which the subdivision is consistent with the approved land use consent b. Service connections </td></tr></table>				Subdivision activities	Activity status	Performance standards	3 Subdivision in accordance with an approved land-use consent	RD	a. The degree to which the subdivision is consistent with the approved land use consent b. Service connections
Subdivision activities	Activity status	Performance standards												
3 Subdivision in accordance with an approved land-use consent	RD	a. The degree to which the subdivision is consistent with the approved land use consent b. Service connections												
145.	Rule 15.4 (4) - Notification	A1	Oppose	Kāinga Ora opposes the addition of this matter within the guidance for determining a stance on notification and seeks deletion. If the Council are allowing for ancillary residential units as permitted activities in certain areas, then it can be considered to form part of the permitted baseline where appropriate. Deletion sought.	15.4 Notification ... 4. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider family flats ancillary residential units (Change A1) as part of the permitted baseline in considering residential density effects in the residential zones. ...									

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Remove permitted baseline rule for ARUs

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .								
146.	Rule 15.4 (4) (X) to (AA)- Notification [proposed addition]	N/A	Oppose	Kāinga Ora seek the addition of a notification preclusion statement (points (Y) to (AA)). Any infringements to performance standards are treated as a restricted discretionary activity on a non-notified basis and introducing additional notification exclusions. Kāinga Ora seeks revised wording of the standard notification exclusion clauses so that they clearly deliver the intended benefit of the tool. This is linked to PV2 changes. Kāinga Ora seeks amendments to align with Kāinga Ora's primary submission and the intent of the PV2 to enable additional housing capacity. Amendments sought.	X. With respect to sections 95D(b) and 95E(2)(a) of the RMA, Council will not consider potential permitted new buildings and structures or compliance with the maximum building site coverage and impermeable surface performance standard (Rule 15.6.10) as part of the permitted baseline in considering the effects of subdivision. <u>Y. Any application for a resource consent as a restricted discretionary activity made under Rule 15.3.3 Land Use Activity Status Table and Rule 15.3.4 Development Activity Status Table shall not be notified, or served on affected persons.</u> <u>Z. Any application for a resource consent as a restricted discretionary activity made under Rule 15.3.5 Subdivision Activity Status Table for</u> <u>i. Subdivision (including unit title subdivision) around lawfully established dwelling units and/or in accordance with an approved land use consent within:</u> <u> i. General Residential 1 Zone</u> <u> ii. General Residential 2 Zone</u> <u> iii. Inner City Residential Zone</u> <u>Shall be considered without public or limited notification unless the Council decides that special circumstances exist under section 95A(4) of the RMA, or there are affected protected customary rights groups or affected customary marine title groups in accordance with section 95(B)(2) of the RMA.</u> <u>AA. Any application for resource consent for standard residential or multi-unit development (three or more units per site) activity in the General Residential 1, General Residential 2 and Inner City Residential Zones and which is compliant with respect to the following standards shall be considered without public notification or limited notification, unless the Council decides that special circumstances exist under section 95A(9) or section 95B(10) of the Resource Management Act 1991:</u> <u>1. Outdoor living space</u> <u>2. Height</u> <u>3. Height in relation to boundary</u> <u>4. Minimum site size</u> <u>5. Parking, loading and access</u> <u>6. Maximum building site coverage and impermeable surfaces</u> <u>7. Service areas</u> <u>8. Setbacks</u> <u>9. Service connections.</u>								
147.	Land use performance standard 15.5.2 – Density	A2, A3, B1, B3, B4, B6, C1 & E9	Oppose	Kāinga Ora opposes the proposed approach to the density standard as notified and seeks amendments. Firstly, Kāinga Ora opposes having two separate activity statuses and activity classifications for the public and private market housing sector. Rather, to meet its requirements under the NPS-UD of providing sufficient development capacity	<table><tr><td colspan="4">1. <u>Standard residential activities in any location and visitor accommodation in the George Street North residential heritage precinct (or any combination of the two on a single site) must not exceed the following density limits:</u></td></tr><tr><td>Zone</td><td><u>i. Minimum site area for a residential unit (excluding family flats ancillary residential units)</u></td><td><u>i. ii. Maximum development potential per site</u></td><td><u>ii. Maximum number of residential units permitted per site</u></td></tr></table>	1. <u>Standard residential activities in any location and visitor accommodation in the George Street North residential heritage precinct (or any combination of the two on a single site) must not exceed the following density limits:</u>				Zone	<u>i. Minimum site area for a residential unit (excluding family flats ancillary residential units)</u>	<u>i. ii. Maximum development potential per site</u>	<u>ii. Maximum number of residential units permitted per site</u>
1. <u>Standard residential activities in any location and visitor accommodation in the George Street North residential heritage precinct (or any combination of the two on a single site) must not exceed the following density limits:</u>													
Zone	<u>i. Minimum site area for a residential unit (excluding family flats ancillary residential units)</u>	<u>i. ii. Maximum development potential per site</u>	<u>ii. Maximum number of residential units permitted per site</u>										

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POINT 131
CHANGE A2 ETC. (RULE CHANGE PACKAGE)

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MISCELLANEOUS – OUT OF SCOPE
Multi-unit development non-notified

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CHANGE F5

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CHANGE C1

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				and to be fair to all persons, equal opportunities should be provided to all. Second, Kāinga Ora opposes the proposed approach to density across residential zones as notified in PV2. The introduction of the maximum development potential consideration is confusing and misleading, while the control of a maximum number of residential units per site area is overly restrictive. Rather, a permitted number of residential units per site, regardless of size is preferred. Minimum site area is better controlled through the subdivision process for vacant sites. In addition, a non-complying activity status for an infringement on density is overly stringent and a restricted discretionary activity consenting pathway is sought for all developments that infringe this, with associated matters of discretion proposed consequentially further on. Kāinga Ora seeks amendments to align with Kāinga Ora's primary submission and the intent of the PV2 to enable additional housing capacity. Amendments sought. See Attachment 3.	<table><tr><td>a.</td><td>General Residential 1 and General Residential 2 Zone</td><td>1 per 5400m² or 2 per 500m² where in a single residential building or in the form of a duplex</td><td>1 habitable room per 100m²</td><td> - Two primary residential units either stand alone or via a duplex; or - One primary and one ancillary residential unit. </td></tr><tr><td>b.</td><td>General Residential 2 Zone not within an infrastructure wastewater constraint mapped area or the South Dunedin mapped area</td><td>N/A</td><td>4 habitable room per 45m²</td><td></td></tr><tr><td>c.</td><td>General Residential 2 Zone within an infrastructure wastewater constraint mapped area</td><td>N/A</td><td>4 habitable room per 100m²</td><td></td></tr><tr><td>d.</td><td>General Residential 2 Zone within the South Dunedin mapped area</td><td>N/A</td><td>4 habitable room per 60m²</td><td></td></tr><tr><td>e.</td><td>Inner City Residential Zone</td><td>N/A</td><td>4 habitable room per 45m²</td><td>N/A</td></tr><tr><td>f.</td><td>Low Density Residential Zone</td><td>1 per 750m²</td><td>4 habitable room per 150m²</td><td> - One primary residential unit; or - One primary and one ancillary residential unit. </td></tr><tr><td>g.</td><td>Large Lot Residential 1 Zone</td><td>1 per 2000m²</td><td>4 habitable room per 400m²</td><td> - One primary residential unit; or - One primary and one ancillary residential unit. </td></tr><tr><td>h.</td><td>Large Lot Residential 2 Zone</td><td>1 per 3500m²</td><td>4 habitable room per 700m²</td><td> - One primary residential unit; or - One primary and one ancillary residential unit. </td></tr><tr><td>i.</td><td>Township and Settlement Zone not within a no DCC reticulated wastewater mapped area</td><td>1 per 5400m² or 2 per 500m² where in a single residential building or in the form of a duplex</td><td>1 habitable room per 100m²</td><td> - One primary residential unit; or - One primary and one ancillary residential unit. </td></tr><tr><td>j.</td><td>Township and Settlement Zone within a no DCC reticulated wastewater mapped area</td><td>1 per 1000m²</td><td>4 habitable room per 200m²</td><td></td></tr></table> 2. Except in in all zones, other than the GR2 and ICR zones: a. a single residential unit may be erected on a site of any size provided all other performance standards are met.	a.	General Residential 1 and General Residential 2 Zone	1 per 5400m² or 2 per 500m² where in a single residential building or in the form of a duplex	1 habitable room per 100m²	- Two primary residential units either stand alone or via a duplex; or - One primary and one ancillary residential unit.	b.	General Residential 2 Zone not within an infrastructure wastewater constraint mapped area or the South Dunedin mapped area	N/A	4 habitable room per 45m ²		c.	General Residential 2 Zone within an infrastructure wastewater constraint mapped area	N/A	4 habitable room per 100m ²		d.	General Residential 2 Zone within the South Dunedin mapped area	N/A	4 habitable room per 60m ²		e.	Inner City Residential Zone	N/A	4 habitable room per 45m ²	N/A	f.	Low Density Residential Zone	1 per 750m ²	4 habitable room per 150m ²	- One primary residential unit; or - One primary and one ancillary residential unit.	g.	Large Lot Residential 1 Zone	1 per 2000m ²	4 habitable room per 400m ²	- One primary residential unit; or - One primary and one ancillary residential unit.	h.	Large Lot Residential 2 Zone	1 per 3500m ²	4 habitable room per 700m ²	- One primary residential unit; or - One primary and one ancillary residential unit.	i.	Township and Settlement Zone not within a no DCC reticulated wastewater mapped area	1 per 5400m² or 2 per 500m² where in a single residential building or in the form of a duplex	1 habitable room per 100m²	- One primary residential unit; or - One primary and one ancillary residential unit.	j.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	1 per 1000m ²	4 habitable room per 200m ²	
a.	General Residential 1 and General Residential 2 Zone	1 per 5400m² or 2 per 500m² where in a single residential building or in the form of a duplex	1 habitable room per 100m²	- Two primary residential units either stand alone or via a duplex; or - One primary and one ancillary residential unit.																																																			
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d.	General Residential 2 Zone within the South Dunedin mapped area	N/A	4 habitable room per 60m ²																																																				
e.	Inner City Residential Zone	N/A	4 habitable room per 45m ²	N/A																																																			
f.	Low Density Residential Zone	1 per 750m ²	4 habitable room per 150m ²	- One primary residential unit; or - One primary and one ancillary residential unit.																																																			
g.	Large Lot Residential 1 Zone	1 per 2000m ²	4 habitable room per 400m ²	- One primary residential unit; or - One primary and one ancillary residential unit.																																																			
h.	Large Lot Residential 2 Zone	1 per 3500m ²	4 habitable room per 700m ²	- One primary residential unit; or - One primary and one ancillary residential unit.																																																			
i.	Township and Settlement Zone not within a no DCC reticulated wastewater mapped area	1 per 5400m² or 2 per 500m² where in a single residential building or in the form of a duplex	1 habitable room per 100m²	- One primary residential unit; or - One primary and one ancillary residential unit.																																																			
j.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	1 per 1000m ²	4 habitable room per 200m ²																																																				

- Commented [EM198]: POINT 109
CHANGE A3

Commented [EM199]: POINT 108
CHANGE A2

Commented [EM200]: POINT 107
CHANGE A2-Alt1

Commented [EM201]: POINT 44
CHANGE A1

Commented [EM202]: POINT 111
MISCELLANEOUS – OUT OF SCOPE

Commented [EM194]: POINT 13
MISCELLANEOUS – OUT OF SCOPE

Commented [EM203]: POINT 110
MISCELLANEOUS – OUT OF SCOPE

Commented [EM195]: POINT 112
MISCELLANEOUS – OUT OF SCOPE

Commented [EM196]: POINT 57
MISCELLANEOUS – OUT OF SCOPE

POINT 131
CHANGE A2 ETC. (RULE CHANGE PACKAGE)

Commented [EM204]: POINT 1
MISCELLANEOUS – OUT OF SCOPE

Commented [EM205]: POINT 28
MISCELLANEOUS – OUT OF SCOPE
Remove the no DCC WW method

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MISCELLANEOUS – OUT OF SCOPE

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
					b. one family flat ancillary residential unit (Change A1) is allowed per site in association with a standard residential activity primary residential unit provided: 1. the maximum development potential per site is not exceeded; X. the site size meets the minimum site size performance standard in Rule 15.7.4; and Y. it does not result in more than two residential units on the site, including the ancillary residential unit. (Change A2) 3. For the purposes of this standard: a. the calculation of habitable rooms includes bedrooms in family flats ancillary residential units (Change A1) and sleep outs; b. the calculation of minimum site area excludes includes access legs provided for rear sites; and c. the calculation of maximum development potential only applies to: x. visitor accommodation in the George Street North residential heritage precinct; y. standard residential activity in the Inner City Residential and General Residential 2 Zones; and z. standard residential activity outside the Inner City Residential and General Residential 2 Zones only for determining whether an family flat ancillary residential unit, or second unit in a single residential building or in the form of a duplex, can be developed in other zones ii. More than one residential building (other than a family flat ancillary residential unit) may only be built on a site if all residential buildings are able to meet all the following performance standards if they were ever subdivided into separate sites: 1. site coverage; 2. height in relation to boundary; 3. setbacks; and 4. access. <u>2. Standard residential activity that contravenes <u>the performance standard for density for the zone</u> is a non-complying activity, except contravention of the following standards only is a <u>restricted discretionary activity</u>, i.e:</u> a. papakāika that contravenes the performance standards for density; b. standard residential in the General Residential 2 Zone (infrastructure wastewater constraint mapped area) that contravenes the performance standards for maximum development potential per site (15.5.2.1.e.ii), provided the maximum development potential per site of the activity proposed does not exceed 1 habitable room per 45m²; c. contravention of Rule 15.5.2.3 (bulk and location performance standards for multiple residential buildings on the same site); and X. standard residential in the ICR Zone that contravenes the performance standard for maximum development potential per site (15.5.2.1.e.ii), provided the maximum development potential per site of the activity proposed does not exceed 1 habitable room per 30m²; and Z. encl housing in the General Residential 1 and Township and Settlement zones (except in a no OCC reticulated wastewater mapped area) where it meets the density standard for General Residential 2. 5-3. Visitor accommodation in the George Street North residential heritage precinct that contravenes the performance standard for density is a discretionary activity.

Commented [EM207]: POINT 44
CHANGE A1

Commented [EM208]: POINT 13
MISCELLANEOUS – OUT OF SCOPE

Commented [EM209]: POINT 112
MISCELLANEOUS – OUT OF SCOPE

Commented [EM210]: POINT 13
MISCELLANEOUS – OUT OF SCOPE

Commented [EM211]: POINT 113
MISCELLANEOUS – OUT OF SCOPE

POINT 130
CHANGE E9 IN SCOPE (GR1 and T&S Zones only)

Commented [EM212]: POINT 57
MISCELLANEOUS – OUT OF SCOPE

POINT 131
CHANGE A2 ETC. (RULE CHANGE PACKAGE)

Commented [EM213]: POINT 111
MISCELLANEOUS – OUT OF SCOPE

Commented [EM214]: POINT 57
MISCELLANEOUS – OUT OF SCOPE

POINT 131
CHANGE A2 ETC. (RULE CHANGE PACKAGE)

Commented [EM215]: POINT 3
CHANGE C1

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .															
148	Land use performance standard 15.5.11 – Outdoor living space	A1	Support	Kāinga Ora generally supports the proposed amendments to the performance standard to the extent that its consistent with its primary submission.	<u>Retain standard as notified.</u>															
149.	Land use performance standard 15.5.14.2 – Ancillary residential units - Design	A1	Oppose in part	Kāinga Ora generally supports the proposed amendments to the performance standard and seeks further amendments to ensure that the Council's intent of providing ancillary residential units are at a maximum gross floor area of 80m² as currently notified in the respective definition, and is reflected correctly in the performance standard. In addition, Kāinga Ora seek the retention of sub-standards 15.5.14.2(a)(ii)-(iv), as the deletion of these standards would provide a framework for ancillary residential units to be subdivided off and treated as a primary unit. Therefore, this would defeat the purpose of defining the units as “ancillary”. Amendments sought.	15.5.14.2 Family Flats Ancillary Residential Units - Design <u>a. Family flats Ancillary residential units must:</u> <u>i. not exceed a maximum gross floor area of 80-80m² ;</u> ii. Ancillary residential units that are within the same residential building as a primary residential unit are exempt from this standard iii. Standard residential activity that contravenes this performance standard but does not exceed a maximum gross floor area of 80m² is a restricted discretionary activity <u>b. Ancillary residential units that contravene this performance standard are restricted discretionary activities</u>															
150.	Advice note 15.5.14A – Ancillary and primary residential units	A1	Support in part	Kāinga Ora generally supports the advice note, though seeks further amendments to provide better clarity to plan users. Amendments sought.	1. Residential Any residential units over 80m² gross floor area do not meeting the definition of ancillary residential units or do not meet standard 15.5.14.2 above and are considered primary residential units.															
151.	Development performance standard 15.6.6.2 – Maximum height	A1	Oppose	Kāinga Ora are of the view that the maximum building heights for the residential zones should be amended to reflect a legible hierarchy between residential zones as they become more intensive across the City. As stated previously, Kāinga Ora seeks the following amendments to the maximum building heights for each of the following zones: - Inner City Residential: 15m - General Residential 2: 11m - All other residential zones: 9m Kāinga Ora see this as a critical change to meeting the objectives and policies of the 2GP and those proposed under PV2. This is linked to PV2 changes. These amendments will give effect to Kāinga Ora's primary submission and the	15.6.6.2 Maximum height a. New buildings and structures, and additions and alterations must not exceed the following maximum height above ground level: <table><tr><th></th><th></th><th>1. Maximum height in the Inner City Residential Zone</th><th>2. Maximum height in General Residential 2 zone</th><th>2–3. Maximum height in all other residential zones</th></tr><tr><td>i.</td><td>Family flat Ancillary residential units (Change A1) (stand alone building)</td><td>Not provided for</td><td></td><td>3m (from ground level to the bottom of the eaves)</td></tr><tr><td>ii.</td><td>Garages and carports in road boundary setback</td><td>3m (from ground level to the bottom of the eaves)</td><td></td><td>3m (from ground level to the bottom of the eaves)</td></tr></table>			1. Maximum height in the Inner City Residential Zone	2. Maximum height in General Residential 2 zone	2–3. Maximum height in all other residential zones	i.	Family flat Ancillary residential units (Change A1) (stand alone building)	Not provided for		3m (from ground level to the bottom of the eaves)	ii.	Garages and carports in road boundary setback	3m (from ground level to the bottom of the eaves)		3m (from ground level to the bottom of the eaves)
		1. Maximum height in the Inner City Residential Zone	2. Maximum height in General Residential 2 zone	2–3. Maximum height in all other residential zones																
i.	Family flat Ancillary residential units (Change A1) (stand alone building)	Not provided for		3m (from ground level to the bottom of the eaves)																
ii.	Garages and carports in road boundary setback	3m (from ground level to the bottom of the eaves)		3m (from ground level to the bottom of the eaves)																

Commented [EM216]: POINT 45
CHANGE A1
Change from family flats to ancillary residential units

Commented [EM217]: POINT 11
CHANGE A1
Manage ARU size limits in rules only and have 80m2 as the upper permitted limit.

Commented [EM218]: POINT 46
CHANGE A1
Reinstate deleted design requirements for ARUs.

Commented [EM219]: POINT 11
CHANGE A1

Commented [KK220]: POINT 2
MISCELLANEOUS – OUT OF SCOPE

Commented [KK221]: POINT 114
MISCELLANEOUS – OUT OF SCOPE

Commented [KK222]: POINT 115
MISCELLANEOUS – OUT OF SCOPE

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i>.</u>																																				
				intent of the PV2 to enable additional housing capacity. Amendments sought. Consequential amendments may also be required to reflect these permitted building height via changes to those Commercial Zones as well.	<table><tr><td>iii.</td><td>All other new buildings and structures, and additions and alterations within setbacks from boundaries, except as provided for in Rule 15.6.13.1</td><td>2m</td><td>2m</td><td>2m</td></tr><tr><td>iv. i.</td><td>All other new buildings and structures, and additions and alterations</td><td>16m 12m</td><td>11m</td><td>9m</td></tr></table>	iii.	All other new buildings and structures, and additions and alterations within setbacks from boundaries, except as provided for in Rule 15.6.13.1	2m	2m	2m	iv. i.	All other new buildings and structures, and additions and alterations	16m 12m	11m	9m																										
iii.	All other new buildings and structures, and additions and alterations within setbacks from boundaries, except as provided for in Rule 15.6.13.1	2m	2m	2m																																					
iv. i.	All other new buildings and structures, and additions and alterations	16m 12m	11m	9m																																					
152.	Development performance standard 15.6.10 – Maximum building site overage and impermeable surfaces	F2-7	Oppose	Kāinga Ora opposes the amendments proposed to this performance standard as notified and seeks amendments. It is Kāinga Ora’s view that there are appropriate mechanisms and methods, that the Council has not considered, that could be introduced and implemented via PV2 to ensure the effects on the three waters infrastructure network are avoided, mitigated or remediated on site/s while enabling residential intensification to meet housing demands and needs in Dunedin. Kāinga Ora opposes the proposed amendments as it is unnecessary and is significantly imposing on development in Dunedin. Amendments sought.	15.6.10 Maximum Building Site Coverage and Impermeable Surfaces 1. Development activities must not exceed the following maximum building site coverage limits: <table><tr><th colspan="2">Zone</th><th>i. Maximum building site coverage: buildings and structures with a footprint greater than 10m² (% of site)</th><th>ii. Maximum building site coverage: buildings and structures and any impermeable surfaces (% of site)</th></tr><tr><td>a.</td><td>General Residential 1 Zone</td><td>40%</td><td>70%</td></tr><tr><td>b.</td><td>General Residential 2 Zone not within a stormwater constraint mapped area</td><td>50%</td><td>80%</td></tr><tr><td>x.</td><td>General Residential 2 Zone within a stormwater constraint mapped area</td><td>50%</td><td>70%</td></tr><tr><td>c.</td><td>Inner City Residential Zone</td><td>60%</td><td>80%</td></tr><tr><td>d.</td><td>Low Density Residential Zone</td><td>35%</td><td>65%</td></tr><tr><td>e.</td><td>Large Lot Residential 1 and 2 Zones</td><td>30%</td><td>50%</td></tr><tr><td>f.</td><td>Township and Settlement Zone not within a no DCC reticulated wastewater mapped area</td><td>40%</td><td>70%</td></tr><tr><td>g.</td><td>Township and Settlement Zone within a no DCC reticulated wastewater mapped area</td><td>30%</td><td>50%</td></tr></table> ...	Zone		i. Maximum building site coverage: buildings and structures with a footprint greater than 10m² (% of site)	ii. Maximum building site coverage: buildings and structures and any impermeable surfaces (% of site)	a.	General Residential 1 Zone	40%	70%	b.	General Residential 2 Zone not within a stormwater constraint mapped area	50%	80%	x.	General Residential 2 Zone within a stormwater constraint mapped area	50%	70%	c.	Inner City Residential Zone	60%	80%	d.	Low Density Residential Zone	35%	65%	e.	Large Lot Residential 1 and 2 Zones	30%	50%	f.	Township and Settlement Zone not within a no DCC reticulated wastewater mapped area	40%	70%	g.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	30%	50%
Zone		i. Maximum building site coverage: buildings and structures with a footprint greater than 10m² (% of site)	ii. Maximum building site coverage: buildings and structures and any impermeable surfaces (% of site)																																						
a.	General Residential 1 Zone	40%	70%																																						
b.	General Residential 2 Zone not within a stormwater constraint mapped area	50%	80%																																						
x.	General Residential 2 Zone within a stormwater constraint mapped area	50%	70%																																						
c.	Inner City Residential Zone	60%	80%																																						
d.	Low Density Residential Zone	35%	65%																																						
e.	Large Lot Residential 1 and 2 Zones	30%	50%																																						
f.	Township and Settlement Zone not within a no DCC reticulated wastewater mapped area	40%	70%																																						
g.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	30%	50%																																						
153.	Advice note 15.6.10X – Other requirements outside the district plan[to be added]	F2-4	Support	Kāinga Ora generally supports the addition of the advice note and recognise that the matters addressed should sit outside the district plan process.	... <u>Retain advice note as notified.</u>																																				

Commented [EM223]: Consequential to points 114 & 115

Commented [EM224]: POINT 1 MISCELLANEOUS – OUT OF SCOPE

Commented [KK225]: POINT 27 CHANGE F2-7

Commented [EM226]: POINT 28 MISCELLANEOUS – OUT OF SCOPE

Commented [KK227]: POINT 116 CHANGE F2-4

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .																				
154.	Advice note 15.6.13A	A2	Support	Kāinga Ora generally supports the deletion of this advice note. A definition for a common wall should sit in the definitions section of the Plan, rather than as an advice note.	Delete advice note as notified.																				
155.	Development performance standard 15.6.X – Service connections - Stormwater	F2-2	Oppose	Kāinga Ora opposes the addition of the performance standard for the reasons set out in its primary submission. Deletion sought.	15.6.X Service connections – Stormwater In a new development mapped area, all development that creates an impermeable surface must comply with Rule 9.3.7.AA.																				
156.	Subdivision performance standard 15.7.4 (1) – Minimum site size	A3 & F3-3	Oppose	Kāinga Ora oppose the proposed changes and are of the view that amendments are necessary to enable residential growth and housing choice in accordance with the requirements of the NPS-UD. It is Kāinga Ora’s view that there are appropriate mechanisms and methods, that the Council has not considered, that could be introduced and implemented via PV2 to ensure the effects on the three waters infrastructure network are avoided, mitigated or remediated on site/s while enabling residential intensification to meet housing demands and needs in Dunedin. Kāinga Ora opposes the proposed amendments as it is unnecessary and is significantly imposing on development in Dunedin. In addition, the deletion of proposed sub-standard 15.7.4(1)(X) is also sought as this is confusing and appears to negate the purpose of controlling minimum site sizes within residential zones. Kāinga Ora also seeks the addition of the following subdivision activity exempt from minimum site size standard to correspond to the proposed addition of Rule 15.3.5 (3) above - to allow for subdivision in accordance with an existing or concurrently approved land-use consent or for any lots around existing buildings and developments. This allows the plan to be more enabling of residential development, while providing clearer direction to plan users as to what needs to	15.7.4 Minimum site size 1. The minimum site size for new <u>resultant vacant</u> site is: <table><tr><th>Zone</th><th>Minimum site size</th></tr><tr><td>a. General Residential 1 Zone</td><td>500-100m² 300m² {Change A3}</td></tr><tr><td>b. <u>General Residential 2 Zone</u> 1. not within an infrastructure wastewater constraint mapped area, or 2. within the infrastructure wastewater constraint mapped area (Mosgiel)</td><td>300m²200m²</td></tr><tr><td><u>General Residential 2 Zone within an infrastructure wastewater constraint mapped area, except for the infrastructure wastewater constraint mapped area (Mosgiel)</u></td><td>5400m²</td></tr><tr><td>c. Inner City Residential Zone</td><td>200m²</td></tr><tr><td>d. Low Density Residential Zone</td><td>750m²</td></tr><tr><td>e. Large Lot Residential Zone 1</td><td>2000m²</td></tr><tr><td>f. Large Lot Residential Zone 2</td><td>3500m²</td></tr><tr><td>g. <u>Township and Settlement Zone</u> not within a no DCC reticulated wastewater mapped area</td><td>5400m²</td></tr><tr><td>h. <u>Township and Settlement Zone</u> within a no DCC reticulated wastewater mapped area</td><td>1000m²</td></tr></table> i. j. Except <u>the following are exempt from the minimum site size:</u> i. <u>resultant sites created and used solely for the following purposes are exempt from the minimum site size:</u> 1. Scheduled ASBV or QEII covenant;	Zone	Minimum site size	a. General Residential 1 Zone	500-100m² 300m² {Change A3}	b. <u>General Residential 2 Zone</u> 1. not within an infrastructure wastewater constraint mapped area, or 2. within the infrastructure wastewater constraint mapped area (Mosgiel)	300m² 200m²	<u>General Residential 2 Zone within an infrastructure wastewater constraint mapped area, except for the infrastructure wastewater constraint mapped area (Mosgiel)</u>	5400m²	c. Inner City Residential Zone	200m ²	d. Low Density Residential Zone	750m ²	e. Large Lot Residential Zone 1	2000m ²	f. Large Lot Residential Zone 2	3500m ²	g. <u>Township and Settlement Zone</u> not within a no DCC reticulated wastewater mapped area	5400m²	h. <u>Township and Settlement Zone</u> within a no DCC reticulated wastewater mapped area	1000m²
Zone	Minimum site size																								
a. General Residential 1 Zone	500-100m² 300m² {Change A3}																								
b. <u>General Residential 2 Zone</u> 1. not within an infrastructure wastewater constraint mapped area, or 2. within the infrastructure wastewater constraint mapped area (Mosgiel)	300m² 200m²																								
<u>General Residential 2 Zone within an infrastructure wastewater constraint mapped area, except for the infrastructure wastewater constraint mapped area (Mosgiel)</u>	5400m²																								
c. Inner City Residential Zone	200m ²																								
d. Low Density Residential Zone	750m ²																								
e. Large Lot Residential Zone 1	2000m ²																								
f. Large Lot Residential Zone 2	3500m ²																								
g. <u>Township and Settlement Zone</u> not within a no DCC reticulated wastewater mapped area	5400m²																								
h. <u>Township and Settlement Zone</u> within a no DCC reticulated wastewater mapped area	1000m²																								

Commented [EM228]: POINT 9
CHANGE A2
Replace common wall advice note with definition

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CHANGE F2-2

Commented [KK231]: POINT 117
MISCELLANEOUS – OUT OF SCOPE (Except for GR1/T&S serviced)

POINT 132
CHANGE A2 ETC. (RULE CHANGE PACKAGE)

Commented [EM232]: POINT 118
CHANGE A3

Commented [KK233]: POINT 119
MISCELLANEOUS – OUT OF SCOPE
Change to GR2 MSS out of scope

Commented [KK234]: POINT 111
MISCELLANEOUS – OUT OF SCOPE
Removal of effect of existing ICMA out of scope

Commented [EM230]: Not shown as strike out in drafting provided.

Commented [KK235]: POINT 28
MISCELLANEOUS – OUT OF SCOPE
Removal of effect of existing no DCC WW out of scope.

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
				be considered. This is linked to PV2 changes. This addition will give effect to Kāinga Ora's primary submission and the intent of the PV2 to enable additional housing capacity. Amendments sought. See Attachment 3.	2. reserve; 3. access; 4. utility; or 5. road. ; or X. a resultant vacant site in any residential zone: (except within a no-DCC reticulated wastewater mapped area; 1. that will contain at least one lawfully established habitable residential building (that was not established as a family flat or ancillary residential unit) prior to certification of the survey plan pursuant to section 223 of the RMA; and 2. that is of a size and shape that means the residential building is able to meet all the relevant land use and development performance standards as if it was new. Y. subdivision that is in accordance with existing or concurrently approved land use consents, or for any lots around existing buildings and development.
157.	Subdivision performance standard 15.7.4 (2) – Minimum site size	B4	Support in part	Kāinga Ora supports the proposed amendments in part and seeks further amendments for the reasons set out in its primary submission. Amendments sought.	15.7.4 Minimum site size X. Minimum site size includes access legs for subdivision of sites up to 1200m² in the General Residential 1 Zone and Township and Settlement Zone (not within a no-DCC reticulated wastewater mapped area) and for subdivision of all sites in other zones, but excludes access legs in all other cases.
158.	Subdivision performance standard 15.7.4 (2) – Minimum site size activity status and exemptions	B1 & B6	Oppose in part	Kāinga Ora oppose this standard and seeks a discretionary activity consenting pathway for subdivision not meeting minimum site size requirements. This is to make the 2GP more enabling of residential growth and enabling, while providing a framework for minimum site size infringements where an adequate assessment of effects is provided to ensure that infringements can be considered as acceptable. Amendments sought. See Attachment 3.	15.7.4 Minimum site size 2. General subdivision that contravenes the standard for minimum site size is non-complying a discretionary activity, except in the following circumstances where the subdivision is restricted discretionary: X. subdivision as described in Rule 15.7.4.1.jk.ii.1 that does not meet the conditions in Rule 15.7.4.1.j.ii.2; and {Change B6} a. a two or more site subdivision where one any resultant vacant site is below, but not less than, 75% of, the minimum site size and the average of the site sizes meets the minimum site size performance standard in Rule 15.7.4.1; and, where i. the subdivision does not result in any resultant site being of a size that could be further subdivided in accordance with the minimum site size performance standards, except as provided for in Rule 15.7.4.1.i.X; and ii. all undersized resultant sites are large enough to contain a building platform of at least 7m by 10m that meets the performance standards of this Plan including, but not limited to: 1. outdoor living space; 2. minimum car parking space; 3. setbacks from boundaries, water bodies, significant trees, National Grid transmission lines; 4. esplanade reserves and strips; and 5. maximum building site coverage and impermeable surfaces. b. the subdivision does not result in any resultant site being of a size that could be further subdivided in accordance with the minimum site size performance standards; and

Commented [EM236]: POINT 71
CHANGE B6

Commented [EM237]: POINT 120
CHANGE B4

Commented [EM238]: POINT 121
MISCELLANEOUS – OUT OF SCOPE

POINT 133
CHANGE A2 ETC. (RULE CHANGE PACKAGE) FOR GR1 & T&S
WHERE SERVICED FOR WW ONLY

Commented [EM239]: POINT 117
MISCELLANEOUS – OUT OF SCOPE (Except for GR1/T&S
served)

POINT 132
CHANGE A2 ETC. (RULE CHANGE PACKAGE)

Commented [EM240]: POINT 122
CHANGE B1

Commented [KK241]: POINT 5
MISCELLANEOUS – OUT OF SCOPE

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .			
					e. the undersized resultant site is large enough to contain a building platform of at least 7m by 10m that meets the performance standards of this Plan including, but not limited to: i. outdoor living space; ii. minimum car parking space; iii. setbacks from boundaries, water bodies, significant trees, National Grid transmission lines; iv. esplanade reserves and strips; and v. maximum building site coverage and impermeable surfaces.			
159.	Rule 15.7.X – Subdivision performance standard in accordance with an approved land use consent [proposed addition		Support	Kāinga Ora seeks the addition of the following subdivision performance standard corresponding to the proposed addition of Rule 15.3.5 (3) above - to allow for subdivision in accordance with an approved land-use consent as a restricted discretionary activity. This allows the plan to be more enabling of residential development, while providing clearer direction to plan users as to what needs to be considered. This is linked to PV2 changes. This addition will give effect to Kāinga Ora’s primary submission and the intent of the PV2 to enable additional housing capacity. Addition sought.	15.7.X - Subdivision in accordance with an approved land use resource consent 1. Any subdivision relating to an approved land use consent must comply with that resource consent.			
160.	Table 15.10 (1), (2), (3) and (X) – Assessment of restricted discretionary activities - Density	F3-4	Oppose in part	Kāinga Ora seek amendments to the assessment criterion 15.10.3 to reflect the matters outlined in this primary submission. The proposed changes provide a more enabling consenting framework for density infringements and enable robust assessments through the matters of discretion are provided for the council to consider. Additional amendments and deletions are sought to the assessment criterion that are aligned and consistent with the amendments suggested in Kāinga Ora’s primary submission. Kāinga Ora seeks the terms ‘effects on efficiency and affordability of infrastructure’ is replaced with ‘effects on the safe and efficient operations of adjacent network infrastructure’. The	15.10.3 Assessment of land use performance standard contraventions <table><tr><td>Performance standard</td><td>Matters of discretion</td><td>Guidance on the assessment of resource consents</td></tr></table>	Performance standard	Matters of discretion	Guidance on the assessment of resource consents
Performance standard	Matters of discretion	Guidance on the assessment of resource consents						

Commented [EM242]: POINT 71
CHANGE B6

Commented [EM243]: Density all RD contraventions – out of scope

Commented [EM244]: Add 'adjacent' for 3 waters infrastructure

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .												
				focus should be on the safe and efficient operations of the network infrastructure, which refers to the three waters infrastructure of water supply, wastewater and stormwater. Not all developments will result in adverse effects on the safety and efficiency of the wider network. Any potential effects from a new development or activity should be focused on the effects on the safe and efficient operations of the adjacent and immediately affected network infrastructure, not the full wider network infrastructure. Kāinga Ora notes that this is an approach taken by other Councils around the country. Kāinga Ora seeks amendments to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	<table><tr><td>1.</td><td>Density - (rules <u>15.5.2.1 c.ii and 15.5.2.3 15.5.2</u>) all residential units are able to meet <u>bulk and location performance standards</u></td><td><u>a. Effects on the safe and efficient operations of adjacent network infrastructure</u> <u>b. Bulk, location, appearance and scale of buildings</u> <u>c. Traffic</u> <u>d. Sunlight access to habitable rooms and outdoor living spaces</u> <u>e. Overlooking and privacy</u></td><td> <i>Relevant objectives and policies:</i> i. Objective 15.2.2 ii. Residential development achieves high quality on-site amenity for residents (Policy 15.2.2.1). <i>General assessment guidance:</i> <u>iii. See Rule 9.6 on guidance for assessment on Effects on the safe and efficient operations of adjacent network infrastructure</u> <u>iv. Non-compliance with rules 15.5.2.4.c or 15.5.2.3 will be assessed based on which performance standard(s) the second additional residential unit/s building does not provide for compliance with, if subdivided in future. See assessment rules in relation to performance standard contraventions for:</u> <u>1. site coverage;</u> <u>2. height in relation to boundary;</u> <u>3. setbacks; and</u> <u>4. access.</u> </td></tr><tr><td>2.</td><td>Density - (Rule 15.5.2.4.a) Papakāika</td><td> a. Effects on cultural values of Mana whenua b. Effects on health and safety <u>c. Effects on the safety and efficiency of the adjacent transport network</u> </td><td> See Rule 14.3 See Rule 9.5 See Rule 6.10 </td></tr><tr><td>3.</td><td>Density standard residential in General Residential 2 Zone infrastructure wastewater constraint mapped area (Rule <u>15.5.2.4.b</u>) standard residential in ICR Zone (Rule <u>15.5.2.4.d</u>)</td><td> a. Matters 15.10.3(1)(a)-(e) above; and <u>b. Effects on efficiency and affordability of infrastructure</u> </td><td> <u>See Rule 9.5</u> </td></tr></table>	1.	Density - (rules <u>15.5.2.1 c.ii and 15.5.2.3 15.5.2</u>) all residential units are able to meet <u>bulk and location performance standards</u>	<u>a. Effects on the safe and efficient operations of adjacent network infrastructure</u> <u>b. Bulk, location, appearance and scale of buildings</u> <u>c. Traffic</u> <u>d. Sunlight access to habitable rooms and outdoor living spaces</u> <u>e. Overlooking and privacy</u>	<i>Relevant objectives and policies:</i> i. Objective 15.2.2 ii. Residential development achieves high quality on-site amenity for residents (Policy 15.2.2.1). <i>General assessment guidance:</i> <u>iii. See Rule 9.6 on guidance for assessment on Effects on the safe and efficient operations of adjacent network infrastructure</u> <u>iv. Non-compliance with rules 15.5.2.4.c or 15.5.2.3 will be assessed based on which performance standard(s) the second additional residential unit/s building does not provide for compliance with, if subdivided in future. See assessment rules in relation to performance standard contraventions for:</u> <u>1. site coverage;</u> <u>2. height in relation to boundary;</u> <u>3. setbacks; and</u> <u>4. access.</u>	2.	Density - (Rule 15.5.2.4.a) Papakāika	a. Effects on cultural values of Mana whenua b. Effects on health and safety <u>c. Effects on the safety and efficiency of the adjacent transport network</u>	See Rule 14.3 See Rule 9.5 See Rule 6.10	3.	Density standard residential in General Residential 2 Zone infrastructure wastewater constraint mapped area (Rule <u>15.5.2.4.b</u>) standard residential in ICR Zone (Rule <u>15.5.2.4.d</u>)	a. Matters 15.10.3(1)(a)-(e) above; and <u>b. Effects on efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>
1.	Density - (rules <u>15.5.2.1 c.ii and 15.5.2.3 15.5.2</u>) all residential units are able to meet <u>bulk and location performance standards</u>	<u>a. Effects on the safe and efficient operations of adjacent network infrastructure</u> <u>b. Bulk, location, appearance and scale of buildings</u> <u>c. Traffic</u> <u>d. Sunlight access to habitable rooms and outdoor living spaces</u> <u>e. Overlooking and privacy</u>	<i>Relevant objectives and policies:</i> i. Objective 15.2.2 ii. Residential development achieves high quality on-site amenity for residents (Policy 15.2.2.1). <i>General assessment guidance:</i> <u>iii. See Rule 9.6 on guidance for assessment on Effects on the safe and efficient operations of adjacent network infrastructure</u> <u>iv. Non-compliance with rules 15.5.2.4.c or 15.5.2.3 will be assessed based on which performance standard(s) the second additional residential unit/s building does not provide for compliance with, if subdivided in future. See assessment rules in relation to performance standard contraventions for:</u> <u>1. site coverage;</u> <u>2. height in relation to boundary;</u> <u>3. setbacks; and</u> <u>4. access.</u>														
2.	Density - (Rule 15.5.2.4.a) Papakāika	a. Effects on cultural values of Mana whenua b. Effects on health and safety <u>c. Effects on the safety and efficiency of the adjacent transport network</u>	See Rule 14.3 See Rule 9.5 See Rule 6.10														
3.	Density standard residential in General Residential 2 Zone infrastructure wastewater constraint mapped area (Rule <u>15.5.2.4.b</u>) standard residential in ICR Zone (Rule <u>15.5.2.4.d</u>)	a. Matters 15.10.3(1)(a)-(e) above; and <u>b. Effects on efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>														

Commented [EM245]: POINT 57
MISCELLANEOUS – OUT OF SCOPE

POINT 131
CHANGE A2 ETC. (RULE CHANGE PACKAGE)

Commented [EM246]: POINT 57
MISCELLANEOUS – OUT OF SCOPE

POINT 131
CHANGE A2 ETC. (RULE CHANGE PACKAGE)

Commented [EM247]: POINT 113
MISCELLANEOUS – OUT OF SCOPE

POINT 130
CHANGE E9 – as it relates to GR1 and T&S serviced

Commented [EM248]: POINT 4
MISCELLANEOUS – OUT OF SCOPE

Commented [KK249]: POINT 111
MISCELLANEOUS – OUT OF SCOPE

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .						
					<table><tr><td rowspan="2">X.</td><td rowspan="2">Density social housing in the GR1-Zone or T&S-Zone (except in a no-DCC reticulated wastewater mapped area. (Rule 15.5.2.4.y)</td><td>a- Effects on efficiency and affordability of infrastructure</td><td>See Rule 9.5</td></tr><tr><td>b- Effects on accessibility</td><td>See Rule 6.1b</td></tr></table>	X.	Density social housing in the GR1-Zone or T&S-Zone (except in a no-DCC reticulated wastewater mapped area. (Rule 15.5.2.4.y)	a- Effects on efficiency and affordability of infrastructure	See Rule 9.5	b- Effects on accessibility	See Rule 6.1b
X.	Density social housing in the GR1-Zone or T&S-Zone (except in a no-DCC reticulated wastewater mapped area. (Rule 15.5.2.4.y)	a- Effects on efficiency and affordability of infrastructure	See Rule 9.5								
		b- Effects on accessibility	See Rule 6.1b								

Commented [KK250]: POINT 3
CHANGE C1

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .									
161.	Table 15.10 (4) – Assessment of restricted discretionary activities – Ancillary residential units: Design	A1	Support in part	Kāinga Ora support the changes to the assessment criterion and seeks further additions to the matter of discretion to provide clarity to property owners and developers as to what needs to be considered in constructing an ancillary residential unit. Amendments sought to seek consistency with the NPS-UD and Kāinga Ora primary submission.	<table><tr><th colspan="3">15.10.3 Assessment of land use performance standard contraventions</th></tr><tr><th>Performance standard</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td> 4. Family flats Ancillary residential units - Design </td><td> a. Effects on the planned urban built form and amenity of the neighbourhood residential character and amenity; b. Bulk, location, appearance and scale of buildings; and c. Overlooking and privacy. </td><td> <u>Relevant objectives and policies:</u> <u>i. Objective 15.2.4</u> <u>ii. The design of family flats avoids, as far as practicable, the risk they will be used for a separate, non-ancillary residential activity, or future pressure to subdivide off family flats, and minimises, as far as practicable, any adverse effects on the amenity and character of the neighbourhood</u> <u>Stand-alone ancillary residential units between 60m² and greater than 80m² gross floor area are designed and located to ensure that the planned urban built form and amenity of the neighbourhood streetscape and neighbourhood amenity is maintained or enhanced (Policy 15.2.4.3).</u> <i>Potential circumstances that may support a consent application include:</i> iii. The family flat is in the same residential building as the primary residential unit. iv. The design of the family flat ancillary residential unit matches the design of the primary residential building. v. Landscaping or other forms of screening will be used to reduce the visibility of the family flat ancillary residential unit. vi. The family flat ancillary residential unit will not be easily viewed from outside the site. vii. The extra area is required due to the occupant's needs. <u>viii. The size of the family flat is unlikely to create future pressure for it to be subdivided or be consented to operate as a second residential activity on the site.</u> </td></tr></table>	15.10.3 Assessment of land use performance standard contraventions			Performance standard	Matters of discretion	Guidance on the assessment of resource consents	4. Family flats Ancillary residential units - Design	a. Effects on the planned urban built form and amenity of the neighbourhood residential character and amenity; b. Bulk, location, appearance and scale of buildings; and c. Overlooking and privacy.	<u>Relevant objectives and policies:</u> <u>i. Objective 15.2.4</u> <u>ii. The design of family flats avoids, as far as practicable, the risk they will be used for a separate, non-ancillary residential activity, or future pressure to subdivide off family flats, and minimises, as far as practicable, any adverse effects on the amenity and character of the neighbourhood</u> <u>Stand-alone ancillary residential units between 60m² and greater than 80m² gross floor area are designed and located to ensure that the planned urban built form and amenity of the neighbourhood streetscape and neighbourhood amenity is maintained or enhanced (Policy 15.2.4.3).</u> <i>Potential circumstances that may support a consent application include:</i> iii. The family flat is in the same residential building as the primary residential unit. iv. The design of the family flat ancillary residential unit matches the design of the primary residential building. v. Landscaping or other forms of screening will be used to reduce the visibility of the family flat ancillary residential unit. vi. The family flat ancillary residential unit will not be easily viewed from outside the site. vii. The extra area is required due to the occupant's needs. <u>viii. The size of the family flat is unlikely to create future pressure for it to be subdivided or be consented to operate as a second residential activity on the site.</u>
15.10.3 Assessment of land use performance standard contraventions														
Performance standard	Matters of discretion	Guidance on the assessment of resource consents												
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Commented [EM251]: POINT 44
CHANGE A1
Addition of matters of discretion for ARUs and change to Policy 15.2.4.3.

Commented [KK252]: POINT 11
CHANGE A1
Change shown to policy different than shown above.

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in Attachment 3 .																					
162.	Table 15.10 (8) – Assessment of restricted discretionary activities – Minimum car parking	H1	Oppose	Kāinga Ora opposes the retention of this assessment criteria for the purpose of consistency with Policy 11 of the NPS-UD. Deletion sought.	<table><tr><th colspan="3">15.10.3 Assessment of land use performance standard contraventions</th></tr><tr><th>Performance standard</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>8. Minimum car parking</td><td>a. Effects on accessibility</td><td rowspan="2">See Rule 6.10</td></tr><tr><td></td><td>b. Effects on the safety and efficiency of the transport</td></tr></table>	15.10.3 Assessment of land use performance standard contraventions			Performance standard	Matters of discretion	Guidance on the assessment of resource consents	8. Minimum car parking	a. Effects on accessibility	See Rule 6.10		b. Effects on the safety and efficiency of the transport										
15.10.3 Assessment of land use performance standard contraventions																										
Performance standard	Matters of discretion	Guidance on the assessment of resource consents																								
8. Minimum car parking	a. Effects on accessibility	See Rule 6.10																								
	b. Effects on the safety and efficiency of the transport																									
163.	Table 15.10.4 – Assessment of development performance standard contraventions.	H1	Oppose in part	Kāinga Ora opposes the assessment of development performance standard contraventions currently worded and seek amendments to ensure consistency with national direction contained within the NPS-UD. The use of the term “character” is opposed and should be replaced to “planned urban built form” as per Policy 6 of the NPSUD. This is consistent with the relief sought to replace the term ‘character’ with ‘planned urban built form’ in this submission. Kāinga Ora seeks the terms ‘effects on efficiency and affordability of infrastructure’ is replaced with ‘effects on the safe and efficient operations of adjacent network infrastructure’. The focus should be on the safe and efficient operations of the network infrastructure, which refers to the three waters infrastructure of water supply, wastewater and stormwater. Not all developments will result in adverse effects on the safety and efficiency of the wider network. Any potential effects from a new development or activity should be focused on the effects on the safe and efficient operations of the adjacent and immediately affected network infrastructure, not the full wider network infrastructure. Kāinga Ora notes that this is an approach taken by other Councils around the country. Kāinga Ora also seeks amendments to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development	<table><tr><th colspan="3">15.10.4 Assessment of development performance standard contraventions</th></tr><tr><th>Performance standard</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>1. Boundary setback</td><td>b. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u></td><td><u>Relevant objectives and policies:</u> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' height, boundary setbacks, and scale reflect existing or intended <u>planned urban built form future residential character</u> (Policy 15.2.4.1.c). iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that: 1. enables a high quality, medium density development (Policy 15.2.3.3.a); 2. is consistent with the existing <u>or intended planned urban built form-streetscape character</u> of the zone</td></tr><tr><td colspan="3">...</td></tr><tr><td>3. Building length</td><td>a. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u></td><td><u>Relevant objectives and policies:</u> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' scale reflect existing or intended <u>planned urban built form-future residential character</u> (Policy 15.2.4.1.c). ...</td></tr><tr><td>4. Fence height and design</td><td>b. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u></td><td><u>Relevant objectives and policies:</u> i. Objective 15.2.4. ii. Fences are of a height and design that contributes positively to the <u>existing or intended planned urban built form and</u> streetscape amenity <u>and character</u> of the neighbourhood (Policy 15.2.4.4). ...</td></tr><tr><td colspan="3">...</td></tr></table>	15.10.4 Assessment of development performance standard contraventions			Performance standard	Matters of discretion	Guidance on the assessment of resource consents	1. Boundary setback	b. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<u>Relevant objectives and policies:</u> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' height, boundary setbacks, and scale reflect existing or intended <u>planned urban built form future residential character</u> (Policy 15.2.4.1.c). iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that: 1. enables a high quality, medium density development (Policy 15.2.3.3.a); 2. is consistent with the existing <u>or intended planned urban built form-streetscape character</u> of the zone	...			3. Building length	a. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<u>Relevant objectives and policies:</u> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' scale reflect existing or intended <u>planned urban built form-future residential character</u> (Policy 15.2.4.1.c). ...	4. Fence height and design	b. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<u>Relevant objectives and policies:</u> i. Objective 15.2.4. ii. Fences are of a height and design that contributes positively to the <u>existing or intended planned urban built form and</u> streetscape amenity <u>and character</u> of the neighbourhood (Policy 15.2.4.4). ...	...		
15.10.4 Assessment of development performance standard contraventions																										
Performance standard	Matters of discretion	Guidance on the assessment of resource consents																								
1. Boundary setback	b. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<u>Relevant objectives and policies:</u> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' height, boundary setbacks, and scale reflect existing or intended <u>planned urban built form future residential character</u> (Policy 15.2.4.1.c). iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that: 1. enables a high quality, medium density development (Policy 15.2.3.3.a); 2. is consistent with the existing <u>or intended planned urban built form-streetscape character</u> of the zone																								
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3. Building length	a. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<u>Relevant objectives and policies:</u> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' scale reflect existing or intended <u>planned urban built form-future residential character</u> (Policy 15.2.4.1.c). ...																								
4. Fence height and design	b. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<u>Relevant objectives and policies:</u> i. Objective 15.2.4. ii. Fences are of a height and design that contributes positively to the <u>existing or intended planned urban built form and</u> streetscape amenity <u>and character</u> of the neighbourhood (Policy 15.2.4.4). ...																								
...																										

Commented [KK253]: POINT 5
MISCELLANEOUS – OUT OF SCOPE

Commented [KK254]: POINT 33
MISCELLANEOUS – OUT OF SCOPE

Commented [KK255]: POINT 33
MISCELLANEOUS – OUT OF SCOPE

Commented [KK256]: POINT 33
MISCELLANEOUS – OUT OF SCOPE

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .			
				or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments sought to align with the relief sought in Kāinga Ora's submission. See Attachment 3.	7.	- Maximum height - Height in relation to boundary	b. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity by ensuring buildings' height, boundary setbacks, and scale reflect <u>existing or intended planned urban built form anticipated in the zone future residential character</u> (Policy 15.2.4.1.c). iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that: 1. enables a high quality, medium density development (Policy 15.2.3.3.a); 2. is consistent with the existing <u>and intended planned urban built form anticipated in streetscape character</u> of the zone (Policy 15.2.3.3.b).
					8.	Location and screening of car parking	a. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<i>Relevant objectives and policies:</i> ...
					9.	Location and screening of outdoor storage	a. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<i>Relevant objectives and policies:</i> ...
					10.	Maximum building site coverage and impermeable surfaces	a. Effects on on-site amenity for residents	<i>Relevant objectives and policies:</i> ...
							b. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u>	<i>Relevant objectives and policies:</i> ...
							c. <u>In a stormwater constraint area, e Effects on efficiency and affordability of infrastructure (stormwater) Effects on the safe and efficient operations of adjacent network infrastructure</u>	See Rule 9.5.
							d. Effects of stormwater <u>runoff</u> from future development	

Commented [KK257]: POINT 33 MISCELLANEOUS – OUT OF SCOPE

Commented [KK258]: POINT 33 MISCELLANEOUS – OUT OF SCOPE

Commented [KK259]: POINT 33 MISCELLANEOUS – OUT OF SCOPE

Commented [KK260]: POINT 33 MISCELLANEOUS – OUT OF SCOPE

Commented [KK261]: POINT 134 3 WATERS PACKAGE

Commented [KK262]: POINT 124 CHANGE F2-3

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .		
					11. Number, location and design of ancillary signs a. Effects on <u>the planned urban built form neighbourhood residential character</u> and amenity <u>of the neighbourhood</u> b. Effects on the safety and efficiency of the <u>adjacent</u> transport network 12. Parking, loading and access standards a. Effects on the safety and efficiency of the <u>adjacent</u> transport network K <u>In a new development mapped area, service connections – stormwater</u> <u>a- Effectiveness and efficiency of stormwater management and effects of stormwater from future development</u> <u>See Rule 9.5. (Change F2-2)</u>	Relevant objectives and policies: ... See Rule 6.10 See Rule 6.10 <u>See Rule 9.5. (Change F2-2)</u>	
164.	Table 15.11.6 – Assessment of restricted discretionary activities – Permitted baseline	A1	Oppose	Kāinga Ora opposes the addition of this matter and seeks deletion. If the Council are allowing for ancillary residential units as permitted activities in certain areas, then it can be considered to form part of the permitted baseline where appropriate. Deletion sought.	<u>6- With respect to section 104(2), Council will not consider family flats ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones.</u>		
165.	Table 15.11.2 - Assessment of restricted discretionary land use activities in residential zones	H1	Oppose in part	Kāinga Ora opposes the assessment of development performance standard contraventions currently worded and seek amendments to ensure consistency with national direction contained within the NPS-UD. The use of the term “character” is opposed and should be replaced to “planned urban built form” as per Policy 6 of the NPSUD. This is consistent with the relief sought to replace the term ‘character’ with ‘planned urban built form’ in this submission. Kāinga Ora also seeks amendments to include the word “adjacent’ in front of and in reference to transport networks. Not all developments will result in adverse	15.11.2 Assessment of restricted discretionary land use activities Activity Matters of discretion Guidance on the assessment of resource consents 1. All restricted discretionary land use activities in the residential zones, including but not limited to the activities listed below a. Effects on accessibility b. Effects on the safety and efficiency of the <u>adjacent</u> transport network See Rule 6.11 Relevant objectives and policies: ...		

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CHANGE A1
Remove permitted baseline rule for ARUs

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .																												
				effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. In addition, Kāinga Ora seeks deletion of the assessment on supported living facilities as it seeks the activity to be a permitted activity- reasons outlined above in this submission. Amendments sought to the assessment criteria aligns with the relief sought in Kāinga Ora's submission. See Attachment 3.	<table><tr><td></td><td></td><td>c. Effects on surrounding sites' residential amenity <u>and the intended planned built form anticipated in the zone</u></td><td>Relevant objectives and policies: ...</td></tr><tr><td></td><td></td><td>d. Effects on streetscape amenity <u>and character</u></td><td>Relevant objectives and policies: ...</td></tr><tr><td colspan="4">...</td></tr><tr><td>3.</td><td>Emergency services</td><td>a. Effects on the safety and efficiency of the <u>adjacent</u> transport network</td><td>See Rule 6.11</td></tr><tr><td colspan="4">...</td></tr><tr><td>5.</td><td>Supported living facilities</td><td>a. Effects on efficiency and affordability of infrastructure (stormwater) X. Effects of stormwater runoff from future development b. Effects on surrounding sites' residential amenity</td><td>See Rule 9.6 Relevant objectives and policies: ...</td></tr><tr><td colspan="4">...</td></tr></table>			c. Effects on surrounding sites' residential amenity <u>and the intended planned built form anticipated in the zone</u>	Relevant objectives and policies: ...			d. Effects on streetscape amenity <u>and character</u>	Relevant objectives and policies: ...	...				3.	Emergency services	a. Effects on the safety and efficiency of the <u>adjacent</u> transport network	See Rule 6.11	...				5.	Supported living facilities	a. Effects on efficiency and affordability of infrastructure (stormwater) X. Effects of stormwater runoff from future development b. Effects on surrounding sites' residential amenity	See Rule 9.6 Relevant objectives and policies: ...	...			
		c. Effects on surrounding sites' residential amenity <u>and the intended planned built form anticipated in the zone</u>	Relevant objectives and policies: ...																														
		d. Effects on streetscape amenity <u>and character</u>	Relevant objectives and policies: ...																														
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...																																	
166.	Table 15.11.3 - Assessment of restricted discretionary development activities in residential zones	H1	Oppose in part	Kāinga Ora opposes the proposed changes and seeks amendments consistent with previous changes sought in this submission. See reasons linked to points above. Amendments sought.	<table><tr><th colspan="4">15.11.3 Assessment of restricted discretionary development activities</th></tr><tr><th colspan="2">Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>1.</td><td>New buildings or additions and alterations to buildings that result in: - a building footprint that exceeds <u>300m²</u> the maximum building or impervious area standard; or a multi-unit development except for in the ICR and GR2 zones </td><td>a. Effects on the planned urban built form and amenity of the neighbourhood streetscape amenity; and character b. Bulk, location, appearance and scale of buildings; and c. Sunlight access; d. Stormwater management from the site; and e. Provision of landscaping and outdoor living space; f. Effects on the safe and</td><td>Relevant objectives and policies: i. Objective 15.2.4 ii. Buildings that exceeds the maximum building or impervious areas standard over 300m² footprint and multi-unit developments are designed to maintain or enhance the planned urban built form and amenity of the neighbourhood streetscape and neighbourhood amenity and character (Policy 15.2.4.8) General assessment guidance: iii. In assessing the effects on amenity Council will consider whether building design reflects, and is conducive with, the streetscape amenity will also be considered. iv. In assessing the effects on the planned urban built form and amenity of the neighbourhood streetscape amenity and</td></tr></table>	15.11.3 Assessment of restricted discretionary development activities				Activity		Matters of discretion	Guidance on the assessment of resource consents	1.	New buildings or additions and alterations to buildings that result in: - a building footprint that exceeds <u>300m²</u> the maximum building or impervious area standard; or a multi-unit development except for in the ICR and GR2 zones	a. Effects on the planned urban built form and amenity of the neighbourhood streetscape amenity; and character b. Bulk, location, appearance and scale of buildings; and c. Sunlight access; d. Stormwater management from the site; and e. Provision of landscaping and outdoor living space; f. Effects on the safe and	Relevant objectives and policies: i. Objective 15.2.4 ii. Buildings that exceeds the maximum building or impervious areas standard over 300m ² footprint and multi-unit developments are designed to maintain or enhance the planned urban built form and amenity of the neighbourhood streetscape and neighbourhood amenity and character (Policy 15.2.4.8) General assessment guidance: iii. In assessing the effects on amenity Council will consider whether building design reflects, and is conducive with, the streetscape amenity will also be considered. iv. In assessing the effects on the planned urban built form and amenity of the neighbourhood streetscape amenity and																
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Activity		Matters of discretion	Guidance on the assessment of resource consents																														
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Commented [EM272]: POINT 68
MISCELLANEOUS – OUT OF SCOPE
Make supported living facilities permitted

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MISCELLANEOUS – OUT OF SCOPE
Change rule for buildings over 300m2

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CHANGE C1

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .		
						<u>efficient operations of adjacent network infrastructure</u>	character , Council will consider: 1. building design and placement in terms of appropriateness for the context of the site , including: considering the appropriateness of form (roof pitch, scale, massing, window placement, entrance detailing, and/or proportion) and materials 2. any landscaping proposed and its effectiveness in enhancing amenity and/or mitigating adverse effects 3. the level of visibility from the street 4. the location of any car parking 5. whether the development provides adequate green space and maintains an appropriate balance of green space vs built and hard features 6. whether the development has the potential to adversely affect any heritage streetscape values in the immediate neighbourhood v. in general, where a new building is located within an integrated group of buildings that contribute strongly to the heritage streetscape character of the immediate neighbourhood, design maintains the coherence of the group and the contribution it makes to the overall character and amenity -planned urban built form and amenity of the neighbourhood vi. See Rule 9.6 on guidance for assessment on effects on the <u>safe and efficient operations of adjacent network infrastructure</u> ...

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .		
					X Multi-unit development	a. Effects on the planned urban built form and amenity of the neighbourhood b. Bulk, location, appearance and scale of buildings and c. Sunlight access d. Stormwater management from the site and e. Provision of landscaping and outdoor living space f. Effects on the safe and efficient operations of adjacent network infrastructure	Relevant objectives and policies i. Objective 15.2.4 ii. Multi-unit developments are designed to maintain or enhance the planned urban built form and amenity of the neighbourhood (Policy 15.2.4.6) General assessment guidance i. In assessing the effects on the planned urban built form and amenity of the neighbourhood, Council will consider 1. building design and placement including considering the appropriateness of form (roof pitch, scale, massing, window placement, entrance detailing, and/or proportion) and materials 2. any landscaping proposed and its effectiveness in enhancing amenity and/or mitigating adverse effects 3. the level of visibility from the street 4. the location of any car parking

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .														
					<table><tr><td></td><td></td><td></td><td> 5. whether the development provides adequate green space and maintains an appropriate balance of green space vs built and hard features 6. whether the development has the potential to adversely affect any heritage streetscape values in the immediate neighbourhood v. in general, where a new building is located within an integrated group of buildings that contribute strongly to the heritage streetscape character of the immediate neighbourhood, design maintains the coherence of the group and the contribution it makes to the overall planned urban built form and amenity of the neighbourhood vi. See Rule 9.6 on guidance for assessment on effects on the safe and efficient operations of adjacent network infrastructure Conditions that may be imposed include vi. Requirements for design features to break up the bulk of the building, for example by varying building elevations by setting parts of the building back, use of different textures, by the use of architectural features, or modulation Potential circumstances that may support a consent application include vii. The visual effects of the building is screened and softened by landscaping, fencing, or other screening which provides an attractive interface with the street x. The building is set back from boundaries adequate distance to avoid shading or visual effects on adjacent residential properties or public places x. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places </td></tr><tr><td>X.</td><td>New buildings or additions and alterations to buildings that result in a multi-unit development</td><td></td><td></td><td></td><td><table><tr><td>a. Effects on efficiency and affordability of infrastructure (stormwater)</td><td>See Rule 9.6.</td></tr><tr><td>b. Effects of stormwater from future development</td><td></td></tr></table></td></tr></table> ...				5. whether the development provides adequate green space and maintains an appropriate balance of green space vs built and hard features 6. whether the development has the potential to adversely affect any heritage streetscape values in the immediate neighbourhood v. in general, where a new building is located within an integrated group of buildings that contribute strongly to the heritage streetscape character of the immediate neighbourhood, design maintains the coherence of the group and the contribution it makes to the overall planned urban built form and amenity of the neighbourhood vi. See Rule 9.6 on guidance for assessment on effects on the safe and efficient operations of adjacent network infrastructure Conditions that may be imposed include vi. Requirements for design features to break up the bulk of the building, for example by varying building elevations by setting parts of the building back, use of different textures, by the use of architectural features, or modulation Potential circumstances that may support a consent application include vii. The visual effects of the building is screened and softened by landscaping, fencing, or other screening which provides an attractive interface with the street x. The building is set back from boundaries adequate distance to avoid shading or visual effects on adjacent residential properties or public places x. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places	X.	New buildings or additions and alterations to buildings that result in a multi-unit development				<table><tr><td>a. Effects on efficiency and affordability of infrastructure (stormwater)</td><td>See Rule 9.6.</td></tr><tr><td>b. Effects of stormwater from future development</td><td></td></tr></table>	a. Effects on efficiency and affordability of infrastructure (stormwater)	See Rule 9.6.	b. Effects of stormwater from future development	
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a. Effects on efficiency and affordability of infrastructure (stormwater)	See Rule 9.6.																		
b. Effects of stormwater from future development																			

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .																					
167.	Table 15.11.4 – Assessment of restricted discretionary subdivision activities			Kāinga Ora opposes the proposed changes and seeks amendments consistent with previous changes sought in this submission. See reasons linked to points above. Amendments sought.	<table><tr><th colspan="3">Table 15.11.4 Assessment of restricted discretionary subdivision activities</th></tr><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td rowspan="4">1. All subdivision activities</td><td>a. Effects on the planned urban built form neighbourhood residential character and amenity of the neighbourhood</td><td><i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. Subdivision is designed to ensure any future land use and development will: 1. maintain the amenity of the streetscape; 2. reflect the current or future intended planned urban built form character of the neighbourhood; 3. provide for development to occur without unreasonable earthworks or engineering requirements; and 4. provide for quality housing (Policy 15.2.4.6). <i>Design considerations that may support a consent application include:</i> ...</td></tr><tr><td>b. Risk from natural hazards</td><td>See Rule 11.5</td></tr><tr><td>d. Effects on efficiency and affordability of infrastructure (stormwater) Effects on the safe and efficient operations of adjacent network infrastructure</td><td>See Rule 9.6</td></tr><tr><td>X- Effects of stormwater from future development</td><td></td></tr><tr><td></td><td>d. Effects on the safety and efficiency of the transport network</td><td>See Rule 6.11</td></tr><tr><td colspan="3">...</td></tr></table>	Table 15.11.4 Assessment of restricted discretionary subdivision activities			Activity	Matters of discretion	Guidance on the assessment of resource consents	1. All subdivision activities	a. Effects on the planned urban built form neighbourhood residential character and amenity of the neighbourhood	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. Subdivision is designed to ensure any future land use and development will: 1. maintain the amenity of the streetscape; 2. reflect the current or future intended planned urban built form character of the neighbourhood; 3. provide for development to occur without unreasonable earthworks or engineering requirements; and 4. provide for quality housing (Policy 15.2.4.6). <i>Design considerations that may support a consent application include:</i> ...	b. Risk from natural hazards	See Rule 11.5	d. Effects on efficiency and affordability of infrastructure (stormwater) Effects on the safe and efficient operations of adjacent network infrastructure	See Rule 9.6	X- Effects of stormwater from future development			d. Effects on the safety and efficiency of the transport network	See Rule 6.11	...		
Table 15.11.4 Assessment of restricted discretionary subdivision activities																										
Activity	Matters of discretion	Guidance on the assessment of resource consents																								
1. All subdivision activities	a. Effects on the planned urban built form neighbourhood residential character and amenity of the neighbourhood	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. Subdivision is designed to ensure any future land use and development will: 1. maintain the amenity of the streetscape; 2. reflect the current or future intended planned urban built form character of the neighbourhood; 3. provide for development to occur without unreasonable earthworks or engineering requirements; and 4. provide for quality housing (Policy 15.2.4.6). <i>Design considerations that may support a consent application include:</i> ...																								
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	d. Effects on efficiency and affordability of infrastructure (stormwater) Effects on the safe and efficient operations of adjacent network infrastructure	See Rule 9.6																								
	X- Effects of stormwater from future development																									
	d. Effects on the safety and efficiency of the transport network	See Rule 6.11																								
...																										

Commented [KK277]: POINT 33 MISCELLANEOUS – OUT OF SCOPE

Commented [KK278]: POINT 134 3 WATERS PACKAGE

Commented [KK279]: POINT 125 CHANGE F2-3 Do not consider stormwater effects for subdivision.

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .								
					<table><tr><td></td><td></td><td>1. Effectiveness and efficiency of stormwater management and effects of stormwater from future development</td><td>See Rule 9.5</td></tr><tr><td>2.</td><td>In the following new development mapped areas, all subdivision activities, multi-unit development, and supported living facilities: Kaikōra Valley Road Selwyn Street Nellie Fox Lane</td><td>2. Effectiveness and efficiency of wastewater management and effects of wastewater from future development</td><td>See Rule 9.5</td></tr></table>			1. Effectiveness and efficiency of stormwater management and effects of stormwater from future development	See Rule 9.5	2.	In the following new development mapped areas, all subdivision activities, multi-unit development, and supported living facilities: Kaikōra Valley Road Selwyn Street Nellie Fox Lane	2. Effectiveness and efficiency of wastewater management and effects of wastewater from future development	See Rule 9.5
		1. Effectiveness and efficiency of stormwater management and effects of stormwater from future development	See Rule 9.5										
2.	In the following new development mapped areas, all subdivision activities, multi-unit development, and supported living facilities: Kaikōra Valley Road Selwyn Street Nellie Fox Lane	2. Effectiveness and efficiency of wastewater management and effects of wastewater from future development	See Rule 9.5										
169.	Rule 15.12.1 - Assessment of restricted discretionary activities – Permitted baseline	A1	Oppose	Kāinga Ora opposes the proposed addition of this matter. If the Council are allowing for ancillary residential units as permitted activities in certain areas, then it can be considered to form part of the permitted baseline where appropriate. Deletion sought.	3. With respect to section 104(2), Council will not consider family flats ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones.								
170.	Table 15.12.3 (X) - Assessment of discretionary performance standard contraventions [to be added]	GF-05 & IN07	Support	Kāinga Ora generally supports the proposed amendments to the performance standard to the extent that its consistent with its primary submission.	Retain amendments to assessment criteria as notified.								
171.	Rule 15.13.1 (3) - Assessment of restricted non-complying activities – Permitted baseline	A1	Oppose	Kāinga Ora opposes the addition of this matter. If the Council are allowing for ancillary residential units as permitted activities in certain areas, then it can be considered to form part of the permitted baseline where appropriate. Deletion sought.	3. With respect to section 104(2), Council will not consider family flats ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones.								

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Remove permitted baseline rule for ARUs

Commented [KK283]: POINT 29
CHANGE GF05

POINT 129
CHANGE IN07

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CHANGE A1
Remove permitted baseline rule for ARUs

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .						
172.	Table 15.13.5 (1) - Assessment of discretionary performance standard contraventions – Density [to be added]	A1 & B5	Oppose	Kāinga Ora opposes the assessment criteria for density as a non-complying activity status consenting pathway for a residential development infringing the density standard for the respective zone is overly stringent and unnecessary. General infringement of a development performacen standard in a zone should be a restricted discretionary activity, with a corresponding set of matters of discretion, to make it clear to applicants what the Council may consider for those infringements. Amendments are required in PV2 to align with the relief sought in Kāinga Ora’s submission. Deletion sought.	<table><tr><th colspan="2">15.13.5 Assessment of non-complying performance standard contraventions</th></tr><tr><th>Performance standard</th><th>Guidance on the assessment of resource consents</th></tr><tr><td> 1. Density </td><td> Relevant objectives and policies (priority considerations): a. Strategic Directions – Objectives 2.7.1 (policies 2.7.1.1, 2.7.1.3), 2.4.1 (Policy 2.4.1.5) b. Objective 15.2.4, Policy 15.2.4.2, Policy 15.2.4.3 c. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure. </td></tr></table>	15.13.5 Assessment of non-complying performance standard contraventions		Performance standard	Guidance on the assessment of resource consents	1. Density	Relevant objectives and policies (priority considerations): a. Strategic Directions – Objectives 2.7.1 (policies 2.7.1.1, 2.7.1.3), 2.4.1 (Policy 2.4.1.5) b. Objective 15.2.4, Policy 15.2.4.2, Policy 15.2.4.3 c. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure.
15.13.5 Assessment of non-complying performance standard contraventions											
Performance standard	Guidance on the assessment of resource consents										
1. Density	Relevant objectives and policies (priority considerations): a. Strategic Directions – Objectives 2.7.1 (policies 2.7.1.1, 2.7.1.3), 2.4.1 (Policy 2.4.1.5) b. Objective 15.2.4, Policy 15.2.4.2, Policy 15.2.4.3 c. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure.										
173.	Table 15.13.5 (1) - Assessment of discretionary performance standard contraventions [to be added]	A3 & B1	Oppose	Kāinga Ora opposes the assessment criteria for minimum site size as a non-complying activity status consenting pathway for a residential development infringing the minimum site size standard for the respective zone is overly stringent and unnecessary. General infringement of a development performance standard in a zone should be a restricted discretionary activity, with a corresponding set of matters of discretion, to make it clear to applicants what the Council may consider for those infringements. Amendments are required in PV2 to align with the relief sought in Kāinga Ora’s submission. Deletion sought.	<table><tr><th colspan="2">15.13.5 Assessment of non-complying performance standard contraventions</th></tr><tr><th>Performance standard</th><th>Guidance on the assessment of resource consents</th></tr><tr><td> 4. Minimum site size </td><td> Relevant objectives and policies (priority considerations): a. Objectives 15.2.4, 9.2.1 Relevant guidance from other sections (priority considerations): b. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure. </td></tr></table>	15.13.5 Assessment of non-complying performance standard contraventions		Performance standard	Guidance on the assessment of resource consents	4. Minimum site size	Relevant objectives and policies (priority considerations): a. Objectives 15.2.4, 9.2.1 Relevant guidance from other sections (priority considerations): b. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure.
15.13.5 Assessment of non-complying performance standard contraventions											
Performance standard	Guidance on the assessment of resource consents										
4. Minimum site size	Relevant objectives and policies (priority considerations): a. Objectives 15.2.4, 9.2.1 Relevant guidance from other sections (priority considerations): b. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure.										
174.	Table 15.13.5 (1) - Assessment of discretionary performance standard contraventions – <u>Structure plan mapped areas and family flats</u> [to be added]	A1 & E10	Support	Kāinga Ora generally supports the proposed amendments to the performance standard to the extent that its consistent with its primary submission.	Retain amendments to assessment criteria as notified.						

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POINT 133
CHANGE A2 ETC. (RULE CHANGE PACKAGE) FOR GR1 & T&S
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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red. Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .																		
175.	Table 16.8.2 (1) – Assessment of controlled activities – Papakāika	F3-4	Oppose in part	Kāinga Ora seeks amendments to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	<table><tr><th colspan="3">16.8.2 Assessment of controlled land use activities</th></tr><tr><th>Activity</th><th>Matters of control</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>1. Papakāika</td><td> - Design, scale, location and number of dwellings - Design, scale and location of other buildings, structures - development activities - Disposal of stormwater and wastewater - Vehicle access and parking </td><td> <i>Relevant objectives and policies:</i> i. Objectives 16.2.3, 14.2.1, 9.2.2, 6.2.3. ii. Manawhenua are able to live in original native reserve areas where any adverse effects will be adequately managed in line with the objectives and policies of the rural zones (Policy 14.2.1.6). iii. Wastewater and stormwater can be disposed of in such a way that adverse effects on the health of people on the site or on surrounding sites will be avoided or, if avoidance is not practicable, will be insignificant (Policy 9.2.2.7). {Change F3-4} iv. Adverse effects on the safety and efficiency of the <u>adjacent</u> transport network are avoided or, if avoidance is not practicable, adequately mitigated (6.2.3.9.a). ... </td></tr></table>	16.8.2 Assessment of controlled land use activities			Activity	Matters of control	Guidance on the assessment of resource consents	1. Papakāika	- Design, scale, location and number of dwellings - Design, scale and location of other buildings, structures - development activities - Disposal of stormwater and wastewater - Vehicle access and parking	<i>Relevant objectives and policies:</i> i. Objectives 16.2.3, 14.2.1, 9.2.2, 6.2.3. ii. Manawhenua are able to live in original native reserve areas where any adverse effects will be adequately managed in line with the objectives and policies of the rural zones (Policy 14.2.1.6). iii. Wastewater and stormwater can be disposed of in such a way that adverse effects on the health of people on the site or on surrounding sites will be avoided or, if avoidance is not practicable, will be insignificant (Policy 9.2.2.7). {Change F3-4} iv. Adverse effects on the safety and efficiency of the <u>adjacent</u> transport network are avoided or, if avoidance is not practicable, adequately mitigated (6.2.3.9.a). ...									
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176.	Table 16.10.2 – Assessment of restricted discretionary land use activities in rural zones	N/A	Oppose in part	Kāinga Ora seeks amendments to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	<table><tr><th colspan="3">16.10.2 Assessment of restricted discretionary land use activities</th></tr><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td colspan="3">...</td></tr><tr><td>2. All high trip generators, which include: - any activities that generate 250 or more vehicle movements a day </td><td> a. Effects on accessibility b. Effects on the safety and efficiency of the <u>adjacent</u> transport network </td><td>See Rule 6.11</td></tr><tr><td>3. - Cemeteries - Crematoriums </td><td>...</td><td>...</td></tr><tr><td></td><td> e. Effects on the safety and efficiency of the <u>adjacent</u> transport network </td><td>See Rule 6.11</td></tr></table>	16.10.2 Assessment of restricted discretionary land use activities			Activity	Matters of discretion	Guidance on the assessment of resource consents	...			2. All high trip generators, which include: any activities that generate 250 or more vehicle movements a day	a. Effects on accessibility b. Effects on the safety and efficiency of the <u>adjacent</u> transport network	See Rule 6.11	3. - Cemeteries - Crematoriums	...	...		e. Effects on the safety and efficiency of the <u>adjacent</u> transport network	See Rule 6.11
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	e. Effects on the safety and efficiency of the <u>adjacent</u> transport network	See Rule 6.11																					

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .																							
177.	Table 16.10.2 – Assessment of restricted discretionary land use activities in rural zones	N/A	Oppose in part	Kāinga Ora opposes the assessment criteria in part, seeking that consideration is limited to only the “adjacent” transport network and the retention of consideration towards health and safety. Kāinga Ora seeks amendments to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	<table><tr><th colspan="3">16.10.2 Assessment of restricted discretionary land use activities</th></tr><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td rowspan="2">4. Domestic animal boarding and breeding (including dogs)</td><td>...</td><td>...</td></tr><tr><td>b. Effects on the safety and efficiency of the <u>adjacent</u> transport network</td><td>See Rule 6.11</td></tr><tr><td rowspan="3">5. Intensive farming</td><td>...</td><td>...</td></tr><tr><td>b. Effects on the safety and efficiency of the <u>adjacent</u> transport network</td><td>See Rule 6.11</td></tr><tr><td>c. Effects on health and safety</td><td>See Rule 9.6</td></tr><tr><td rowspan="2">6. Veterinary services (large animal practice)</td><td>...</td><td>...</td></tr><tr><td>b. Effects on the safety and efficiency of the <u>adjacent</u> transport network</td><td>See Rule 6.11</td></tr></table>	16.10.2 Assessment of restricted discretionary land use activities			Activity	Matters of discretion	Guidance on the assessment of resource consents	4. Domestic animal boarding and breeding (including dogs)	...	...	b. Effects on the safety and efficiency of the <u>adjacent</u> transport network	See Rule 6.11	5. Intensive farming	...	...	b. Effects on the safety and efficiency of the <u>adjacent</u> transport network	See Rule 6.11	c. Effects on health and safety	See Rule 9.6	6. Veterinary services (large animal practice)	...	...	b. Effects on the safety and efficiency of the <u>adjacent</u> transport network	See Rule 6.11
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178.	Table 16.10.4 – Assessment of restricted discretionary subdivision activities in rural zones	N/A	Oppose in part	Kāinga Ora oppose the assessment criteria in part, in that consideration towards “character” is no longer relevant and rather the term “planned form” should be used across the Plan, including rural areas. This is consistent with the relief sought to replace the term ‘character’ with ‘planned urban built form’ in this submission. Kāinga Ora also opposes the assessment criteria in part, seeking that consideration is limited to only the “adjacent” transport network and the retention of consideration towards health and safety. Kāinga Ora seeks amendments to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential	<table><tr><th colspan="3">16.10.2 Assessment of restricted discretionary land use activities</th></tr><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td rowspan="4">1. General subdivision</td><td>...</td><td>...</td></tr><tr><td>b. Effects on <u>rural character</u> <u>planned form</u> and visual amenity</td><td><i>Relevant objectives and policies:</i> i. Objective 16.2.3. ii. The subdivision is designed to ensure any associated future land use and development will maintain or enhance the <u>planned rural character form</u> and visual amenity of the rural zones (Policy 16.2.3.8).</td></tr><tr><td>f. Effects on the safety and efficiency of the <u>adjacent</u> transport network</td><td>See Rule 6.11</td></tr><tr><td>g. Effects on health and safety</td><td>See Rule 9.6</td></tr></table>	16.10.2 Assessment of restricted discretionary land use activities			Activity	Matters of discretion	Guidance on the assessment of resource consents	1. General subdivision	...	...	b. Effects on <u>rural character</u> <u>planned form</u> and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3. ii. The subdivision is designed to ensure any associated future land use and development will maintain or enhance the <u>planned rural character form</u> and visual amenity of the rural zones (Policy 16.2.3.8).	f. Effects on the safety and efficiency of the <u>adjacent</u> transport network	See Rule 6.11	g. Effects on health and safety	See Rule 9.6								
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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red. Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in Attachment 3.						
				transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.							
179.	Table 16.10.5(X) – Assessment of restricted discretionary activities in a Residential Transition Overlay or an Industrial Transition Overlay Zone	E3	Support	Kāinga Ora generally supports the proposed assessment criteria to the extent that its consistent with its primary submission.	<u>Retain assessment criteria as notified.</u>						
180.	Table 16.11.2 – Assessment of discretionary land use activities in rural zones	N/A	Oppose in part	Kāinga Ora oppose the assessment criteria in part, in that consideration towards “character” is no longer relevant and rather the term “planned form” should be used across the Plan, including rural areas. This is consistent with the relief sought to replace the term ‘character’ with ‘planned urban built form’ in this submission. Kāinga Ora also seeks amendments to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	<table><tr><th colspan="2">16.11.2 Assessment of discretionary land use activities</th></tr><tr><th>Activity</th><th>Priority considerations <u>Guidance on the assessment of resource consents</u></th></tr><tr><td>1. All discretionary land use activities listed below</td><td> ... <i>Potential circumstances that may support a consent application include:</i> ... b. For discretionary land use activities, whether any associated development activities meet relevant performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 16.9 for performance standard contraventions). c. Development is not situated on visually prominent land. <u>d. The form, scale and materials used in buildings and structures are compatible with the character planned form values of the rural zones as listed in Appendix A7.</u> ... <i>Relevant guidance from other sections (priority considerations):</i> <u>i. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the adjacent transport network and its affordability to the public.</u> ... </td></tr></table>	16.11.2 Assessment of discretionary land use activities		Activity	Priority considerations <u>Guidance on the assessment of resource consents</u>	1. All discretionary land use activities listed below	... <i>Potential circumstances that may support a consent application include:</i> ... b. For discretionary land use activities, whether any associated development activities meet relevant performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 16.9 for performance standard contraventions). c. Development is not situated on visually prominent land. <u>d. The form, scale and materials used in buildings and structures are compatible with the character planned form values of the rural zones as listed in Appendix A7.</u> ... <i>Relevant guidance from other sections (priority considerations):</i> <u>i. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the adjacent transport network and its affordability to the public.</u> ...
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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .
					2. - Rural tourism - large scale - Rural research - large scale (outside the Invermay Farm mapped area) <i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.2, 16.2.3, 16.2.4. b. Adverse effects on the amenity of residential activities on surrounding properties is avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). c. Adverse effects on rural character planned form and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5). ... 3. - Rural industry - Rural contractor and transport depots - large scale <i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.2.2, 16.2.2, 16.2.3, 16.2.4, 5.2.1 b. Adverse effects on rural character planned form and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5). ... 4. - Mining - Landfills <i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.2.2, 16.2.2, 16.2.3, 16.2.4, 5.2.1. b. Policies 2.3.1.8.b, 2.3.1.9 c. Adverse effects on the amenity of residential activities on surrounding properties are avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). d. Adverse effects on rural character planned form and visual amenity from large scale development are avoided, or minimised as far as practicable (Policy 16.2.3.5). ... 5. - Community and leisure - large scale - Early childhood education - Restaurants or retail activities ancillary to sport and recreation - Sport and recreation - Visitor accommodation <i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.3.1, 16.2.1, 16.2.2, 16.2.3, 16.2.4. b. Commercial and community activities in the rural zones are restricted to those which require a rural location and/or support rural activities (Policy 2.3.1.2.h). c. Adverse effects of development on rural character planned form and visual amenity are avoided or, if avoidance is not practicable, no more than minor (Policy 16.2.3.6). ...

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No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in Attachment 3 .									
					<table><tr><td>6.</td><td>In a Residential Transition Overlay Zone (RTZ) (<u>prior to release</u>): - Intensive farming - Forestry - Cross lease, company lease and unit title subdivision </td><td><i>Relevant guidance from other sections (priority considerations):</i> a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future use of land for residential activity.</td></tr><tr><td>7.</td><td>Service stations on a strategic road or arterial road</td><td><i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.1, 16.2.2, 16.2.3 b. Provide for service stations on a strategic road or arterial road only where it is not practicable, due to a lack of site availability and/or special locational requirements, to locate in the PPH, TR, CEC, industrial or centres zones (Policy 16.2.1.11). c. Service stations are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of residential activities on surrounding properties (Policy 16.2.2.5). d. Service stations are designed and located to avoid or, if avoidance is not practicable, ensure adverse effects of development on rural character planned form and visual amenity are no more than minor (Policy 16.2.3.6). ...</td></tr><tr><td><u>Y.</u></td><td>In an Industrial Transition Overlay Zone (IndTZ) (<u>prior to release</u>): <u>Cross lease, company lease and unit title subdivision</u> </td><td><i>Relevant guidance from other sections (priority considerations):</i> <u>a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.3 and effects related to future use of land for industrial activity.</u></td></tr></table>	6.	In a Residential Transition Overlay Zone (RTZ) (<u>prior to release</u>): - Intensive farming - Forestry - Cross lease, company lease and unit title subdivision	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future use of land for residential activity.	7.	Service stations on a strategic road or arterial road	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.1, 16.2.2, 16.2.3 b. Provide for service stations on a strategic road or arterial road only where it is not practicable, due to a lack of site availability and/or special locational requirements, to locate in the PPH, TR, CEC, industrial or centres zones (Policy 16.2.1.11). c. Service stations are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of residential activities on surrounding properties (Policy 16.2.2.5). d. Service stations are designed and located to avoid or, if avoidance is not practicable, ensure adverse effects of development on rural character planned form and visual amenity are no more than minor (Policy 16.2.3.6). ...	<u>Y.</u>	In an Industrial Transition Overlay Zone (IndTZ) (<u>prior to release</u>): <u>Cross lease, company lease and unit title subdivision</u>	<i>Relevant guidance from other sections (priority considerations):</i> <u>a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.3 and effects related to future use of land for industrial activity.</u>
6.	In a Residential Transition Overlay Zone (RTZ) (<u>prior to release</u>): - Intensive farming - Forestry - Cross lease, company lease and unit title subdivision	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.1 and effects related to future use of land for residential activity.												
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<u>Y.</u>	In an Industrial Transition Overlay Zone (IndTZ) (<u>prior to release</u>): <u>Cross lease, company lease and unit title subdivision</u>	<i>Relevant guidance from other sections (priority considerations):</i> <u>a. See Section 12.4 for guidance on the assessment of resource consents in relation to Objective 12.2.3 and effects related to future use of land for industrial activity.</u>												
181.	Table 16.12.3 – Assessment of non-complying land use activities in rural zones	E3	Support	Kāinga Ora generally supports the proposed assessment criteria to the extent that its consistent with its primary submission.	Retain assessment criteria as notified.									
182.	Table 17.10.4 (1) – Assessment of restricted discretionary subdivision activities in rural residential zones	E3 & F3-4	Oppose in part	Kāinga Ora oppose the assessment criteria in part, in that consideration towards “character” is no longer relevant and rather the term “planned form” should be used across the Plan, including rural areas. This is consistent with the relief sought to	<table><tr><th colspan="3">17.10.4 Assessment of restricted discretionary subdivision activities</th></tr><tr><th>Activity</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>1. General</td><td>...</td><td>...</td></tr></table>	17.10.4 Assessment of restricted discretionary subdivision activities			Activity	Matters of discretion	Guidance on the assessment of resource consents	1. General	...	...
17.10.4 Assessment of restricted discretionary subdivision activities														
Activity	Matters of discretion	Guidance on the assessment of resource consents												
1. General	...	...												

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MISCELLANEOUS – OUT OF SCOPE

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CHANGE E3

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora's Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .																		
				replace the term ‘character’ with ‘planned urban built form’ in this submission. Kāinga Ora also opposes the assessment criteria in part, seeking that consideration is limited to only the “adjacent” transport network and the retention of consideration towards health and safety. Kāinga Ora seeks amendments to include the word “adjacent’ in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	<table><tr><td>subdivision</td><td> b. Effects on rural residential character <u>planned urban built form</u> and visual amenity </td><td> Relevant objectives and policies: i. Objective 17.2.3 ii. Subdivisions are designed to ensure any associated future land use and development will maintain or enhance the character <u>planned form</u> and visual amenity of the rural residential zones (Policy 17.2.3.5). </td></tr><tr><td>...</td><td>...</td><td>...</td></tr><tr><td><u>f. Effects on health and safety</u></td><td>See Rule 9.6</td><td></td></tr><tr><td>...</td><td>...</td><td></td></tr><tr><td><u>h. Effects on the safety and efficiency of the adjacent transport network</u></td><td>See Rule 6.11</td><td></td></tr><tr><td>...</td><td>...</td><td></td></tr></table>	subdivision	b. Effects on rural residential character <u>planned urban built form</u> and visual amenity	Relevant objectives and policies: i. Objective 17.2.3 ii. Subdivisions are designed to ensure any associated future land use and development will maintain or enhance the character <u>planned form</u> and visual amenity of the rural residential zones (Policy 17.2.3.5).	...	...	...	<u>f. Effects on health and safety</u>	See Rule 9.6		...	...		<u>h. Effects on the safety and efficiency of the adjacent transport network</u>	See Rule 6.11		...	...	
subdivision	b. Effects on rural residential character <u>planned urban built form</u> and visual amenity	Relevant objectives and policies: i. Objective 17.2.3 ii. Subdivisions are designed to ensure any associated future land use and development will maintain or enhance the character <u>planned form</u> and visual amenity of the rural residential zones (Policy 17.2.3.5).																					
...	...	...																					
<u>f. Effects on health and safety</u>	See Rule 9.6																						
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<u>h. Effects on the safety and efficiency of the adjacent transport network</u>	See Rule 6.11																						
...	...																						
183.	Table 17.10.5 (X) – Assessment of restricted discretionary subdivision activities in rural residential zones [to be added]	E3	Support	Kāinga Ora generally supports the proposed assessment criteria to the extent that its consistent with its primary submission.	<u>Retain assessment criteria as notified.</u>																		
184.	Table 17.12.3 (X) – Assessment of non-complying activities in a Residential Transition Overlay Zone/ rural residential zones [to be added]	E3	Support	Kāinga Ora generally supports the proposed assessment criteria to the extent that its consistent with its primary submission.	<u>Retain assessment criteria as notified.</u>																		
185.	Table 19.10.5 (1) – Assessment of restricted discretionary subdivision activities in industrial zones	F3-4	Oppose in part	Kāinga Ora opposes the assessment criteria in part, seeking that consideration is limited to only the “adjacent” transport network and the retention of consideration towards health and safety. Kāinga Ora seeks amendments to include the word “adjacent’ in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development	<table><tr><th colspan="3">19.10.5 Assessment of restricted discretionary subdivision activities</th></tr><tr><th>Subdivision activities</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td>1. Subdivision activities</td><td> a. Effects on the safety and efficiency of the adjacent transport network </td><td>See Rule 6.11</td></tr><tr><td></td><td><u>b. Effects on health and safety</u></td><td>See Rule 9.6</td></tr></table>	19.10.5 Assessment of restricted discretionary subdivision activities			Subdivision activities	Matters of discretion	Guidance on the assessment of resource consents	1. Subdivision activities	a. Effects on the safety and efficiency of the adjacent transport network	See Rule 6.11		<u>b. Effects on health and safety</u>	See Rule 9.6						
19.10.5 Assessment of restricted discretionary subdivision activities																							
Subdivision activities	Matters of discretion	Guidance on the assessment of resource consents																					
1. Subdivision activities	a. Effects on the safety and efficiency of the adjacent transport network	See Rule 6.11																					
	<u>b. Effects on health and safety</u>	See Rule 9.6																					

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Commented [KK315]: POINT 23 CHANGE F3-4

No.	Issue / Provision	PV2 summary of changes reference	Kāinga Ora’s Position (Support / Oppose)	Reasons for submission	Relief sought: Relief / Amendments sought by Kāinga Ora is shown in red . Additions are <u>underline</u> and deletion is in red strikethrough . Note (...) means there is more text present in Variation 2 that is not included below for brevity. Black text <u>underlined</u> or strikethrough are the provisions as notified in Variation 2. All amendments & relief sought from Kāinga Ora can be further found in <i>Attachment 3</i> .															
				or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	<table><tr><td></td><td></td><td>c. Effects on efficiency and affordability of infrastructure Effects on the safe and efficient operations of <u>adjacent network infrastructure</u></td><td>See Rule 9.6</td></tr><tr><td></td><td></td><td>d. Risk from natural hazards</td><td>See Rule 11.5</td></tr></table>			c. Effects on efficiency and affordability of infrastructure Effects on the safe and efficient operations of <u>adjacent network infrastructure</u>	See Rule 9.6			d. Risk from natural hazards	See Rule 11.5							
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		d. Risk from natural hazards	See Rule 11.5																	
186.	Table 19.10.6 (X) – Assessment of restricted discretionary subdivision activities in an Habourside Edge Transition Overlay Zone / industrial zones [to be added]	E3	Support	Kāinga Ora generally supports the proposed assessment criteria to the extent that its consistent with its primary submission.	<u>Retain assessment criteria as notified.</u>															
187.	Table 20.10.4 (1) – Assessment of restricted discretionary subdivision activities in recreation zones	F3-4	Oppose in part	Kāinga Ora opposes the assessment criteria in part, seeking that consideration is limited to only the “adjacent” transport network and the retention of consideration towards health and safety. Kāinga Ora seeks amendments to include the word “adjacent” in front of and in reference to transport networks. Not all developments will result in adverse effects on the safety and efficiency of the wider transport network. Any potential transport effects from a new development or activity should be focused on the effects on the safety and efficiency of the adjacent and immediately affected transport network, not the full wider transport network. Kāinga Ora notes that this is an approach taken by other Councils around the country. Amendments are required throughout 2GP to align with the relief sought. These are outlined in Attachment 3.	<table><tr><th colspan="3">19.10.5 Assessment of restricted discretionary subdivision activities</th></tr><tr><th>Subdivision activities</th><th>Matters of discretion</th><th>Guidance on the assessment of resource consents</th></tr><tr><td rowspan="4">1. Subdivision activities</td><td>a. Effects on the efficient and effective operation of the recreation area</td><td><i>Relevant objectives and policies:</i> i. Objective 20.2.2. ...</td></tr><tr><td>b. Effects on the safety and efficiency of the adjacent transport</td><td>See Rule 6.11.</td></tr><tr><td>c. Effects on health and safety</td><td>See Rule 9.6</td></tr><tr><td>...</td><td>...</td></tr></table>	19.10.5 Assessment of restricted discretionary subdivision activities			Subdivision activities	Matters of discretion	Guidance on the assessment of resource consents	1. Subdivision activities	a. Effects on the efficient and effective operation of the recreation area	<i>Relevant objectives and policies:</i> i. Objective 20.2.2. ...	b. Effects on the safety and efficiency of the adjacent transport	See Rule 6.11.	c. Effects on health and safety	See Rule 9.6	...	...
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Subdivision activities	Matters of discretion	Guidance on the assessment of resource consents																		
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	c. Effects on health and safety	See Rule 9.6																		
	...	...																		

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