

Appendix B

Summary of Submissions and Further Submissions

Table of Contents

Submitter Number	Name/Company
01	Warren Stace
02	Leonard Halgryn
03	Richard Armstrong
04	Ministry of Education
05	Hamilton Central Business Association
06	Andrew Watts
07	Waikato Farmers Trust
08	Gallagher
09	Disabled Persons Assembly NZ
10	CKL
11	Johnnybro Development
12	Rene Nielsen
13	Chedworth Properties
14	Peter Findlay
15	Peter Bos
16	Transpower NZ
17	Assured Construction
18	Da-Silva Builders
19	Waikato Anglican Trust
20	NZ Transport Agency
21	Fonterra Ltd
22	WEL Networks
23	Hamilton City Council
24	David and Barbara Yzendoorn
25	Blue Wallace
26	Property Council NZ
27	MG Solutions
28 (LATE)	Ministry of Social Development
29 (LATE)	Habitat for Humanity
30 (LATE)	Housing NZ

Further Submitter Number	Name/Company
FS01	Kāinga Ora- Homes and Communities (<i>previously Housing NZ</i>)
FS02	Ministry of Education
FS03	WEL Networks Limited
FS04	Weston Lea Ltd

Submitter Number	Name	Submission Point	Topic	Support/Oppose	Summary
01	Warren Stace	01.01	Planning Map 33A	Support	The submitter supports the rezoning of Lot 2 DP 425316 to Destination Open Space as the current Special Natural Zone places unnecessary restrictions on the planting of indigenous vegetation and is contrary to the establishment of the Natural Heritage Park.
		01.02	Planning Map 33B	Support in part	Seeks an update to Features Map 33B to show extent of Significant Natural Area No.12
		01.03	Other	Support in part	Seeks that Council prepare a draft Reserve Management Plan to inform the public of the intention for the management of the 5.1ha addition to the Natural Heritage Park.
02	Leonard Halgryn	02.01	Chapter 4	Support in part	The word 'facing' is unclear in Rule 4.4.6b), the submitter seeks an amendment to define 'facing' as at an angle of up to and including 45° between the front boundary and the facade in question, and that any greater angle be considered as "not facing" the transport corridor.
		02.02	Chapter 4	Support in part	The word 'facing' is unclear in Rule 4.4.7b) i., the submitter seeks an amendment to define 'facing' as at an angle of up to and including 45° between the front boundary and the facade in question, and that any greater angle be considered as "not facing" the transport corridor.
		02.03	Chapter 4	Support in part	The submitter seeks clarification as the wording 'no less than 10% of the façade' in Rule 4.4.7b)ii(b) is unclear if it applies to the façade of the accessory building or of the whole building. The word 'facing' is unclear in Rule 4.4.7b)ii(b)., the submitter seeks an amendment to define 'facing' as at an angle of up to and including 45° between the front boundary and the facade in question, and that any greater angle be considered as "not facing" the transport corridor.
		02.04	Chapter 4	Support in part	The submitter considers, Rule 4.4.7 b) iii) bullet point one, the parameters for assessing the percentage of the dwelling obscured by the accessory building is illogical as elevation plans are drawn perpendicular to the plane of the wall and not the street. The submitter seeks assessing the percentage as viewed perpendicular

					<p>from the front boundary or if irregularly shaped from a line drawn from the front left to the front right boundary corners.</p> <p>The submitter also seeks to clarify if 10% is assessed on the basis of the façade area, or façade length.</p>
		02.05	Chapter 25.14	Support in part	The submitter seeks amendment to Rule 25.14.4.1a) i. by increasing the separation distance to 3m. The effect of aligning driveways with garages that meet the side setback of 1.5m, a maximum separation of 2m is not practicable.
		02.06	Chapter 25.14	Oppose	The submitter opposes Rule 25.14.4.1 e) and seeks the deletion of the standard for residential subdivisions on local roads as the road layout and devices can be used to slow down traffic making such a standard redundant.
		02.07	Planning Maps	Support in part	<p>The submitter seeks where relevant on planning maps, private allotments that are zoned for a principal purpose such as Residential should be updated so other zones not intended for the principle use (e.g Natural Open Space) do not encroach into the boundaries.</p> <p>The submitter also seeks the updating of the Gully Hazard Overlay boundaries in areas that have been developed and changed the geotechnical profile of a site, for example Te Huia Drive vicinity Bosun Place, and Batten Drive.</p> <p>The submitter also seeks a live and updated set of maps rather than that static maps contained in the District Plan.</p>
03	Richard Armstrong	03.01	Chapter 7	Support	The submitter supports the removal of height restrictions in the Central City Area.
04	Ministry of Education	04.01	Chapter 16	Support	The submitter supports the amendment of Rule 16.3 b) to change the activity status to Permitted.
		04.02	Chapter 16	Support	The submitter supports the expansion of existing lawfully established schools as a permitted activity under Rule 16.3 u).
		04.03	Chapter 16	Support	The submitter supports the amendment to Rule 16.6 ii.
05	Hamilton Central	05.01	Chapter 7	Support	The submitter supports the amendments to Chapter 7 – Central City Zone
		05.02	Chapter 7	Support in part	The submitter supports the alternative to active frontages with the exception of ground floor residential frontage.

	Business Association	05.03	Chapter 7	Support	The submitter supports the Urban Design guidelines for the Central City Zone.
06	Andrew Watts	06.01	Chapter 23	Support	The submitter supports the amendments to Rule 23.6.4 relating to subdivision of cross lease.
07	Waikato Farmers Trust	07.01	Chapter 7	Support	The submitter seeks the retention of the proposed new Rule 7.3 b) Activity Status Table- Alterations and additions
		07.02	Chapter 7	Support	The submitter supports the deletion of Rule 7.4.2 – Building Intensity
		07.03	Chapter 7	Oppose	Submitter seeks the deletion of Rule 7.4.3 – Permeable Surfaces as 20% can be hard to achieve in the central city.
		07.04	Chapter 7	Support in part	The submitter supports the removal of the height bonuses in the Central City but also seeks the removal of the Height Overlays and have no height limit for the Central City Zone.
		07.05	Chapter 7	Oppose	The submitter seeks clarification of Rule 7.4.5 – Through-Site Links by including a new definition for ‘new wholesale redevelopment’ and including the word ‘GFA’ after 5000m ² . Amend the requirements Rule 7.4.5 a) i. and ii. to allow a through-site link to be in the form of a shared pedestrian and vehicle space.
		07.06	Chapter 7	Oppose	The submitter seeks the deletion of the proposed amendments to Rule 7.4.13 – Active Frontages as active frontages need to be encouraged in the Central City.
		07.07	Chapter 7	Support	The submitter seeks the retention of proposed amendments to Rule 7.4.14 – Veranda Cover.
		07.08	Chapter 7	Support	The submitter seeks the retention of the proposed amendments to Rule 7.5.3 b) & c) – Residential Density.
		07.09	Chapter 7	Support	The submitter seeks the retention of the proposed amendments to Rule 7.5.3 d) i – Outdoor Living Areas.
		07.10	Chapter 7	Support	The submitter seeks the retention of the proposed amendments to Rule 7.5.3 d) iii – Outdoor Living Areas
		07.11	Chapter 7	Oppose	The submitter seeks the deletion the Indoor Area requirements for more than 3 bedroom unit in Rule 7.5.3 f)
		07.12	Chapter 7	Support	The submitter seeks the retention of the proposed amendments to Rule 7.5.3 h) - External Outlook Area

		07.13	Chapter 7	Support	The submitter seeks the retention of the proposed new Rule 7.5.7 – Alterations and Additions to Existing Buildings.
		07.14	Chapter 25.14	Oppose	The submitter seeks the deletion of the proposed amendments to Rule 25.14.4.1 h) – Design and Access Widths. Vesting of roads places financial burden on Council for maintenance and in established parts of the city there will be space constraints to establishing a public road.
FS1.01	<i>Kainga Ora-Homes and Communities</i>	7.14		<i>Support the submission</i>	
08	Gallagher	08.01	Chapter 9	Support	The submitter supports Rule 9.3 – Activity status table
		08.02	Chapter 9	Support	The submitter supports Rule 9.4.1 – Building Setbacks
		08.03	Chapter 9	Oppose	The submitter opposes 9.4.7 – Outdoor Storage and seeks clarification to understand what activities would be defined as outdoor storage.
		08.04	General	Support	The submitter supports the proposed plan change in terms of the change to permitted activity status requiring less Resource Consents, provided that no more complex rules are included once other resource consents are applied for.
FS1.02	<i>Kainga Ora-Homes and Communities</i>	8.04		<i>Support the submission</i>	
09	Disabled Persons Assembly NZ	09.01	Chapter 4	Oppose	The submitter considers that disabled persons have not been adequately acknowledged in this Plan Change and that a statement on lifetime and universal design be included in the District Plan for all sections that consider residential development. Specific examples Policy 4.2.13 a) and Rule 4.3.1 a)
		09.02	Chapter 6	Oppose	The submitter considers that disabled persons have not been adequately acknowledged in this Plan Change and that a statement on lifetime and universal design be included in the District Plan for all sections that consider residential development. Specific example Rule 6.4.7 d) ii.
		09.03	Chapter 7	Oppose	The submitter considers that disabled persons have not been adequately acknowledged in this Plan Change and that a statement on lifetime and universal design be included in the District Plan for all sections that consider residential development. Specific example Policies 7.2.6h and 7.2.8e

10	CKL	10.01	Chapter 4	Support in part	The submitter supports the proposed amendments but seeks a new provision 4.3.1 a) iv. to allow for one duplex dwelling on the front sight when located to the rear of the existing dwelling as a permitted activity.
FS1.03	<i>Kainga Ora-Homes and Communities</i>	10.01		<i>Support the submission</i>	
		10.02	Chapter 4	Support	The submitter seeks the retention of the proposed amendment to Rule 4.4.3 – Permeable Surface
		10.03	Chapter 4	Support	The submitter seeks the retention of proposed amendment to Rule 4.4.5 – Height to Boundary
		10.04	Chapter 4	Oppose	The submitter considers that there should be no building setback requirement from an internal access, regardless of the number of residential unit it serves (Rule 4.4.6).
FS4.01	<i>Weston Lea Ltd</i>	10.04		<i>Support the submission</i>	
		10.05	Chapter 4	Support	The submitter supports proposed amendments to Rule 4.4.6 – Building Setbacks.
		10.06	Chapter 4	Oppose	The submitter considers that the proposed amendment to Rule 4.4.7 – Interface between Public and Private, would allow accessory buildings and garages to have doors facing the transport corridors with no control over the remainder of the building façade. The submitter seeks an amendment to Rule 4.4.7 to make the maximum garage door width 50% of the front building line of the dwelling for a frontage less than 15m wide but include upper floor areas in the calculation to encourage two-story dwellings.
FS1.04	<i>Kainga Ora-Homes and Communities</i>	10.06		<i>Oppose the submission</i>	<i>The submission is inconsistent with Kāinga Ora’s original submission which sought to delete 4.4.7b)i)ii) and iii).</i>
		10.07	Chapter 4	Support in part	The submitter supports the proposed amendments Rule 4.4.10 – Outdoor Living Area in respect of the north facing outdoor living areas. However, they seek clarification as why there is an increase in the outdoor living areas for units of more than two bedrooms in the Residential Intensification Zone. This should also apply to Rule 5.4.11

		10.08	Chapter 4	Support	The submitter supports proposed amendments to Rule 4.4.11 – Service Areas.
		10.09	Chapter 4	Oppose	The submitter opposes Rule 4.4.12 – Residential Unit Size as it not clear why additional definition of ‘indoor living area’ is required and why it is controlled for units with 3 or more bedrooms.
FS1.05	<i>Kainga Ora-Homes and Communities</i>	10.09		<i>Support the submission</i>	
FS4.02	<i>Weston Lea Ltd</i>	10.09		<i>Support the submission</i>	
		10.10	Chapter 4	Support in part	To ensure consistency across the residential environments the submitter seeks an amendment to Rule 4.8.3 c) Interface by adding the following words to the rule, “ <u> taking into account total building frontage at ground and first floor level.</u> ”
		10.11	Chapter 4	Oppose	To ensure consistency between the residential zones, the submitter seeks amendment of Rule 4.8.5 a) iv. Outdoor Living Area By adding the following words to the end of the sentence “ <u> , or located to the south where adjacent to a significant natural feature which enables additional onsite amenity (e.g lake, river, stream, reserve).</u> ”
		10.12	Appendix 1	Oppose	The submitter opposes Appendix 1.1.2 - Definition - Self-contained house-keeping unit, as Clauses a) and b) contradict and the term household unit used in this rule is not defined. The submitter also considers that it would be difficult interpreting whether a kitchen is ‘capable’ of being occupied and used by more than one household unit.
FS1.06	<i>Kainga Ora-Homes and Communities</i>	10.12		<i>Support the submission</i>	
		10.13	Chapter 5	Oppose	The submitter seeks that all consequential amendments to changes in Chapter 4 should be made to Chapter 5.

FS4.03	Weston Lea Ltd	10.13		Oppose the submission in part	Review through future plan change.
		10.14	Chapter 23	Support in part	The submitter seeks that Rule 23.3 be amended to make Fee Simple subdivision of apartments a Restricted Discretionary Activity.
FS1.07	Kainga Ora-Homes and Communities	10.14		Support the submission	
		10.15	Chapter 23	Support	The submitter supports the proposed deletion of the average minimum net site area requirements in Rule 23.7.1.
FS1.08	Kainga Ora-Homes and Communities	10.15		Support the submission	
		10.16	Chapter 23	Support	The submitter seeks the retention of the proposed amendments to Rule 23.7.2 – Subdivision Suitability.
FS1.09	Kainga Ora-Homes and Communities	10.16		Support the submission	
		10.17	Chapter 23	Oppose	The submitter seeks that Rule 23.7.3 e), f) and g) are aligned. If 20 units is suitable for unit titles, this should be suitable for fee simple. The submitter also considers limiting private ways to only 6 fee simple lots and requiring public roads to vest is inefficient and will increase Council's long term maintenance costs.
FS1.10	Kainga Ora-Homes and Communities	10.17		Support the submission	
		10.18	Chapter 23	Support	The submitter supports the amendment to Rule 23.7.3 to increase the private way length and the number of private ways accessing a cul-de-sac.

		10.19	Chapter 23	Oppose	<p>The submitter considers limiting private ways to only 6 fee simple lots and requiring public roads to vest is inefficient and will increase Council’s long term maintenance costs.</p> <p>The submitter seeks clarification for the rationale for requiring roads serving more than 20 lots to be collector standard and have a minimum width of 23 in Rule 23.7.4 – Large Lot Residential Zone.</p> <p>The submitter supports amendments to the number of private ways accessing a cul-de-sac.</p>
		10.20	Chapter 23	Oppose	<p>The submitter seeks that Rule 23.7.5 c), d) and e) are aligned.</p> <p>The submitter considers limiting private ways to only 6 fee simple lots and requiring public roads to vest is inefficient and will increase Council’s long term maintenance costs.</p> <p>The submitter seeks clarification for the rationale for requiring roads serving more than 20 lots to be collector standard and have a minimum width of 23 in Rule 23.7.5 –Residential Intensification Zone.</p>
<i>FS1.11</i>	<i>Kainga Ora-Homes and Communities</i>	<i>10.20</i>		<i>Support the submission</i>	
		10.21	Chapter 25.14	Oppose	<p>The submitter also considers limiting private ways to only 6 fee simple lots and requiring public roads to vest is inefficient and will increase Council’s long term maintenance costs.</p> <p>The submitter seeks clarification for the rationale for requiring roads serving more than 20 lots to be collector standard and have a minimum width of 23 in Rule 25.14.4.1 h).</p> <p>The submitter also seeks that the requirements should have minimum standards to determine the minimum width required.</p>

		10.22	General	Support in part	The submitter seeks any consequential amendments as a result of the submitters submission points.
11	Johnnybro Development	11.01	Other	Oppose	The submitter seeks the removal of the Peacocke Master Plan.
FS4.04	Weston Lea Ltd	11.01		Oppose the submission in part	Review through future plan change.
		11.02	Other	Oppose	The submitter seeks the reduction of lot sizes in the Peacocke Gully area to 400m ² .
FS4.05	Weston Lea Ltd	11.02		Oppose the submission in part	Review through future plan change.
		11.03	Other	Oppose	The submitter seeks the reduction of lot sizes in the Rotokauri Ridgeline area to 400m ² and the ability to build duplex type buildings.
		11.04	Other	Oppose	The submitter seeks the removal of red tape or some complicated, bureaucracy cost procedures.
		11.05	Other	Oppose	The submitter seeks further time to consider a plan change that changes a wide range of rules in the future.
12	Rene Nielsen	12.01	Chapter 23	Support	The submitter supports the amendments to Rule 23.6.4 relating to subdivision of cross lease.
13	Chedworth Properties	13.01	Chapter 4	Oppose	The submitter seeks amendments to Rule 4.1.3 – Medium Density Residential Zone so a Land Development Plan is not required before development can occur in the Ruakura Medium Density Zone.
		13.02	Chapter 4	Oppose	The submitter seeks the deletion of Land Development Activities for the Ruakura Medium Density Zone from Rule 4.5.4 – Activity Status Table.
		13.03	Chapter 3	Oppose	The submitter seeks consequential amendments to Rule 3.7.4.2 – Land Development Activities to reflect the decisions requested in submission points 13.01 and 13.02
		13.04	Chapter 4	Support	The submitter seeks the retention of the proposed changes to Rule 4.3.1 – Activity Status Table

		13.05	Chapter 4	Support in part	The submitter seeks amendments to Rule 4.5.4 – Activity Status Table to reflect the changes notified for Rule 4.3.1.
		13.06	Chapter 4	Support in part	The submitter seeks the amendment of Rule 4.5.4 to include provision for up to 3 residential units on front, corner, through and rear sites (excluding duplex dwellings) or up to 3 residential units on rear sites in the Medium Density Zone as Permitted Activities.
		13.07	Chapter 4	Support	The submitter seeks the retention of the notified amendments to Rule 4.4.5 – Height in Relation to Boundary.
		13.08	Chapter 4	Support in part	The submitter seeks amendments to height in relation to boundary Rule 4.6.3 to provide for the same exemptions listed in notified Rule 4.4.5 c).
		13.09	Chapter 4	Support in part	The submitter seeks amendment to the explanation note for Rule 4.4.7 b) iii. to clarify that the 50% threshold applies to the total frontage, including the ground and first floors for two-storied units.
		13.10	Chapter 4	Support in part	The submitter seeks amendment to Rule 4.8.3 c) to clarify that the 50% threshold applies to the total frontage, including the ground and first floors for two-storied units.
		13.11	Chapter 4	Support in part	The submitter seeks amendment of Rule 4.8.3 c) by adding the word ‘door’ after garage.
		13.12	Chapter 4	Support	The submitter seeks the retention of the notified amendments to Rule 4.4.8 - Fences and Walls.
		13.13	Chapter 4	Support in part	The submitter seeks the amendment of Rule 4.8.3 g) ii. by amending the percentage to 40% or more of the fence is visually permeable.
		13.14	Chapter 4	Support in part	The submitter seeks the amendment of Rule 4.8.3 g) iii. by amending the percentage to 40% or of that part over 1.5m is visually permeable.
		13.15	Chapter 4	Support	The submitter seeks the retention of the notified amendments to Rule 4.4.10 – Outdoor Living Area.
		13.16	Chapter 4	Support in part	The submitter seeks the amendment of Rule 4.8.5 a) iv. as follows: <i>“<u>Located on a side of the residential unit which faces north, of east or west</u>”</i>
		13.17	Chapter 4	Support in part	The submitter seeks the amendment of Rule 4.8.5 a) iv. to provide the ability to provide an outdoor living area on the southern side where it overlooks a natural features such as a lake, river or open space.

		13.18	Chapter 4	Support	The submitter seeks the retention of the notified amendments to Rule 4.4.11 – Service Areas.
		13.19	Chapter 4	Support in part	The submitter seeks the amendment of Rule 4.8.6 a) to reduce the minimum dimension to 2m and the minimum area to 10m ² .
		13.20	Chapter 4	Support in part	The submitter seeks the amendment of Rule 4.8.6 c) to clarify that a screen fence permitted under Rule 4.8.3 g) ii. is sufficient to screen a service area from a public space.
		13.21	Chapter 9	Oppose	The submitter seeks the deletion of proposed Rule 9.5.3 – Buildings on sites adjoining Major Arterial Transport Corridors.
		13.22	Chapter 25.14	Support in part	The submitter seeks the amendment of Rule 25.14.4.1 c) to remove the minimum 15m distance requirement to separate driveways from the intersection of two local roads and ensure that driveways are only required to be separated as far as possible from any intersection.
		13.23	Appendix 15	Support in part	The submitter seeks the amendment of the criteria in Appendix 15, Table 15-6 a) ii. to provide more flexibility for the design of Local and Collector Roads by reducing the legal road width and berm requirements.
<i>FS4.06</i>	<i>Weston Lea Ltd</i>	<i>13.23</i>		<i>Support the submission</i>	<i>Review through future plan change.</i>
		13.24	Appendix 15	Support in part	The submitter seeks the amendment of Table 15-6 a) ii so the criteria for the Legal road width, Carriageway width and Service corridor states ‘ <u>Specific Design</u> ’ instead of the specific widths.
<i>FS4.07</i>	<i>Weston Lea Ltd</i>	<i>13.24</i>		<i>Support the submission</i>	
		13.25	Appendix 15	Support in part	The submitter seeks the reduction of the service berm on collector roads to 1.5m.
		13.26	Planning Maps	Support in part	The submitter seeks that amendment of Map 29B to remove the Waikato Riverbank and Gully Hazard Area overlay that extends into Greenhill park.
		13.27	General	Support in part	The submitter seeks any other consequential amendments to give effect to the matters raised in their submission.
14	Peter Findlay	14.01	Chapter 2	Support in part	The submitter generally supports the elements of Chapter 2 but seeks that the Chapter is re-framed so it can organically and appropriately respond to growth,

				National Policy Statement directives, Corridor and Metro and Spatial plans currently under consideration.	
		14.02	Chapter 2, Planning Maps	Oppose	The submitter does not support extent of the CBD in Figure 2.1a as it does not respond appropriately to the 'Purpose' outlined in sections 2.1 and 4.1.
		14.03	Chapter 4	Support in part	The submitter supports the permitted activity status for Residential development in Rule 4.3.1, however they seek a relaxation of extent of the permitted development in 4.3.1 a) and make it more broad-based, applying to other development typologies and activities in the Residential Intensification Zone (e.g. 4.3.1c) & d), 4.3.1f) to h)).
		14.04	Chapter 4	Support in part	The submitter supports the minimum permeable surface of 40% in Rule 4.4.3 a) and 20% in Rule 4.4.3 b) but seeks relaxation for areas that adjoin or are in close proximity to sensitive or strategic road networks, parks, neighbourhood reserves, open spaces or the Waikato River.
		14.05	Chapter 4	Oppose	The submitter seeks that Rule 4.4.4 – Building Height not apply to areas in close proximity to the CBD and sensitive or strategic road networks, parks, neighbourhood reserves, open spaces or the Waikato River.
		14.06	Chapter 4	Support in part	The submitter supports the amendments to Rule 4.4.5 c) Height in Relation to Boundary and amendments to the point of measurement where the boundary adjoins a right of way or vehicle access, to the farthest boundary on the right of way. All other amendments are opposed.
		14.07	Chapter 4	Oppose	The submitter opposes minimum distance Rule 4.4.6 – Building Setbacks and seeks that eaves are excluded from the application of the Rule.
		14.08	Chapter 4	Oppose	The submitter opposes the amendments to Rule 4.4.7 – Interface between Public and Private, except for 4.4.7 a).
		14.09	Chapter 4	Support in part	The submitter supports the amendments to Rule 4.4.8 – Fences and Walls but seeks amendment to Rule 4.4.8 b) to read as follows: <i><u>"The height of any fence and/or wall shall be measured in terms of the greater of the natural ground level or the natural ground level of the public/strategic road the public arterial road level (measurement to be taken from its highest point)."</u></i>
		14.10	Chapter 4	Oppose	The submitter opposes the amendments to Rule 4.4.10 d) – Outdoor Living Areas.
		14.11	Chapter 4	Support in part	The submitter opposes the delineation of the areas in sizes in Rule 4.4.11 – Service Areas

		14.12	Chapter 4	Oppose	The submitter opposes the 30m ² indoor living area in Rule 4.4.12.
		14.13	Chapter 23	Oppose	The submitter seeks the minimum private ways proposed in Rule 23.7.5 d) and e) are reduced.
		14.14	Chapter 25.2	Oppose	The submitter seeks that the amendment to earthwork Rules 25.2.4.1 f) and g) are deleted.
<i>FS3.01</i>	<i>WEL Networks</i>	<i>14.14</i>		<i>Oppose the submission</i>	
		14.15	Chapter 25.2	Oppose	The submitter seeks that the Earthwork volumes in Rule 25.2.4.1 h) are increased and achieve alignment of volumes in residential and other zones.
		14.16	Chapter 25.5	Oppose	The submitter opposes the amendments to landscaping Rules 25.5.3.1 a) i. and ii., b) ii.
		14.17	Chapter 25.5	Oppose	The submitter opposes the amendments to landscaping Rule 25.5.3.1 g) and seeks that it is deleted.
		14.18	Chapter 25.5	Oppose	The submitter opposes the proposed amendments to landscaping Rule 25.5.3.1 h).
		14.19	Chapter 25.14	Oppose	The submitter opposes Rule 25.14.4.1 h) Minimum Formation Width and Legal Widths.
		14.20	Chapter 25.14	Oppose	The submitter opposes the Internal vehicle access in Rule 25.14.4.1 i).
		14.21	Chapter 25.14	Oppose	The submitter opposes the proposed Parking and Loading Spaces and Manoeuvring areas in Rule 25.14.4.2 f) i.
		14.22	Chapter 25.14	Support in part	The submitter supports Rule 25.14.4.3 – Integrated Transport Assessments Requirements but seeks an amendment to exclude a simple ITA for trip generation <1499 vpd to ensure ITA requirements align consistently between zones. The submitter also seeks that Council makes available a model to determine trip generation and its impact for development based on a ‘plug-in and play’ model or system.
		14.23	General	Support in part	The submitter seeks any amendments as necessary to address the matters raised in their submission.
15	Peter Bos	15.01	Chapter 4	Oppose	The submitter opposes the exception for gable ends in Figure 4.4.5f.

FS1.12	Kainga Ora-Homes and Communities	15.01		Oppose the submission	Inconsistent with their original submission
16	Transpower NZ	16.01	Chapter 4	Support in part	The submitter seeks the retention of the proposed Rule 4.4.5 c) ii Height in Relation to Boundary but seeks an amendment to correct the spelling of the word <u>Plane</u> .
		16.02	Chapter 25.2	Support	The submitter seeks the retention of Rule 25.2.4.1 g) as proposed on the basis that there are no changes to Rule 25.2.4.2.
FS3.02	WEL Networks	16.02		Support the submission in part	Make the amendments referenced in 22.02.
		16.03	Planning Maps	Support	The submitter seeks the retention of Planning Maps 4A & B, 10A & B, 29A & B, 28A & B and 48A & B as notified in respect of the Electricity Transmission Corridors. The submitter also seeks confirmation that the Maps shown in Appendix 8 to the Section 32 Evaluation do not show the full extent of the changes and that the Planning Maps, Appendix 17 of the Proposed Plan Change are correct.
17	Assured Construction	17.01	General	Support	The submitter supports the parts of Plan Change 6 that make infill development easier in the Residential Zones.
		17.02	Chapter 4	Support	The submitter supports the proposed amendments to Rule 4.3.1 a) i. and ii. to allow for up to 3 residential units a permitted activity (including duplexes on rear lots).
FS1.13	Kainga Ora-Homes and Communities	17.02		Support the submission	
		17.03	Appendix 1	Support	The submitter supports the amendments to Appendix 1.1.2 - Definition - Net Site Area.
		17.04	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.5 – Height in Relation to Boundary.
		17.05	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.6 d) and e) – Internal Vehicle Access setbacks.

		17.06	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.10 d) i. – Outdoor Living Area: area, positioning and dimensions.
		17.07	Chapter 4	Support	The submitter supports the amendment to Rule 4.7.11 b) – Integrated Residential Development to increase the allowable apartment mix to 30%.
		17.08	Appendix 1	Support	The submitter supports the amendment to Appendix 1.1.2 – Definition – Integrated Residential Developments so there is no longer a requirement for the provision of shared facilities.
<i>FS1.14</i>	<i>Kainga Ora-Homes and Communities</i>	17.08		<i>Support the submission</i>	
		17.09	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.3 e) and i) that allows for 6 allotments to be served by a private way with a width of 3.6m and the increased maximum permitted private way length to 100m (with passing every 50m)
		17.10	Chapter 4	Oppose	The submitter opposes the removal of the average net site area wording for Integrated Residential Developments in Rule 4.4.1 a) v. – Density as it will reduce flexibility and will not have an effect on overall density.
		17.11	Chapter 4	Oppose	The submitter opposes the new requirement in Rule 4.4.7 b) – Interface which requires a garage to be setback 5m from the front boundary where the entrance faces the transport corridor. The submitter seeks a 3m setback.
		17.12	Chapter 4	Oppose	The submitter opposes the more onerous outdoor living area standards for apartments and duplexes in the Residential Intensification Zone in Rule 4.4.10 d).
<i>FS1.15</i>	<i>Kainga Ora-Homes and Communities</i>	17.12		<i>Support the submission</i>	
		17.13	Chapter 4	Oppose	The submitter opposes the amendments to Rule 4.4.11 b) and c) which provide for a dedicated outside area for drying washing. The submitter also seeks recognition of the efficiencies and improved amenity gained from consolidating refuse and recycling into communal areas for infill developments.
		17.14	Chapter 4	Oppose	The submitter opposes the introduction of a minimum requirement of 30m ² indoor living area for units with 3 or more bedrooms in Rule 4.4.12 a) – Residential Unit Size.

		17.15	Chapter 23	Oppose	The submitter opposes the change of fee simple subdivision of apartments to a discretionary activity in Rule 23.3 vi.
<i>FS4.08</i>	<i>Weston Lea Ltd</i>	<i>17.15</i>		<i>Support the submission</i>	
		17.16	Chapter 23	Oppose	The submitter considers the vehicle access widths for more than 6 fee simple lots is excessive in Rules 23.7.3 g) and 23.7.5 e) – Vehicle access widths.
<i>FS4.09</i>	<i>Weston Lea Ltd</i>	<i>17.16</i>		<i>Support the submission</i>	
		17.17	General	Support in part	The submitter seeks any other consequential amendments to give effect to the submitters requested changes.
18	Da-Silva Builders	18.01	General	Support	The submitter supports the parts of Plan Change 6 that make infill development easier in the Residential Zones.
		18.02	Chapter 4	Support	The submitter supports the proposed amendments to Rule 4.3.1 a) i. and ii. to allow for up to 3 residential units a permitted activity (including duplexes on rear lots).
		18.03	Appendix 1	Support	The submitter supports the amendments to Appendix 1.1.2 - Definition - Net Site Area.
		18.04	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.5 – Height in Relation to Boundary
		18.05	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.6 d) and e) – Internal Vehicle Access setbacks.
		18.06	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.10 d) i. – Outdoor Living Area: area, positioning and dimensions
		18.07	Chapter 4	Support	The submitter supports the amendment to Rule 4.7.11 b) – Integrated Residential Development to increase the allowable apartment mix to 30%.
		18.08	Appendix 1	Support	The submitter supports the amendment to Appendix 1.1.2 – Definition – Integrated Residential Developments so there is no longer a requirement for the provision of shared facilities.

		18.09	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.3 e) and i) that allows for 6 allotments to be served by a private way with a width of 3.6m and the increased maximum permitted private way length to 100m (with passing every 50m)
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		18.13	Chapter 4	Oppose	The submitter opposes the amendments to Rule 4.4.11 b) and c) which provide for a dedicated outside area for drying washing. The submitter also seeks recognition of the efficiencies and improved amenity gained from consolidating refuse and recycling into communal areas for infill developments.
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		18.16	Chapter 23	Oppose	The submitter considers the vehicle access widths for more than 6 fee simple lots is excessive in Rules 23.7.3 g) and 23.7.5 e) – Vehicle access widths.
		18.17	General	Support in part	The submitter seeks any other consequential amendments to give effect to the submitters requested changes.
19	Waikato Anglican Trust	19.01	Chapter 16	Support	The submitter supports the parts of the Plan Change that make new buildings and relocated buildings a permitted activity, specifically Rule 16.3 b).
FS2.01	Ministry of Education	19.01		Support the submission	

		19.02	Chapter 16	Support	The submitter supports the inclusion of Rule 16.3 u) for existing lawfully established schools as a permitted activity.
FS2.02	Ministry of Education	19.02		Support the submission	
		19.03	Chapter 16	Oppose	The submitter opposes the new provisions in Rule 16.5.1 for building orientation, façade treatment and location of service and other outdoor storage areas for new buildings and additions to existing buildings within 10m of a Transport Corridor. The submitter seeks that Council identify those corridors where improvement to visual amenity is of particular importance and where the benefits of treatment as proposed outweighs the cost imposition.
		19.04	General	Support in part	The submitter seeks any other consequential amendments to give effect to the submitters requested changes.
FS2.03	Ministry of Education	19.02		Support the submission in part	
20	NZ Transport Agency	20.01	Chapter 25.8	Support in part	The submitter seeks amendment to Rule 25.8.3.10 a) iv. – Noise-sensitive Activities as follows: <i>“The Rotoruna North East Character Zone, where... in accordance with 23.6.12, wWhere...”</i>
		20.02	Chapter 25.8	Support in part	The submitter seeks the amendment of a numbering error in Rule 25.8.3.10 b) iii. as follows: <i>“...Rule 25.8.23.10 (b) (ii)...”</i>
21	Fonterra Ltd	21.01	Chapter 7	Support	The submitter seeks the retention of Rule 7.3 b) Activity Status – Alterations and additions as notified.
		21.02	Chapter 7	Support	The submitter supports the deletion of Rule 7.4.2 – Building Intensity as notified.
		21.03	Chapter 7	Support	The submitter supports the deletion of the bonus provisions of Rule 7.4.4 – Maximum Height Control and Bonuses as notified.
		21.04	Chapter 7	Support in part	The submitter supports the inclusion of a new standard in Rules 7.5.7 - Alterations and Additions to Existing Buildings to clarify the circumstances where an alteration or addition is a permitted activity, however they seek amendments to the wording of Rule 7.5.7 a) i. and 7.5.7 b) as follows: 7.5.7 a) i. <i>“Not be visible from any <u>street or public space adjoining the site</u>”</i>

					7.5.7 b) <i>“alterations and additions visible from <u>any street or public space adjoining the site shall...</u>”</i>
		21.05	Chapter 9	Support	The submitter seeks the retention of Rule 9.3 a) – Activity Status for New Buildings and Alterations to Existing Buildings, as notified. The submitter also supports the proposed deletion of activities listed in 9.3 g), h) i) and j).
		21.06	Chapter 9	Oppose	The submitter opposes Rule 9.3 g) Activity Status for Light Industrial Activity and seeks the deletion of the following wording: <i>Where the activity complies with relevant standards in Rules 9.4 and 9.5 and generates < 250 vehicle movements per day.</i>
		21.07	Chapter 9	Oppose	The submitter opposes Rule 9.3 h) Activity Status for Service Industrial Activity and seeks the deletion of the following wording: <i>Where the activity complies with relevant standards in Rules 9.4 and 9.5 and generates < 250 vehicle movements per day.</i>
		21.08	Chapter 9	Oppose	The submitter seeks the amendment of Rule 9.3 ll) to delete the reference to Rules 9.3 g) and 9.3 h)
		21.09	Chapter 9	Support	The submitter supports the retention of new Rule 9.5.3 – Buildings on sites adjoining Major Arterial Transport Corridors.
		21.10	Chapter 9	Support	The submitter supports the retention of Rule 9.5.12 a) – Building Setbacks in the Crawford Street Freight Village.
		21.11	Chapter 12	Oppose	The submitter seeks the amendment of Rule 12.4.1 iii) to reduce the required building setback to 3m.
		21.12	Chapter 25.5	Support in part	The submitter seeks the amendment of Rule 25.5.3.1 b) as follows: <i>“Activities in the Industrial Zone <u>(excluding the Te Rapa North Industrial Zone but including...</u>”</i>
		21.13	Chapter 25.5	Support	The submitter seeks the retention of Rule 25.5.4.1 – All Fences and Walls as notified.
		21.14	Chapter 25.5	Support	The submitter supports the amendment of Rule 25.5.4.6 c) – Internal Planting requiring specimen tree planting for each addition 10 spaces rather than 5 and seeks the retention of the Rule as notified.

		21.15	Chapter 25.14	Support	The submitter seeks the retention of Rule 25.14.4.2 f) Parking spaces, loading spaces and manoeuvring areas as notified as the reference to various AS/NZ Standards is an acceptable means of compliance.
		21.16	Chapter 25.14	Support	The submitter seeks the retention of Rule 25.14.4.3 a) as notified which reduces the requirement for ITA and consents for small scale development.
		21.17	General	Support in part	The submitter seeks all necessary and consequential amendments to the specific provisions submitted on, including any necessary changes to cross references and any further relief considered necessary to give effect to the submissions raised.
22	WEL Networks	22.01	General	Support in part	The submitter supports the Plan Change as it will improve the effectiveness of the District Plan in enabling development. However, the submitter seeks that Council engages with them early for any future Plan Changes.
		22.02	Chapter 25.2	Support in part	The submitter supports the inclusion of Rule 25.2.4.1 g) but seeks additional wording to be added to the Rule as follows: <i><u>“or non-compliance with the technical requirements of the network utility operator and/or any regulation or code applicable to the network utility”</u></i>
23	Hamilton City Council	23.01	Appendix 1	Oppose	The submitter opposes the amendment of Appendix 1.1.2 – Definition – Permeable Surface and seeks the following wording of the definition: <i>Permeable surface:</i> Means any part of a site which is grassed or planted in trees or shrubs and is capable of absorbing water. It does not include impermeable surfaces or any area which: <ul style="list-style-type: none"> a) Falls within the definition of <i>site building</i>-coverage. b) Is covered by decks which do not allow water to drain through to a permeable surface. c) Is occupied by swimming pools. d) Is paved, sealed or formed to create a solid surface.
		23.02	Appendix 1	Support	The submitter supports the amendment of Appendix 1.1.2 – Definition – Impermeable Surfaces and seeks it retention
		23.03	Chapter 25.13	Support in part	The submitter seeks an amendment to Rule 25.13.4.5 a) as follows:

					<p>a) In addition to Low Flow Fixtures, at least one water sensitive technique for stormwater shall be incorporated, connected to, achieved or maintained as part of any new development as identified below.</p> <table border="1"> <thead> <tr> <th>Where required</th> <th>Water sensitive techniques</th> </tr> </thead> <tbody> <tr> <td> <p>i. New residential units</p> <p>ii. Other new buildings containing a kitchen, laundry or bathroom</p> </td> <td> <ul style="list-style-type: none"> • Detention of stormwater to 80% of pre-development runoff by an appropriate means • Permeable surfaces to achieve at least 20% above the minimum standard of the zone. <u>For the purposes of this rule the permeable surfaces may include:</u> <ul style="list-style-type: none"> - <u>Permeable paving for parking, access and manoeuvring areas associated with residential units (excluding where used for shared vehicle access)</u> - <u>Uncovered decks which allow water to drain through to a surface which can absorb water.</u> • Rainwater tank for non-potable reuse system • Other equivalent feature </td> </tr> </tbody> </table>	Where required	Water sensitive techniques	<p>i. New residential units</p> <p>ii. Other new buildings containing a kitchen, laundry or bathroom</p>	<ul style="list-style-type: none"> • Detention of stormwater to 80% of pre-development runoff by an appropriate means • Permeable surfaces to achieve at least 20% above the minimum standard of the zone. <u>For the purposes of this rule the permeable surfaces may include:</u> <ul style="list-style-type: none"> - <u>Permeable paving for parking, access and manoeuvring areas associated with residential units (excluding where used for shared vehicle access)</u> - <u>Uncovered decks which allow water to drain through to a surface which can absorb water.</u> • Rainwater tank for non-potable reuse system • Other equivalent feature
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FS1.16	Kainga Ora-Homes and Communities	23.03		Oppose the submission in part	A more general review should be undertaken to add additional specificity across the spectrum of Water Sensitive Design measures.				
24	David and Barbara Yzendoorn	24.01	Planning Maps, Residential Zone,	Support in part	<p>The submitter seeks that their property 29 Petersburg Drive should be rezoned Residential with an Environmental Protection Overlay; or</p> <p>A new rule included as follows: <u>Residential activity (in line with general residential rules) should be a permitted activity on any land that is privately owned within the Natural Open Space zone;</u> or</p>				

					Council amends the zoning of the property at 29 Petersburg Drive so the Natural Open Space is only covering the actual Gully.
25	Blue Wallace	25.01	Chapter 4	Support	The submitter seeks the retention of Rule 4.3.1 a) Activity Status- Number of residential units per site as notified.
		25.02	Chapter 4	Oppose	The submitter opposes the 150m ² required for each apartment in Rule 4.4.1 a) v Density. and seeks that the rule is amended to allow the maximum number of apartments equal the total site area (m ²) divided by 150. The submitter also seeks that the word 'average' is retained.
		25.03	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.3 a) Permeable Surface to reduce the permeability for front-yard setbacks and seeks that the amendments are retained as notified.
		25.04	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.5 a) iv – Height in Relation to Boundary and seeks that the amendments are retained as notified.
		25.05	Chapter 4	Support in part	The submitter supports the amendments to Rule 4.4.5 c) but seeks an additional provision as follows: <i><u>iv. The written consent of the owners adjoining the height to boundary infringement is obtained.</u></i> The submitter also seeks that for Comprehensive Developments there needs to be implicit internal sign off on any non-compliance sought by a developer that owns adjacent buildings proposed to be developed (likewise with side yards).
		25.06	Chapter 4	Support in part	The submitter supports the amendments to Rule 4.4.6 g) ii. but seeks amendment by adding the word ' ; or' at the end of the sentence.
		25.07	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.6 g) iii. seeks the rule is retained as notified.
		25.08	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.8 – Fences and Wall and seeks the rule is retained as notified.
		25.09	Chapter 4	Support	The submitter supports the deletion of Rule 4.4.10 b) iv. – Outdoor Living Area.
		25.10	Chapter 4	Support in part	The submitter supports the outdoor living area standard in Rule 4.4.10 d) i. to the extent where the required area better matches the size, use and occupancy of the housing type, however seeks an amendment to the wording as follows:

					- No dimension <u>width contributing to complying area less than 4.0m</u> ; or
		25.11	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.11 b) i. and ii. – Service Areas and seeks the rule is retained as notified.
		25.12	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.11 c) i., ii. and iii. – Service Areas and seeks the rule is retained as notified.
		25.13	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.11 d) to g) – Service Areas and seeks the rule is retained as notified.
		25.14	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.11 h) – Service Areas and seeks the rule is retained as notified.
		25.15	Chapter 6	Support	The submitter supports the amendments to Rule 6.4.7 e) and g) – Residential Development and seeks the rule is retained as notified.
		25.16	Chapter 7	Support	The submitter supports the amendments to Rule 7.5.3 d) and f) – Residential and seeks the rule is retained as notified.
		25.17	Chapter 23	Support in part	The submitter seeks clarity for the rationale for the objective 23.2.6 and policy 23.2.6a. the submitter seeks that an amendment should make clear the context in which the objective and policy can be applied.
		25.18	Chapter 23	Support	The submitter supports the amendments to Rule 23.6.4 Cross-lease to Fee Simple Subdivision and seeks the rule is retained as notified.
		25.19	Chapter 23	Support in part	The submitter generally supports Rule 23.6.5 - Leasehold Subdivision but seeks an amendment to the wording as follows: <i>“Where an allotment <u>fee simple record of title</u> is subject to an application for subdivision consent by way of...”</i>
		25.20	Chapter 23	Support in part	The submitter generally supports Rule 23.6.6 – Boundary Adjustments but seeks an amendment to the wording as follows: <i>a) Any boundary adjustment shall not result in the creation of additional allotments <u>records of title</u>, except in circumstances where a boundary adjustment creates an additional allotment <u>record of title</u> or allotments <u>records of title</u> which are required to be held together with another allotment record of title or allotments <u>records of title</u> by way of compulsory amalgamation condition.</i>

		25.21	Chapter 23	Support	The submitter supports the amendment of Rule 23.7.1 – Allotment Size and Shape and seeks the rule is retained as notified.
		25.22	Chapter 23	Oppose	The submitter opposes the requirement for a minimum 16m public road and for 6 lots to be the 16m transition point in Rule 23.7.3 g). The submitter suggests that standards also align with the standards in Rule 25.14.4.1 h) where a private way can be 6m wide and service 20 residential units.
		25.23	Chapter 23	Support	The submitter supports the revised performance standard in Rule 23.7.3 i) which permits a private way length of 100m.
		25.24	Chapter 23	Oppose	The submitter opposes the requirement for a minimum 16m public road and for 6 lots to be the 16m transition point in Rule 23.7.4 e). The submitter suggests that standards also align with the standards in Rule 25.14.4.1 h) where a private way can be 6m wide and service 20 residential units.
		25.25	Chapter 23	Oppose	The submitter opposes the requirement for a minimum 16m public road and for 6 lots to be the 16m transition point in Rule 23.7.5 e) i). The submitter suggests that standards also align with the standards in Rule 25.14.4.1 h) where a private way can be 6m wide and service 20 residential units.
		25.26	Chapter 25.2	Support	The submitter supports the amendment of Rule 25.2.4.1 h) – Earthworks in All Zones and seeks the rule is retained as notified.
		25.27	Chapter 25.8	Support	The submitter supports the addition of iv. to Rule 25.8.3.10 iv – Noise Sensitive Activities.
		25.28	Chapter 25.8	Support	The submitter supports the deletion of 25.8.3.10 h) – Noise Sensitive Activities.
		25.29	Chapter 25.14	Oppose	The submitter opposes the requirement for a minimum 16m public road and for 6 lots to be the 16m transition point in Rule 25.14.4.1 h) – Design and Access Widths
<i>FS4.10</i>	<i>Weston Lea Ltd</i>	<i>25.29</i>		<i>Support the submission</i>	
		25.30	Appendix 1	Support	The submitter supports the revised definition of Integrated Residential Development and seeks it is retained as notified.
		25.31	Appendix 1	Support in part	The submitter generally supports the acknowledgement that there is a distinction between covered decks and buildings in the amended definition of Outdoor Living

					Area in Appendix 1.1.2, but seeks the definition is clarified as to whether elevated decks and balconies can contribute to this area.
		25.32	Appendix 1	Support	The submitter supports the revised definition of Permeable Surface and seeks it is retained as notified.
26	Property Council NZ	26.01	Chapter 4	Support in part	The submitter generally supports the amendments to Rule 4.3.1 a) Activity Status- Number of residential units per site but seeks an amendment to the wording as follows: <i>iv) One duplex dwelling on a front site located wholly behind the rear building line of a single detached dwelling.</i> <i>v) 4 or more...</i>
		26.02	Chapter 4	Oppose	The submitter seeks to retain the average net site area requirements in Rule 4.4.1 a) v – Density
		26.03	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.3 – Permeable Surfaces and seeks the amendment is retained.
		26.04	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.5 – Height in Relation to Boundary and seeks the amendment is retained.
		26.05	Chapter 4	Oppose	The submitter seeks no building setbacks from internal access, regardless of the number of units it serves (Rule 4.4.6 d and e).
FS1.17	Kainga Ora-Homes and Communities	26.05		Support the submission	
		26.06	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.6g – Building Setbacks and seeks the amendment is retained.
		26.07	Chapter 4	Oppose	The submitter opposes the amendments to Rule 4.4.7 – Interface between public and private as it could result in poor urban design.
		26.08	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.8 – Fences and Walls and seeks the amendment is retained.
		26.09	Chapter 4	Support in part	The submitter supports the amendments to Rule 4.4.10 – Outdoor Living Area and seeks the deletion of the change in relation to the area required for two-bedroom dwellings.
		26.10	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.11 – Service Areas and seeks the amendment is retained.

		26.11	Chapter 4	Oppose	The submitter seeks that a floor area requirement for three or more bedrooms in Rule 4.4.12 – Residential Unit size, be provided and the reference relating to indoor living area be removed.
<i>FS1.18</i>	<i>Kainga Ora-Homes and Communities</i>	<i>26.11</i>		<i>Support the submission</i>	
		26.12	Chapter 4	Support	The submitter supports the amendments to Rule 4.7.11 – Integrated Residential Developments and seeks the amendment is retained.
		26.13	Appendix 1.1.2	Oppose	The submitter supports the amendment to Appendix 1.1.2 Integrated Residential Development and seeks the amendment is retained.
		26.14	Chapter 5	Oppose	The submitter seeks that Chapter 5 be amended to align with the development controls where appropriate with those in Chapter 4.
<i>FS4.11</i>	<i>Weston Lea Ltd</i>	<i>26.14</i>		<i>Oppose the submission in part</i>	<i>Review through future plan change.</i>
		26.15	Chapter 6	Support	The submitter supports the amendments to Rule 6.3.1 Activity Status – Gymnasiums and seeks the amendment is retained.
		26.16	Chapter 6	Support	The submitter supports the amendments to Rule 6.4.7c and d Residential Development and seeks the amendment is retained.
		26.17	Chapter 6	Support	The submitter supports the amendments to Rule 6.4.7e Outdoor Living Area and seeks the amendment is retained.
		26.18	Chapter 6	Oppose	The submitter seeks that the floor area requirement for three or more bedrooms in Rule 6.4.7g – Residential Development be provided and the reference relating to indoor living area be removed.
		26.19	Chapter 7	Support	The submitter supports the amendments to Rule 7.3b and 7.5.7 – Alterations and Additions and seeks the amendment is retained.
		26.20	Chapter 7	Support	The submitter supports the amendments to Rule 7.4.2 – Building Intensity and seeks the amendment is retained.
		26.21	Chapter 7	Support	The submitter supports the amendments to Rule 7.4.3 – Maximum Height Control and seeks the amendment is retained.
		26.22	Chapter 7	Oppose	The submitter seeks that Rule 7.4.4a)i and ii are amended to allow a through-site link to be in the form of a shared pedestrian and vehicle space.

		26.23	Chapter 7	Oppose	The submitter seeks that amendments to Rule 7.4.13 – Active Frontages be rejected as it makes the clear glazing requirements superfluous and could result in poor urban design outcomes.
		26.24	Chapter 7	Support	The submitter supports the amendments to Rule 7.4.14 – Veranda Cover and seeks the amendment is retained.
		26.25	Chapter 7	Support	The submitter supports the amendments to Rule 7.5.3 a, b and c – Residential Density and seeks the amendment is retained.
		26.26	Chapter 7	Support in part	The submitter supports the amendments to Rule 7.5.3d – Outdoor Living and seeks the amendment is retained.
		26.27	Chapter 9	Support	The submitter supports the amendments to Rule 9.3 – Activity Status Table and seeks the amendment is retained.
		26.28	Chapter 9	Support	The submitter supports the amendments to Rule 9.5.3 – Building on Sites Adjoining Major Arterial Transportation Corridors and seeks the amendment is retained.
		26.29	Chapter 9	Support	The submitter supports the amendments to Rule 9.3.3 – Comprehensive Development Plans and seeks the amendment is retained.
		26.30	Chapter 9	Support	The submitter supports the amendments to Rule 9.4.1 – Building Setback and seeks the amendment is retained.
		26.31	Chapter 9	Oppose	The submitter seeks an amendment to Rule 9.4.7 – Outdoor Storage to ensure yard-based retail is not precluded from establishing.
		26.32	Chapter 23	Oppose	The submitter opposes Objective 23.2.6 as the District Plan should be tenure-neutral and the reference to ‘appropriate’ tenure and management structures is too broad and vague.
		26.33	Chapter 23	Support in part	The submitter supports the amendments to Rule 23.3 – Activity Status Table and seeks retention, provided that fee simple subdivision of apartments is listed as a Restricted Discretionary Activity.
		26.34	Chapter 23	Support	The submitter supports the amendments to Rule 23.6.4 – Cross Lease Subdivision and seeks the amendment is retained.
		26.35	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.1 – Average Minimum Net site area and seeks the amendment is retained.
		26.36	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.2 Subdivision Suitability and seeks the amendment is retained.

		26.37	Chapter 23	Oppose in part	The submitter seeks retention of the proposed amendments to Rule 23.7.3, private way length and number of private ways accessing a cul-de-sac and rejects other changes. The submitter seeks that Rule 23.7.3 e, f and g be aligned as it should not matter if an access serves fee simple titles or unit titles.
		26.38	Chapter 23	Oppose in part	<p>The submitter seeks retention of the proposed amendments to Rule 23.7.4, private way length and number of private ways accessing a cul-de-sac and rejects other changes.</p> <p>Limiting a private way to only 6 lots and requiring public roads to vest can lead to inefficient use of land, sprawl and increase maintenance costs to council.</p> <p>The 23m minimum road width for collector roads does not assist with achieving a compact city and will increase maintenance costs to council.</p>
<i>FS1.19</i>	<i>Kainga Ora-Homes and Communities</i>	<i>26.38</i>		<i>Support the submission</i>	
		26.39	Chapter 23	Oppose	<p>The submitter opposes the changes to Rule 23.7.5 as limiting a private way to only 6 lots and requiring public roads to vest can lead to inefficient use of land, sprawl and increase maintenance costs to council; and the 23m minimum road width for collector roads does not assist with achieving a compact city and will increase maintenance costs to council.</p> <p>The submitter seeks that Rule 23.7.5 c, d and e be aligned as it should not matter if an access serves fee simple titles or unit titles.</p>
<i>FS1.20</i>	<i>Kainga Ora-Homes and Communities</i>	<i>26.39</i>		<i>Support the submission</i>	
27	MG Solutions	27.01	Chapter 4	Support	The submitter supports the amendment to the description in 4.1.1 Residential Zone.
		27.02	Chapter 4	Support	The submitter supports the amendment to the description in 4.1.2 Residential Intensification Zone.

		27.03	Chapter 4	Support in part	The submitter seeks a new definition for residential unit due to the inconsistency with Rule 4.3.1 Activity Status – Number of residential units per site.
		27.04	Chapter 4	Support in part	The submitter supports the amendments to Rule 4.3.1 Activity Status – Number of residential units per site and seeks the wording of (a)(i) and (a)(ii) be corrected as (a)(i) excludes duplex dwellings on rear sites as permitted activities and (a)(ii) includes duplex on rear sites as permitted activities.
		27.05	Chapter 4	Oppose	The submitter opposes the deletion of average net site area from Rule 4.4.1 – Density as this allows for a range of large and smaller mid lots.
		27.06	Chapter 4	Support in part	The submitter supports the amendments to Rule 4.4.3 – Permeable surfaces but believes the 50% permeability within the front setback is overly prescriptive as there are other types of permeability to aid in stormwater percolation such as rock gardens, mulch cover and permeable pavers.
<i>FS1.21</i>	<i>Kainga Ora-Homes and Communities</i>	<i>27.06</i>		<i>Support the submission</i>	
		27.07	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.5 – Height in Relation to Boundary.
		27.08	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.6d – Building Setback from internal access.
		27.09	Chapter 4	Oppose	The submitter opposes Rule 4.4.6e – Building Setback from internal access serving more than 3 dwellings. Owners should be able to give themselves dispensation as the access is a private way and not council land.
		27.10	Chapter 4	Support in part	The submitter supports the amendments to Rule 4.4.6g – Building Setbacks and seeks that where notational boundaries are shown for concurrent subdivision, one accessory building can exist for each notional lot or unit. The definition of site means that only one such qualifying building could exist over multiple lots.
		27.11	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.7a – Interface Between Public and Private.
		27.12	Chapter 4	Support in part	The submitter supports the amendments to Rule 4.4.7b – Interface Between Public and Private but seeks the 5m setback where a garage faces the street to be reduced where complying parking standards are met within an accessory building that is part of the integral design of the main building, and where the garage was

					still setback from the main building line, and not within the absolute minimum building setback.
		27.13	Chapter 4	Support	The submitter supports the amendments to 4.4.7) b) ii.a – Interface Between Public and Private.
		27.14	Chapter 4	Support in part	The submitter seeks that Rule 4.4.7 b) ii.b be amended to allow for narrow lots 6m or 50% whichever is greater excluding eaves.
		27.15	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.7b) iii., c) and d) – Interface Between Public and Private.
		27.16	Chapter 4	Support in part	The submitter supports the maximum fence height in Rule 4.4.8a – Fences and Walls but disagrees that retaining walls be capped at this height.
		27.17	Chapter 4	Oppose	The submitter opposes the amendment to Rule 4.4.8b – Fences and Walls and seeks that a fence is measured from the top of a retaining wall not the natural ground level.
		27.18	Chapter 4	Oppose	The submitter supports the amendments to Rules 4.4.8c-e – Fences and Walls.
		27.19	Chapter 4	Oppose	The submitter supports the amendments to Rules 4.4.10b, c and d)i – Outdoor Living Area.
		27.20	Chapter 4	Oppose	The submitter opposes the amendments to Rule 4.4.10d) iv. requiring greater than 12m ² outdoor living area for apartments.
		27.21	Chapter 4	Support in part	The submitter supports the smaller service areas in Rule 4.4.11b and c – Service Areas however does not support the minimum area allocation as this is arbitrary and too prescriptive.
		27.22	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.11d-h) ii. – Service Area.
		27.23	Chapter 4	Oppose	The submitter opposes the amendment to Rule 4.4.11h)iii – Service Area as locating rubbish areas where bins can be moved to the roadside might not be possible for mid row apartments where there is no side or rear access and no internal garage.
		27.24	Chapter 4	Support in part	The submitter advises that using a garage for rubbish storage as provided for under Rule 4.4.11h)iv will not be practical for everyone. With rubbish collections becoming bi weekly, the rubbish may start to smell.
		27.25	Chapter 4	Support	The submitter supports the amendments to Rule 4.4.12 – Residential Unit Size.

		27.26	Chapter 4	Support	The submitter supports the amendments to Rule 4.7.11 – Integrated Residential Development.
		27.27	Chapter 6	Support	The submitter supports the amendments to Policy 6.2.2b – Suburban Centres.
		27.28	Chapter 6	Support	The submitter supports the amendments to Policy 6.2.3c – Neighbourhood Centres.
		27.29	Chapter 6	Support in part	The submitter opposes listing gyms larger than 250m ² as a non-complying activity in a neighbourhood centre (Rule 6.3 Activity Status – Gymnasium)
		27.30	Chapter 6	Support	The submitter supports the amendments to Rule 6.4.7c – Residential Development.
		27.31	Chapter 6	Support	The submitter supports the amendments to Rule 6.4.7d) – Residential Development but seeks further clarification as the initial density seems too low.
		27.32	Chapter 6	Support	The submitter supports the amendments to Rule 6.4.7e) Residential Development.
		27.33	Chapter 6	Oppose	The submitter seeks a correction to Rule 6.4.7e) ii. as bullet points 3 and 4 have been amended.
		27.34	Chapter 6	Support in part	The submitter seeks consistency in Rule 6.4.7e) iii. with the outdoor living area required for apartments and ancillary residential units. The district plan doesn't promote residential at ground floor, ancillary residential units don't sit within the mixed-use model.
		27.35	Chapter 6	Support	The submitter supports the amendments to Rule 6.4.7e) iii. outdoor living areas for apartments and ancillary residential units above ground floor.
		27.36	Chapter 6	Oppose	The submitter seeks that Rule 6.4.7e) iii. outdoor living areas for all other residential units be deleted as there are no other residential units in the activities table that aren't addressed.
		27.37	Chapter 6	Support	The submitter supports the amendments to Rule 6.4.7e)iii and g) communal open space for apartment buildings.
		27.38	Chapter 6	Oppose	The submitter opposes the amendments to Rule 6.4.7 i) – External Outlook Area as this is overly complicated, and the District Plan should not reference private partnerships.
		27.39	Chapter 7	Oppose	The submitter opposes Policy 7.2.6h – Downtown Precinct as it is too complicated, and it extinguishes neighbour's development rights for the sake of private outlook.
		27.40	Chapter 7	Oppose	The submitter opposes Policy 7.2.8e – Ferrybank Precinct as it is too complicated, and it extinguishes neighbour's development rights for the sake of private outlook.

					This is more prevalent along a lineal feature such as a river whereby direct views could be promoted through better design and building setbacks could provide for the desired oblique outlook separation.
		27.41	Chapter 7	Support	The submitter supports the amendments to Rule 7.3 a) and b) – Activity Status
		27.42	Chapter 7	Support	The submitter supports the amendments to Rule 7.4.2 – Building Intensity.
		27.43	Chapter 7	Support	The submitter supports the amendments to Rule 7.4.3 – Maximum Height Control.
		27.44	Chapter 7	Support in part	The submitter seeks that any through site links under Rule 7.4.5 that create entrapment areas where there is little or no capable guardianship after hours needs to be activated or lit to promote passive surveillance, territoriality or incorporate access control.
		27.45	Chapter 7	Support	The submitter supports the amendments to Rule 7.4.13 – Active frontages.
		27.46	Chapter 7	Support	The submitter supports the amendments to Rule 7.4.14 – Veranda Cover.
		27.47	Chapter 7	Support	The submitter supports the amendments to Rule 7.5.3b – Residential Density.
		27.48	Chapter 7	Support	The submitter supports the amendments to Rule 7.5.3c – Residential Density.
		27.49	Chapter 7	Support in part	The submitter supports the amendments to Rule 7.5.3 d) however outdoor living areas in the city living or central city area may need to be sympathetic to central city environments (dot points 2 is not likely to be achievable nor will 3 likely occur in apartment buildings) and therefore the same rule as the low-density residential environment may prove unattainable.
		27.50	Chapter 7	Support	The submitter supports the amendments to Rule 7.5.3d)iii.A-C Outdoor Living Areas.
		27.51	Chapter 7	Support	The submitter supports the amendments to Rule 7.5.3d)iii.D Outdoor Living Areas and states that if this rule no longer relates to unit numbers greater than 7 point 2 ‘8 or more residential units-8m’ should be deleted.
		27.52	Chapter 7	Support	The submitter supports the amendments to Rule 7.5.3f – Residential Unit Size.
		27.53	Chapter 7	Support in part	The submitter seeks to reinstate the word ‘to’ to Rule 7.5.3h)i. – External Outlook Area.
		27.54	Chapter 7	Support in part	The submitter supports the amendment to Rule 7.5.3h) iii. – External Outlook Area in part as this becomes a design issue requiring the main window to face the greater of the two outlooks.

		27.55	Chapter 7	Support	The submitter supports the amendments to Rule 7.5.3h) iv) a-c – External Outlook Area.
		27.56	Chapter 7	Oppose	The submitter opposes Rule 7.5.3h)iv)d – External Outlook Area as securing in perpetuity private residential view shafts or corridors over 3 rd party land effectively sterilizes development rights on these properties and those of future generations which contradicts promoting higher densities in the city centre and is not in accordance with Part 2 Section 5 (2)a of the RMA. The submitter seeks stronger wording on design outcomes to provide more robust options for ensuring external outlook is not the driving force behind sterilisation of future development rights.
<i>FS1.22</i>	<i>Kainga Ora-Homes and Communities</i>	<i>27.56</i>		<i>Support the submission</i>	
		27.57	Chapter 7	Oppose	The submitter opposes Rule 7.5.7 – Alterations and Additions as these should be permitted and seeks the removal of 7.5.7a)i as 7.5.7b contradicts this provision. Consider more qualifying criteria for what constitutes alterations and additions. Internal alterations and additions may be argued to be visible from public spaces given the high amount of clear glazing required.
<i>FS1.23</i>	<i>Kainga Ora-Homes and Communities</i>	<i>27.57</i>		<i>Support the submission</i>	
		27.58	Chapter 7	Support	The submitter supports the amendments to Rule 7.5.7 a) ii. and b) – Alterations and Additions.
		27.59	Chapter 22	Support	The submitter supports the amendments to Rule 22.3u – Activity Status for swimming pools within natural hazard areas.
		27.60	Chapter 23	Support	The submitter supports the amendments to Objective and Policy 23.2.6 land tenure for subdivision.
		27.61	Chapter 23	Support	The submitter supports the inclusion of fee simple subdivision as a Discretionary Activity under Rule 23.3vi.
		27.62	Chapter 23	Oppose	Seeks that Council acknowledge an activity status reduction in Rule 23.3 for subdivisions around existing lawfully established dwellings, units or apartments, or

					sites with subdivision in accordance with an approved land use consent within all hazard areas.
FS1.24	<i>Kainga Ora-Homes and Communities</i>	27.62		<i>Support the submission</i>	
		27.63	Chapter 23	Support	The submitter supports the amendments to Rule 23.6.4a) and b) – Cross-Lease to Fee Simple Subdivision.
		27.64	Chapter 23	Support in part	The submitter seeks an amendment to Rule 23.6.4c – Cross-Lease to Fee Simple Subdivision to include <i>‘... rule and relevant land use rules of the respective zone’</i> . This is because existing use rights would apply to existing failures that existed prior to the cross-lease subdivision. This rule should follow the Auckland Unitary Plan to allow cross-lease subdivisions around existing dwellings to be in accordance with an approved land use consent, building consent, certificate of compliance or certificate of acceptance or for existing development to have existing use rights; and in the worst case then comply the relevant rules of the respective zone and city-wide chapters.
		27.65	Chapter 23	Support in part	The submitter seeks that Rule 23.7b) ii. – Subdivision Design Standards be amended to also include existing lawfully established dwellings as well as duplex dwellings. They also seek clarification on the note which states <i>‘provided that all relevant development and performance standards are met in relation to the proposed boundaries around that building or unless otherwise authorised by resource consent’</i>
		27.66	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.1b removal of the average and maximum net site areas within the General Residential Zone in the Rototuna Structure Plan Area.
		27.67	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.2 – Subdivision Suitability.
		27.68	Chapter 23	Support in part	The submitter seeks that Rule 23.7.3a and b are amended to include <i>‘15m or for sites with a transport corridor boundary length less than 15m prior to any subdivision occurring shall not apply to this rule (excluding the requirement for new vehicle access provisions)’</i> . This is because for sites with narrow frontages and cul-

					de-sac head frontages already fail the rule, prior to the proposed subdivision occurring.
FS1.25	<i>Kainga Ora-Homes and Communities</i>	27.68		<i>Support the submission</i>	
		27.69	Chapter 23	Oppose	The submitter seeks Rule 23.7.3d maximum number of allotments off a private way be deleted and assessed on a case by case basis.
FS4.12	<i>Weston Lea Ltd</i>	27.69		<i>Support the submission in part</i>	<i>Requests a more appropriate threshold.</i>
		27.70	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.3e minimum private way width 1-6 units.
		27.71	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.3f minimum private way width 7-20 units.
		27.72	Chapter 23	Support	The submitter supports the deletion of 23.7.3f minimum private way serving 4-6 allotments.
		27.73	Chapter 23	Oppose	The submitter seeks that Rule 23.7.3g vesting of access serving more than 6 lots be deleted as there have been situations where this has worked in the past. A 16m carriage way for 7-20 users and 20m carriage way for 20 users is excessive. The vesting of access as road will restrict less land resource to accommodate the subdivided allotments and required building platform.
FS1.26	<i>Kainga Ora-Homes and Communities</i>	27.73		<i>Support the submission</i>	
FS4.13	<i>Weston Lea Ltd</i>	27.73		<i>Support the submission</i>	
		27.74	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.3i, k and o.

		27.75	Chapter 23	Support in part	The submitter seeks that Rule 23.7.4a is amended to include <u>'40m, or for sites with a transport corridor boundary length less than 40m prior to any subdivision occurring shall not apply to this rule (excluding the requirement for new vehicle access provisions)'</u> . This is because for sites with narrow frontages and cul-de-sac head site frontages already fail the rule, prior to subdivision occurring.
FS1.27	Kainga Ora-Homes and Communities	27.75		Support the submission	
		27.76	Chapter 23	Oppose	The submitter seeks Rule 23.7.4c maximum number of allotments off a private way be deleted and assessed on a case by case basis.
		27.77	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.4d, e, k and o.
		27.78	Chapter 23	Oppose	The submitter seeks that Rule 23.7.3e, f and g public roads be deleted as a 16m carriage way for 7-20 users and 20m carriage way for 20 users is excessive. The vesting of access as road will restrict less land resource to accommodate the subdivided allotments and required building platform.
		27.79	Chapter 23	Support in part	The submitter seeks that Rule 23.7.5a be amended to include <u>'10m, or for sites with a transport corridor boundary length less than 10m prior to any subdivision occurring shall not apply to this rule (excluding the requirement for new vehicle access provisions)'</u> . This is because for sites with narrow frontages and cul-de-sac head site frontages already fail the rule, prior to subdivision occurring. The submitter also supports the deletion of the existing Rule 23.7.5 d) but seeks that the new Rule 23.7.5d be amended to <u>'7 or more principal units'</u> .
FS1.28	Kainga Ora-Homes and Communities	27.79		Support the submission	
		27.80	Chapter 23	Oppose	The submitter seeks that Rule 23.7.3e vesting of access serving more than 6 lots be deleted as there have been situations where this has worked in the past. A 16m carriage way for 7-20 users and 20m carriage way for 20 users is excessive. The vesting of access as road will restrict less land resource to accommodate the subdivided allotments and required building platform.

		27.81	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.5j – Residential Intensification Zone.
		27.82	Chapter 23	Support	The submitter supports the amendments to Rule 23.7.6k – Residential Intensification Zone.
		27.83	Chapter 25.2	Support	The submitter supports the amendments to Policy 25.2.21a – Earthworks.
		27.84	Chapter 25.2	Support	<p>The submitter supports the amendments to Rule 25.2.4.1f-h – Earthworks however they seek clarification on Rule 25.2.4.1h on whether the two x 500m³ volume of earthworks permitted would apply for a combined resource consent application for a residential development that requires building consent (including site works) and subdivision.</p> <p>The submitter also seeks clarification on earthwork volumes located inside any Natural Hazard Area, particularly Flood Hazard Areas, where there are no volumes identified under Rule 25.5.2 of the Operative District Plan (earthworks ancillary to a permitted activity, natural hazards).</p>
		27.85	Chapter 25.5	Oppose	The submitter opposes Rule 25.5.3.1a – Landscaping and seeks that 1 and 2 are combined as both options require 2m wide planting strip along a boundary adjoining a major transport corridor.
		27.86	Chapter 25.5	Support	The submitter supports Rule 25.5.3.1b and e – Landscaping but seeks clarification on what a 2m wide landscaping strip is trying to achieve other than beautification.
		27.87	Chapter 25.5	Support in part	The submitter supports Rule 25.5.3.1g – Landscaping- ground level parking spaces, however seeks that it needs to be split into i. and ii.
		27.88	Chapter 25.5	Support in part	The submitter supports Rule 25.5.3.1h) i. – Landscaping- external ground level parking spaces in all zones, however seeks clarification on how close to the boundary the parking spaces need to be before fences or parking is required. The submitter also seeks specific detail on whether parking areas include 10 parking spaces within the same notional boundaries, or different notional boundaries.
<i>FS4.14</i>	<i>Weston Lea Ltd</i>	<i>27.88</i>		<i>Support the submission</i>	
		27.89	Chapter 25.5	Support in part	<p>The submitter seeks clarification on the following:</p> <ul style="list-style-type: none"> - Rule 25.5.3.1i) – Landscaping- service areas in all zones, as point ii. contradicts point i. While point ii. specifically mentions residential service

					<p>areas it is vague and doesn't cover all zones that residential units can exist within.</p> <ul style="list-style-type: none"> - Under 25.5.3.1i) ii. are residential units in other non-residential or special character zoned land like the industrial amenity protection area, the central city zone or business zones required to be screened or buffered if not visible from residential zone or character zone.
		27.90	Chapter 25.5	Support	The submitter supports the amendments to Rule 25.5.4.2 – Permeable Fences.
		27.91	Chapter 25.5	Support	The submitter supports the amendments to Rule 25.5.4.6 – Internal Planting
		27.92	Chapter 25.8	Oppose	The submitter seeks that high traffic volumes are defined rather than listing transport corridors with high traffic volumes under Rule 25.8.3.10b – Noise Sensitive Activities.
		27.93	Chapter 25.8	Support	The submitter supports the thresholds in Rule 25.8.3.10ii and Rule 25.8.3.10b) iii. – Noise Sensitive Activities.
		27.94	Chapter 25.8	Support	The submitter supports the amendments to Rule 25.8.3.10e – Noise Sensitive Activities
<i>FS4.16</i>	<i>Weston Lea Ltd</i>	<i>27.94</i>		<i>Oppose the submission in part</i>	<i>Amend Rule 25.8.3.10b)iii to state 'For 25.8.2.10b the 40m distance shall be measured from the designation boundary if the designation does not define the location of the carriageway or if an alternative carriageway location has not been confirmed in writing by the Requiring Authority.'</i>
		27.95	Chapter 25.14	Support	The submitter supports the amendments to Rule 25.14.4.1a, b and c vehicle crossing and internal access and request that Rule 25.14.4.1a) i. is amended from 7.5 to 7.5m as it is missing the appropriate unit measurement.
		27.96	Chapter 25.14	Oppose in part	The submitter supports Rule 25.14.4.1h) i. design and access widths in relation to the minimum formation and legal width of 1-6 units however seek to amend row 2 of the table from 7-20 units to 7 units or more. The submitter also seeks that rows 3-5 be deleted as they oppose vehicle access for 7-20 units or more than 20 units to be vested as public road.
		27.97	Chapter 25.14	Support in part	The submitter supports 25.14.4.1h) ii. however seeks clarification on whether the rule includes the use of permeable paving across the right of way in accordance with the new definition of permeable surface.
		27.98	Chapter 25.14	Oppose	The submitter seeks that Rule 25.14.4.1h) iii. and Rule 25.14.4.1h) iv. be deleted.

		27.99	Chapter 25.14	Oppose	The submitter seeks that the amendments to Rule 25.14.4.1(i)i-iv be deleted and the previous rule be retained as this rule is too complicated and restrictive to ensure that internal vehicle access be provided with sufficient clearance.
		27.100	Chapter 25.14	Oppose	The submitter opposes the dimensions in Rule 25.14.4.4.2f) i. and Appendix 15-1h. Further discussions are required to determine suitable manoeuvring depths for residential developments.
		27.101	Chapter 25.14	Support	The submitter supports the Note under Rule 25.8.3.10f.
		27.102	Chapter 25.14	Support in part	The submitter supports Rule 25.14.4.2f) ii. however, seeks to clarify whether this rule includes the use of permeable paving for parking spaces in accordance with the new definition of permeable surfaces.
		27.103	Chapter 25.14	Support	The submitter supports Rule 25.14.4.2j)i in relation to sufficient onsite manoeuvring.
		27.104	Chapter 25.14	Oppose	The submitter seeks to amend Rule 25.14.4.2j)ii from ' <i>car parking areas</i> ' to ' <i>car parking spaces</i> ' because parking and manoeuvring for residential development with more than 4 private car parks has been unnecessarily assessed as equivalent to public parking areas. Where car parking areas provided for multiple dwellings within a site, these should not be deemed ' <i>car parking areas</i> '; unless they are physically grouped side-by-side for multiple users.
		27.105	Chapter 25.14	Support	The submitter supports the amendments to Rule 25.14.4.3a – Integrated Transport Assessment.
		27.106	Chapter 25.14	Oppose	The submitter seeks to delete Rule 25.14.4.3b) i. as they oppose for the requirement of a Broad ITA to apply to any restricted discretionary activity in the relevant zone, where vehicle access is merely retaining and upgrading the existing vehicle crossing to serve a few additional users.
		27.107	Chapter 25.14	Support in part	The submitter seeks that Rule 25.14.4.3b) ii. be amended from ' <i>any permitted activity</i> ' to ' <i>any permitted or restricted activity in the relevant zone (including subdivision)</i> '. This is because part Rule b)i) (submission point 27.105) should apply in this rule for both permitted and restricted discretionary activities. The submitter also seeks clarification that if an ITA has not been specifically identified/requested under NZTA (or any other road controlling authority), whether

					this would satisfy the above rule, and further traffic assessments would be required?
		27.108	Chapter 25.14	Support in part	The submitter seeks clarification for Rule 25.14.4.3g that if an ITA has not been specifically identified/requested under NZTA (or any other road controlling authority), whether this would satisfy the above rule, and further traffic assessments would be required?
		27.110	Appendix 1.1	Support	The submitter supports the amendments to the definition of Eave.
		27.111	Appendix 1.1	Support in part	The submitter supports the amendments to the definition of External Outlook Area in Appendix 1 however contend to the relevant rules in Chapter 6, 7 and definition of indoor living area.
		27.112	Appendix 1.1	Support	The submitter supports the amendments to the definition of Impermeable Surfaces.
		27.113	Appendix 1.1	Support in part	The submitter seeks to amend the definition of Indoor Living Area from <i>'dining and lounge areas'</i> for residential units that comprise of a lounge area separated from the dining and kitchen area. In addition, they seek clarification on whether an <i>'office/study area'</i> is considered an indoor living area.
		27.114	Appendix 1.1	Support	The submitter supports the amendments to the definition of Integrated Residential Development.
		27.115	Appendix 1.1	Support	The submitter supports the removal of the definition of Interfacing with a Public Place.
		27.116	Appendix 1.1	Support	The submitter supports the definition of Kitchen but questions whether it is necessary.
		27.117	Appendix 1.1	Support	The submitter supports the amendments to the definition of Net Site Area.
		27.118	Appendix 1.1	Support	The submitter supports the amendments to the definition of Net Site Area for Duplex Dwellings in the Residential Intensification Zone.
		28.119	Appendix 1.1	Support	The submitter supports the changes to the definition of Outdoor Living Area.

		28.120	Appendix 1.1	Support in part	The submitter supports the changes to parking space however, seeks for Rule 25.14.4.2j)ii to be in accordance with the definition of <i>'parking space'</i> rather than <i>'parking area'</i> .
		28.121	Appendix 1.1	Support in part	The submitter supports the changes to the definition of permeable surface however seeks clarification around the definition of <i>'access'</i> under the inclusion of (a) and <i>'shared vehicle access'</i> under the exclusion of (c)? If the use of permeable pavers was implemented within the private right of way area, would this be determined as a permeable surface. In addition, the submitter seeks to include <i>'rock gardens'</i> under the definition, where this is clearly permeable in nature.
		28.122	Appendix 1.1	Support	The submitter supports the amendments to the definition of Residential Unit.
		28.123	Appendix 1.1	Support in part	The submitter supports the definition of Self-contained Housekeeping Unit. However, seeks clarification of the difference between self-contained housekeeping unit and an ancillary residential unit, and also what zone the self-contained housekeeping unit is applied to as a permitted/controlled activity.
		27.124	Appendix 1.1	Support	The submitter supports the amendments to the definition of Service Area.
		27.125	Appendix 1.1	Support in part	The submitter supports the change to the definition of setback however suggests using 0.5m instead of 500mm.
		27.126	Appendix 1.1	Oppose	The submitter opposes the definition of Site. The submitter seeks that the District Plan is rectified to acknowledge that internal site areas are created around or within a total site development and the rules should apply in the same matter as if the site is subdivided irrespective of whether a subdivision is completed or not.
		27.127	Appendix 1.1	Support	The submitter supports the amendments to the definition of Site Coverage.
		27.128	Appendix 1.1	Support	The submitter supports the amendments to the definition of Transport Corridor.
		27.129	Appendix 1.1	Support	The submitter supports the amendments to the definition of Unit Site Area.
28	Ministry of Social Development	28.01	Chapter 4	Support	That Rule 4.3.1a relating to the number of residential units per site be retained as notified.
		28.02	Appendix 1.1	Support	That the definitions of Residential Unit and Self-Contained Housekeeping Unit be retained as notified.
		28.03	Appendix 1.2	Support	That the removal of the additional information requirement 1.2.2.16 Managed Care Facilities Information Pack be retained as notified.

FS1.29	<i>Kainga Ora-Homes and Communities</i>	28.03		<i>Support the submission</i>	
29	Habitat for Humanity	29.01	Chapter 23	Oppose	The submitter opposes Rule 23.2.6 as the District Plan should be tenure-neutral and the reference to ‘appropriate’ tenure and management structures is too broad and vague.
FS1.30	<i>Kainga Ora-Homes and Communities</i>	29.01		<i>Support the submission</i>	
30	Housing NZ	30.01	Chapter 2	Support	Retain the amendment to the explanation in 2.2.7 – Residential Development as notified.
		30.02	Chapter 6	Oppose	The submitter seeks an amendment to Policy 6.2.2b – Suburban Centres to ensure that the opportunities for residential development within the suburban centres are not restricted.
		30.03	Chapter 6	Oppose	The submitter seeks an amendment to Policy 6.2.3c – Neighbourhood Centres to ensure that the opportunities for residential development within the suburban centres are not restricted.
		30.04	Chapter 6	Support	Retain the amendment to Rule 6.4.7d – Residential Development- Density as notified.
		30.05	Chapter 6	Support	Retain the amendment to Rule 6.4.7e – Residential Development- Outdoor living areas as notified.
		30.06	Chapter 6	Support	Retain the amendment to Rule 6.4.7g – Residential Development- Residential Unit Size as notified.
		30.07	Chapter 6	Support	Retain the amendment to Rule 6.4.7i – Residential Development-External Outlook Area as notified.
		30.08	Chapter 7	Support	Retain the amendment to Policy 7.2.6h – Downtown Precinct for high quality living environments as notified.
		30.09	Chapter 7	Support	Retain the amendment to Policy 7.2.8e – Ferrybank Precinct for high quality living environments as notified.
		30.10	Chapter 7	Support	Retain the amendment to Rule 7.3b – Activity Status for alterations and additions as notified.
		30.11	Chapter 7	Support	Retain the amendment to Rule 7.4.2 – Building Intensities as notified.

		30.12	Chapter 7	Support	Retain the amendment to Rule 7.4.3 – Maximum Height Control as notified.
		30.13	Chapter 7	Support	Retain the amendment to Rule 7.4.13 – Active Frontages as notified.
		30.14	Chapter 7	Support	Retain the amendment to Rule 7.5.3b and c – Residential Standards-Density as notified.
		30.15	Chapter 7	Support	Retain the amendment to Rule 7.5.3d – Residential Standards-Outdoor Living as notified.
		30.16	Chapter 7	Support	Retain the amendment to Rule 7.5.3f – Residential Standards-Residential Unit Size as notified.
		30.17	Chapter 7	Support	Retain the amendment to Rule 7.5.3h – Residential Standards-External Outlook area as notified.
		30.18	Chapter 4	Support	Retain the amendment to purpose 4.1.1b General Residential Zone as notified.
		30.19	Chapter 4	Support	Retain the amendment to purpose 4.1.2a Residential Intensification Zone as notified.
		30.20	Chapter 4	Support in part	The submitter seeks an amendment to the activity status table in Rule 4.3.1 a) to list one duplex dwelling on corner/front site as a Permitted Activity so as to enable the provision of a variety of dwelling types, and not unnecessarily restrict particular residential typologies.
		30.21	Chapter 4	Support	Retain the amendment to Rule 4.1.3g – Activity Status- second and subsequent residential unit as notified.
		30.22	Chapter 4	Support	Retain the amendment to Rule 4.1.3h – Activity Status- duplex dwellings as notified.
		30.23	Chapter 4	Support	Retain the amendment to Rule 4.4.1v – Density-integrated residential development as notified.
		30.24	Chapter 4	Support	Retain the amendment to Rule 4.4.3 – Permeable Surfaces as notified.
		30.25	Chapter 4	Support	Retain the amendment to Rule 4.4.5a)ii– Height in Relation to Boundary as notified.
		30.26	Chapter 4	Support	Retain the amendment to Rule 4.4.5a)iv – Height in Relation to Boundary as notified.
		30.27	Chapter 4	Support	Retain the amendment to Rule 4.4.5a)c – Height in Relation to Boundary as notified.
		30.28	Chapter 4	Support	Retain the amendment to Rule 4.4.6d,e and g – Building Setbacks as notified.

		30.29	Chapter 4	Oppose	The submitter seeks an amendment to Rule 4.4.7 interface between public and private to remove the requirements which are subjective in nature and overly prescriptive.
		30.30	Chapter 4	Support in part	The submitter seeks an amendment to Rule 4.4.8 – Fences and Walls to delete (c) so that load bearing retaining walls are not considered as buildings in their own right, and instead are subject to the provisions in standard 4.4.8.
		30.31	Chapter 4	Support	Retain the amendment to Rule 4.4.10b – Outdoor Living Areas as notified.
		30.32	Chapter 4	Support in part	The submitter seeks amendments to Rule 4.4.10d to reduce the outdoor Living area for apartment buildings in the Residential Intensification Zone so as to be consistent with the approach to apartments in the Central City Zone and in recognition of the fact that the size of outdoor amenity space does not necessarily correspond to the quality of the space provided.
		30.33	Chapter 4	Support	Retain the amendment to Rule 4.4.11 – Service Area as notified.
		30.34	Chapter 4	Support	Retain the amendment to Rule 4.4.12 – Residential Unit Size as notified.
		30.35	Chapter 4	Oppose	The submitter seeks to remove the specified typology split for Integrated Residential Developments in Rule 4.7.11, as this is more appropriately assessed on a case by case basis as part of the consent process.
		30.36	Chapter 23	Support	Retain the amendment to Objective 23.2.6 land tenure within subdivision as notified.
		30.37	Chapter 23	Support	Retain the amendment to Policy 23.2.6a legal mechanisms to support subdivision as notified.
		30.38	Chapter 23	Support in part	The submitter seeks an amendment to Rule 23.3.4iv – Activity Status for fee simple subdivision of apartments in all zones except hazard areas so that it reflects the restricted discretionary activity status of other fee simple subdivision in those zones.
		30.39	Chapter 23	Support	Retain the amendment to Rule 23.6.4– Cross Lease to Fee Simple Subdivision as notified.
		30.40	Chapter 23	Support	Retain the amendment to Rule 23.7.1–Allotment Size and Shape as notified.
		30.41	Chapter 23	Support	Retain the amendment to Rule 23.7.2–Subdivision Suitability as notified.
		30.42	Chapter 23	Support	Retain the amendment to Rule 23.7.3 –General Residential Zone and All Special Character Areas as notified.
		30.43	Chapter 23	Support	Retain the amendment to Rule 23.7.5 – Residential Intensification Zone as notified.

		30.44	Chapter 25.2	Support	Retain the amendment to Policy 25.2.2.1a)i – Earthworks and Vegetation Removal as notified.
		30.45	Chapter 25.2	Support	Retain the amendment to Rule 25.2.4.1 – Earthworks as notified.
		30.46	Chapter 25.14	Support in part	The submitter seeks amendments to Rule 25.14.4.1a vehicle crossing standard to add flexibility with respect to separation distances in appropriate circumstances. The submitter supports the amendments Rule 25.14.4.1b and c.
		30.47	Chapter 25.14	Oppose	The submitter seeks an amendment to Rule 25.14.4.1h design and access widths as it is impractical that every vehicle access to multi-unit development of 6 or more dwellings is to be vested as a public road, this would place ongoing operations and maintenance burden on Council.
		30.48	Chapter 25.14	Oppose	The submitter seeks an amendment to Rule 25.14.4.1i to remove overly prescriptive requirements for internal vehicle access.
		30.49	Chapter 25.14	Support	Retain the amendment to Rule 25.14.4.3a ITA requirements as notified.
		30.50	Appendix 1.1	Support	Retain the amendment to the definition for External Outlook Area as notified.
		30.51	Appendix 1.1	Support	Retain the amendment to the definition for Impermeable Surfaces as notified.
		30.52	Appendix 1.1	Support	Retain the amendment to the definition for Indoor Living Area as notified.
		30.53	Appendix 1.1	Support	Retain the amendment to the definition for Integrated Residential Development as notified.
		30.54	Appendix 1.1	Oppose	The submitter seeks an amendment to the definition of Net Site Area and requests that it be the same as the National Planning Standards.
		30.55	Appendix 1.1	Oppose	The submitter seeks to delete the definition of Net Site Area for Duplex Dwellings in the Residential Intensification Zone as one definition for Net Site Area should be provided to avoid confusion and to be consistent with the National Planning standards.
		30.56	Appendix 1.1	Oppose	The submitter seeks an amendment to the definition of Outdoor Living Area to make it consistent with the National Planning Standards.
		30.57	Appendix 1.2	Support	Retain the amendment to the information requirement for engineering plans (1.2.1f and 1.2.2.1c) as notified.
		30.58	Appendix 1.2	Support	Retain the amendment to information requirement 1.2.2.1a General Requirements as notified.
		30.59	Appendix 1.2	Support	Retain the amendment to information requirement 1.2.2.2c Subdivision Site Analysis as notified.

		30.60	Appendix 1.2	Support	Retain the amendment to information requirement 1.2.2.2c Subdivision Concept Plan as notified.
		30.61	Appendix 1.2	Support	Retain the amendment to information requirement 1.2.2.4 Landscaping Plan as notified.
		30.62	Appendix 1.2	Support in part	The submitter seeks the provision of additional detail in 1.2.2.5 water impact assessment to clarify the difference between the 'Type 1' and 'Type 2' of water impact assessment processes, and the specific circumstances when each will be required.
		30.63	Appendix 1.2	Support	Retain the amendment to information requirement 1.2.2.15 Waste Minimisation Plan as notified.
		30.64	Appendix 1.2	Support	Retain the amendment to information requirement 1.2.2.16 Managed Care Facilities information pack as notified.
		30.65	Appendix 1.2	Support	Retain the amendment to 1.4.1.2 how to use the design guide as notified.
		30.66	General	Support in part	The submitter seeks any such further or other relief, or consequential amendments, as are considered appropriate and necessary to address the concerns raised in their submission.