

**SUBMISSION ON PROPOSED PLAN CHANGE 6 TO THE HAMILTON CITY OPERATIVE
DISTRICT PLAN 2017 BY HOUSING NEW ZEALAND CORPORATION**

TO: Hamilton City Council

districtplan@hcc.govt.nz

HOUSING NEW ZEALAND CORPORATION (“**Housing New Zealand**”) at the address for service set out below makes the following submission on Proposed Plan Change 6 to the Hamilton City Operative District Plan 2017 (“**the Plan Change**”).

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

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

This submission letter provides an overview of the matters of interest to Housing New Zealand, with **Attachment 1** providing the substantive detail of submission matters.

Background

1. Housing New Zealand’s role includes the efficient and effective management of state houses and the tenancies of those living in them. Housing New Zealand’s tenants are people who face barriers (for a number of reasons) to housing in the wider rental and housing market.
2. It is essential that Housing New Zealand is able to meet its responsibility of providing efficient and effective state housing for the most vulnerable members of our society, so as to deliver to the social and economic wellbeing of both these people and the wider community. This responsibility drives Housing New Zealand’s strategic goals for the reconfiguration of its portfolio to meet regional demand, reduce deprivation levels in communities with a high state housing presence, and meet the Crown’s financial performance requirements. These goals require Housing New Zealand to have the ability to construct and develop quality housing, and maintain this housing in a manner that:
 - (a) Provides healthy, comfortable, and fit-for-purpose housing to people in need, for the duration of their need;

- (b) Improves the diversity and effectiveness of state housing delivery in Hamilton to meet the changing needs of our communities and aligns the state housing portfolio with demographic trends and demand;
 - (c) Enables vacant homes to become ready for tenants and specific tenants' needs as quickly as possible;
 - (d) Enables increased supply for the delivery of state housing and other affordable housing options; and
 - (e) Undertakes the above in a cost effective way.
3. There has been a marked change in the type of state housing that is required nationwide by Housing New Zealand's tenant base. As such, reconfiguring its housing stock is a priority for Housing New Zealand so as to better meet the needs of its tenants, as well as align it with current and future demand. In the Hamilton context, the housing portfolio managed by Housing New Zealand comprises approximately 3,100 dwellings (as at June 2019). The Hamilton District is identified as a key area for Housing New Zealand to reconfigure and grow its housing stock to provide efficient and effective state housing that is aligned with current and future residential demand in the area, and the country as a whole.

Housing New Zealand and Local Government

4. Housing New Zealand has a shared interest in the community as a key stakeholder, alongside local authorities. Housing New Zealand's interest lies in the provision of state housing to persons who are unable to be sustainably housed in private sector accommodation. Housing New Zealand works with local authorities to ensure that appropriate services and infrastructure are delivered for its developments.
5. Apart from its role as a state housing provider, Housing New Zealand also has a significant role as a landowner, landlord, rate payer and developer of residential housing. Strong relationships between local authorities and central government are key to delivering government's priorities on increasing housing supply.
6. Policy decisions made at both central and local government level have impacts on housing affordability. The challenge of providing affordable housing will require close collaboration between central and local government to address planning and governance issues to reduce the cost of construction, land supply constraints, infrastructure provisions and capacity as well as an improved urban environment.

7. Housing New Zealand is interested in all issues that may affect the supply and affordability of housing. These include the provision of services and infrastructure and the availability of zoned land.

Scope of Submission

8. The submission relates to the Plan Change as a whole, including, but not limited to the matters set out above and below, and in **Attachment 1** to this submission.

The Submission is:

9. Housing New Zealand generally supports the Plan Change in its notified plan, subject to the relief sought below being granted.
10. Provided that the relief sought below and attached is granted:
 - (a) The Plan Change will be in accordance with the purpose and principles of the Resource Management Act 1991 (“**the Act**”) and will be appropriate in terms of section 32 of the Act; and
 - (b) The potential adverse effects that might arise from activities allowed by the Plan Change will have been addressed appropriately.
11. In the absence of the relief sought, the Plan Change:
 - (a) Is contrary to the sustainable management of natural and physical resources and is otherwise inconsistent with Part 2 of the Act;
 - (b) Will in those circumstances impact significantly and adversely on the ability of people and communities to provide for their social, economic and cultural wellbeing.
12. In particular, but without limiting the generality of the above:
 - (a) Housing New Zealand recognises the importance of ensuring that the Council’s regulatory functions are delivered in an effective, efficient and customer focused manner, and therefore supports the intent of the Plan Change to make the District Plan more enabling and workable.
 - (b) Due to Housing New Zealand’s operational and development requirements, its interest is broad; relating to the District Plan provisions proposed to be amended / introduced by the Plan Change, including provisions relating to

residential development, business and commercial activities, subdivision, earthworks, transport, and definitions, as well as information requirements.

- (c) Housing New Zealand supports the amendments proposed as part of the Plan Change insofar as they clarify provisions, remove unnecessary prescription and provide additional flexibility while appropriately managing potential adverse effects. This is because these changes will better facilitate the reconfiguration of Housing New Zealand's stock and enable Housing New Zealand to deliver state, social and affordable housing in an efficient and effective manner, so as to better contribute to the social and economic wellbeing of the community, including the health and safety of their tenants.
- (d) While the intent of the Plan Change is to make the District Plan more enabling and workable, Housing New Zealand considers that there are a number of amendments proposed in the Plan Change that do not resolve the issues at hand and add further restrictions and/or create further ambiguity and confusion.
- (e) To that end, Housing New Zealand's submission is that there are a number of areas where further amendments to the Plan Change provisions are required. **Attachment 1** to this submission identifies the specific provisions of the Plan Change which Housing New Zealand either supports, seeks amendment to, or opposes, and the reasons for its position. In summary, the changes sought by Housing New Zealand are as follows:
 - (i) Amendment to Policy 6.3.2b Suburban Centres to ensure that the opportunities for residential development within suburban centres are not restricted (e.g. residential activities should generally be supported in such locations).
 - (ii) Amendment to the activity status for a duplex dwelling on corner / front sites in the General Residential zone so as to enable the provision of a variety of dwelling types, and not unnecessarily restrict particular residential typologies.
 - (iii) Amendments to the interface standard in the Residential zone to remove requirements which are subjective in nature and overly prescriptive.
 - (iv) An amendment to the fences and walls standard so that load bearing retaining walls are not considered as buildings in their own right, and are instead subject to the provisions in standard 4.4.8.

- (v) Amendments to the outdoor living area standards 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 the outdoor amenity space does not necessarily correspond to the quality of the space provided.
- (vi) Remove the specified typology split for Integrated Residential Developments, as this is more appropriately assessed on a case by case basis as part of the consent process.
- (vii) Amend the activity status for fee simple subdivision of apartments in all zones except hazard areas so that it reflects the activity status of other fee simple subdivisions in those zones.
- (viii) Amendments to the Vehicle Crossing standard to add flexibility with respect to the separation distances in appropriate circumstances and to remove overly prescriptive requirements for internal vehicle access.
- (ix) Amendments to the proposed Definitions, to ensure that they are consistent with the National Planning Standards as gazetted in April 2019, as well as to ensure definitions are not used for setting out any compliance (rule) requirements.
- (x) The provision of additional detail 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.

Relief Sought

13. Housing New Zealand seeks the following decision from Hamilton City Council on the Plan Change:
 - (a) That the proposed provisions of the Plan Change be deleted or amended, to address the matters raised in this submission and as set out in **Attachment 1** so as to provide for the sustainable management of the District's natural and physical resources and thereby achieve the purpose of the Act.
 - (b) Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out herein.

14. Housing New Zealand does not consider it can gain an advantage in trade competition through this submission.
15. Housing New Zealand wishes to be heard in support of this submission.
16. If others make a similar submission, Housing New Zealand would be willing to consider presenting a joint case with them at hearing.

Dated this 18th day of September 2019

**HOUSING NEW ZEALAND
CORPORATION** by its solicitors and duly
authorised agents Ellis Gould



C E Kirman / A Devine

ADDRESS FOR SERVICE: The offices of Ellis Gould Lawyers, Level 17, Vero Centre, 48 Shortland Street, PO Box 1509, Auckland 1140, DX CP22003, Auckland, Telephone: (09) 307-2172, Facsimile: (09) 358-5215. Attention: Dr Claire Kirman / Alex Devine. ckirman@ellisgould.co.nz / adevine@ellisgould.co.nz.

Copies to:	Beca Limited	Housing New Zealand Corporation
	PO Box 6345	PO Box 74598
	Auckland	Greenlane, Auckland
	Attention: Matt Lindenberg	Attention: Gurv Singh
	Email: matt.lindenberg@beca.com	Email: gurv.singh@hnzc.co.nz

Submissions on Hamilton City Council: Proposed Plan Change 6

ID	Plan Provision Reference	S/O/A	Commentary on Housing New Zealand Reasons for Submission	Decision Request	Relief / Amendments Sought by decision requested (in all cases where amendments to the Proposed Plan text are proposed, Housing New Zealand would consider words or amendments to the effect of the amendments / relief sought to address the reasons for their submission). Housing New Zealand also seeks any consequential amendments to methods of the Plan Change to give effect to the decisions sought.
Strategic Framework					
Objectives					
1.	2.2.7 Range of Housing Types: Explanation	Support	<p>Housing New Zealand (referred to as Housing NZ throughout this document) supports the provision of a range of housing types to ensure that the needs of households of varying sizes can be accommodated. The provision of different housing types will contribute to the growth of diverse and balanced communities which will enhance the social and cultural wellbeing of residents.</p> <p>Housing NZ supports the amendment to the explanation supporting Objective 2.2.7, with the deletion of the text requiring the City's existing residential areas to remain unchanged. The development of a vibrant city which provides for a diverse range of households will require changes to the character and pattern of existing development across the City (or at least to parts of the City where such growth can positively contribute to our social, economic, cultural and environmental wellbeing). As such, it is important that Plan Change 6 recognises and makes provision for these changes. Housing New Zealand strongly supports recognition of this with the amendment to the explanation for Objective 2.2.7.</p>	Retain	<p>A range of housing types and densities is available to meet the needs of a diverse range of people and communities</p> <p>Explanation: Hamilton Urban Growth Strategy acknowledges the need to balance intensification and differing household needs. Cultural diversity is mentioned in Vista. The Environmental Sustainability Strategy advocates for environmentally sensitive design, to mitigate the effects of increased urban density. The District Plan identifies a number of areas around the City that are suitable for medium and higher density residential development.</p> <p><i>Retain provision as proposed.</i></p>
Business 1-7 Zones					
Policies					
2.	6.2.2b Suburban Centres	Oppose	<p>Housing NZ generally supports the provision of a mix of uses within suburban centres, including residential development. However, it is considered that the requirement for a 'high amenity living environment' may restrict the opportunities for residential development and mean that sites suitable for housing cannot be optimised. Housing NZ recognise that amenity values are important but consider that the policy needs to acknowledge the inherent tension between growth and amenity and reflect the fact that the expectations of amenity value may differ depending on the characteristics of individual areas. The requirement for a 'high amenity living environment' is open to interpretation, and is considered to be too prescriptive, especially in a location where a diverse mix of uses (including commercial uses) is encouraged. Housing NZ therefore oppose the proposed amendment to Policy 6.2.2b.</p>	Amendment	<p>Suburban centres provide an opportunity to reduce the need for travel, by providing for mixed uses, a diverse range of activities, services and trading formats. Residential activities above ground floor level shall be supported where a high amenity living environment is achieved.</p>

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3.	6.2.3c Neighbourhood Centres	Oppose	For the reasons set above, Housing NZ opposes the proposed amendment to Policy 6.2.3c, as the requirement to achieve a high amenity living environment is too prescriptive and may not be possible to achieve in a mixed-use area. This requirement does not reflect the reality of mixed-use development and seems contrary to the aim of the policy itself, which actively encourages the provision of residential activities above commercial ground floor uses. Housing NZ considers that residential activities should be encouraged in neighbourhood centres as part of mixed use development.	Amendment	Residential activities above ground floor commercial uses are encouraged as part of mixed use development where a high amenity living environment is achieved.		
Rules/Standards							
4.	6.4.7d Residential Development - Density	Support	Housing NZ support the introduction of additional clarity for calculating the minimum density requirements for residential units per site, and the use of gross floor area to calculate the minimum number of residential units required.	Retain	<p>d) Density (Minimum Number of Residential Units Required per Site)</p> <p>i. Minimum densities within the Business Zones shall be 30 residential units per hectare based on net site area. <u>This is to be calculated in accordance with the formula below:</u></p> <ul style="list-style-type: none"> 0.003 residential units per 1m² of site area Example For a site which has an area of 4000m², the minimum number of residential units required under this rule would be 12. This is calculated by multiplying the site area (4000m²) by 0.003. <p>ii. Where mixed-use is provided for within a development (e.g. office or retail with residential above), the density requirements of Rule 6.4.7 (d) i. shall be applied on a pro rata basis relative to the percentage of <u>gross floor area of the development that is residential</u> (e.g. where a <u>40% of the gross floor area of a development is comprised of residential activities, then 40% of the total minimum number of residential units calculated under Rule 6.4.7(d)(i) is the minimum number of residential units required to be provided.</u></p> <p><i>Retain provision as proposed.</i></p>		
5.	6.4.7e Residential Development – Outdoor Living Areas	Support	Housing NZ support the proposed deletion of the requirement to locate outdoor living areas on the north, west or east facing side of a building. This requirement was considered to be too prescriptive, and did not take into consideration the quality of outdoor amenity space which can be achieved on any side of a building.	Retain	<p>e) Outdoor Living Areas</p> <p>i. Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:</p> <ul style="list-style-type: none"> For the exclusive use of each residential unit. Readily accessible from a living area inside the residential unit. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas <p>ii. Communal open space for 4 or more residential units and apartment buildings shall comply with 6.4.7e)i., bullet points 3 and 4 as well as being:</p> <ul style="list-style-type: none"> For the shared use of all residents on the site, and Readily accessible from all residential units on site. <p><i>Retain provision as proposed.</i></p>		
6.	6.4.7g Residential Development -	Support	Housing NZ generally supports the amendments which seek to reduce unnecessary prescription of minimum unit sizes and which seek to better enable and provide for a range of housing types at more affordable price points.	Retain	<p>g) Residential Unit Size</p> <p>i. The minimum floor area or indoor living required in respect of each apartment shall be</p> <table border="1" data-bbox="1715 1871 2472 1927"> <tr> <td style="width: 150px; height: 20px;"></td> <td style="width: 100px; text-align: center;">Floor Area/Living Area</td> </tr> </table>		Floor Area/Living Area
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					<table border="1"> <tr> <td>Studio unit</td> <td>Minimum 35m²</td> </tr> <tr> <td>1 bedroom unit</td> <td>Minimum 45m²</td> </tr> <tr> <td>2 bedroom unit</td> <td>Minimum 55m² Floor Area</td> </tr> <tr> <td>3 or more bedroom unit</td> <td>Minimum 30m² Indoor Area</td> </tr> </table> <p>ii. In any one apartment building containing in excess of 20 residential units, the combined number of one-bedroom units and studio units shall not exceed 50% of the total number of residential units within the building.</p>	Studio unit	Minimum 35m ²	1 bedroom unit	Minimum 45m ²	2 bedroom unit	Minimum 55m ² Floor Area	3 or more bedroom unit	Minimum 30m ² Indoor Area
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7.	6.4.7i Residential Development – External Outlook Area	Support	Housing NZ support the additional clarity provided for the standard relating to External Outlook Area, namely the inclusion of details on appropriate areas that the external outlook area may be over. The inclusion of appropriate external outlook is a key design principle which will ensure the provision of quality residential accommodation.	Retain	<p>i) External Outlook Area Each residential unit shall have an external outlook area that:</p> <ul style="list-style-type: none"> i. Is provided from the face of the building containing windows to the indoor living area, and ii. Has a minimum depth of 6m, measured perpendicular from the face of the window area. iii. Where an indoor living area has two or more walls containing windows, the outlook area shall be provided from the face with the greatest window area. iv. <u>The external outlook area may be over:</u> <ul style="list-style-type: none"> a) <u>The site on which the building is located;</u> b) <u>The Transport Corridor Zone;</u> c) <u>Public Open Space; or</u> d) <u>Another site, only if:</u> <ul style="list-style-type: none"> i. <u>The external outlook area is secured in perpetuity for the benefit of the building by legal instrument registered on the relevant certificates of title prior to construction commencing; and</u> ii. <u>The written approval of the owner of the adjoining site for the external outlook area is provided when the application for resource consent is lodged.</u> <p><i>Retain provision as proposed.</i></p>								
Central City Zone													
Policies													
8.	7.2.6h Downtown Precinct	Support	Housing NZ supports the encouragement for provision of quality, living environments. The inclusion of a requirement for appropriately sized internal living spaces and external outlook spaces will help support this provision.	Retain	<p>High-quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space.</p> <p><i>Retain provision as proposed.</i></p>								
9.	7.2.8e Ferrybank Precinct	Support	Housing NZ supports the encouragement for provision of quality, living environments. The inclusion of a requirement for appropriately sized internal living spaces and external outlook spaces will help support this provision.	Retain	<p>High-quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space.</p> <p><i>Retain provision as proposed.</i></p>								
Rules/Standards													
9.	7.3b Permitted Activities –	Support	Housing NZ support the inclusion of alterations and additions to existing buildings as a permitted activity. This will allow additional flexibility for home owners to	Retain	<p>b) Alterations and additions to existing buildings-see Rule 7.5.7 (except heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</p>								

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	Alterations and Additions to Existing Buildings		alter their existing dwellings to meet their needs, as these evolve.		Permitted within the Central City Zone <i>Retain provision as proposed.</i>								
10.	7.4.2 Building Intensities	Support	Housing NZ support the deletion of the standard relating to building intensities, which limited the floor area ratios within each Precinct. The deletion of this standard will increase flexibility and allow the optimisation of development sites without being constrained by these ratios.	Retain	<i>Retain the deletion of 7.4.2 as proposed.</i>								
11.	7.4.3 Maximum Height Control	Support	Housing NZ supports the simplification of the maximum height control standard, with the deletion of the height bonus with the provision of public amenity. This will provide clarity on the maximum height permitted in identified locations which is appropriate for the area. The removal of the height bonus requirement (and the viability implications of achieving these bonuses) will encourage sites to be developed. The removal of the height limit in Overlay 1 and increase in height limit in Overlay 2 is also supported, as this will allow for intensification within these areas, in accordance with the Council's aspirations.	Retain	<p>a) The following maximum height limits shall apply to sites within Height Overlay 1 to 3 (refer Volume 2, Appendix 5, Figure 5-2: Height Overlay Plan).</p> <table border="1"> <thead> <tr> <th></th> <th>Height Overlay 1</th> <th>Height Overlay 2</th> <th>Height Overlay 3</th> </tr> </thead> <tbody> <tr> <td>Maximum Height</td> <td>No maximum limit</td> <td>20m</td> <td>13m</td> </tr> </tbody> </table> <p><i>Retain provision as proposed.</i></p>		Height Overlay 1	Height Overlay 2	Height Overlay 3	Maximum Height	No maximum limit	20m	13m
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12.	7.4.13 Active Frontages	Support	Housing NZ support the amendments to standard 7.4.13, namely the deletion of the requirement for active frontages to display goods and not to be covered or glazed to prevent them doing so. The proposed standard wording allows additional flexibility for frontages which still activate the street while maintaining the privacy of the use within, should the nature of the activity require this.	Retain	<p>a) For buildings on sites adjoining a Primary or Secondary active frontage (refer Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan), the following standards shall apply.</p> <p>i. Buildings shall be designed to:</p> <ul style="list-style-type: none"> • Provide at least 5m or 75% of the active frontage (whichever is greater) of clear glazing (or equivalent) on all Primary Active Frontages at ground floor level. • Provide at least 50% of the active frontage as clear glazing (or equivalent) on all Secondary Active Frontages at ground floor level <p>Note: This rule does not restrict the covering of clear glazing for the purpose of providing privacy within a building where this is necessary for the nature and type of activity undertaken</p> <p><i>Retain provision as proposed.</i></p>								
13.	7.5.3b and c Residential Standards - Density	Support	Housing NZ support the additional clarity proposed within the amendments to standard 7.5.3b and c with the wording amended to include reference to gross floor area.	Retain	<p>b) Density (Minimum Number of Residential Units Required per Site) Minimum densities within the Central City Zone shall be in accordance with the table below (residential units/ha; based on net site area).</p> <table border="1"> <thead> <tr> <th>Downtown</th> <th>City Living</th> <th>Ferrybank</th> </tr> </thead> <tbody> <tr> <td>Precinct 1</td> <td>Precinct 2</td> <td>Precinct 3</td> </tr> </tbody> </table>	Downtown	City Living	Ferrybank	Precinct 1	Precinct 2	Precinct 3		
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14.	7.5.3d Residential Standards – Outdoor Living Areas	Support	<p data-bbox="655 930 1258 1159">Housing NZ support the amendments to standard 7.5.3d, specifically the proposed deletion of the requirement to locate outdoor living areas on the north, west or east facing side of a building. This requirement was considered to be too prescriptive, and did not take into consideration the quality of outdoor amenity space which can be achieved on any side of a building.</p> <p data-bbox="655 1192 1258 1503">Housing NZ also support the reduction in the quantum of outdoor living areas for ancillary residential units and apartments above ground floor. A reduction in area of outdoor living amenity for these units will not result in a reduction in the quality of amenity provision as long as the space is well designed. In addition, residents living in apartments above the ground floor do not necessarily have an expectation for large outdoor living areas, given the nature of the dwellings. The provision of an outdoor living area of 8m² is considered to provide an appropriate level of amenity.</p>	Retain	<p data-bbox="1495 930 1768 966">d) Outdoor Living Areas</p> <p data-bbox="1519 999 2683 1066">ii. Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:</p> <ul data-bbox="1626 1066 2653 1192" style="list-style-type: none"> • For the exclusive use of each residential unit. • Readily accessible from a living area inside the residential unit. • Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas. <p data-bbox="1519 1201 2683 1268">ii. Communal open space for 4 or more residential units and apartment buildings shall comply with 7.5.3 d)i, bullet point 3 as well as being:</p> <ul data-bbox="1626 1268 2237 1327" style="list-style-type: none"> • For the shared use of all residents on the site, and • Readily accessible from all residential units on site <p data-bbox="1519 1327 2481 1360">iii. Outdoor living areas for residential units shall have areas and dimensions as follows</p> <table border="1" data-bbox="1555 1386 2683 1894"> <thead> <tr> <th data-bbox="1555 1386 1952 1486">Residential units</th> <th data-bbox="1952 1386 2350 1486">Outdoor living area per residential unit</th> <th data-bbox="2350 1386 2683 1486">Shape</th> </tr> </thead> <tbody> <tr> <td data-bbox="1555 1486 1952 1579">Ancillary residential units</td> <td data-bbox="1952 1486 2350 1579">8m²</td> <td data-bbox="2350 1486 2683 1579">No dimension less than 1.5m</td> </tr> <tr> <td data-bbox="1555 1579 1952 1671">Apartments above ground floor level</td> <td data-bbox="1952 1579 2350 1671">8m²</td> <td data-bbox="2350 1579 2683 1671">No dimension less than 1.5m</td> </tr> <tr> <td data-bbox="1555 1671 1952 1764">Apartments at ground floor level</td> <td data-bbox="1952 1671 2350 1764">12m²</td> <td data-bbox="2350 1671 2683 1764">Capable of containing a 2.5m diameter circle</td> </tr> <tr> <td data-bbox="1555 1764 1952 1894">Communal open space for apartment buildings</td> <td data-bbox="1952 1764 2350 1894">8m² per unit</td> <td data-bbox="2350 1764 2683 1894">Capable of containing a circle with the following diameter:</td> </tr> </tbody> </table>	Residential units	Outdoor living area per residential unit	Shape	Ancillary residential units	8m ²	No dimension less than 1.5m	Apartments above ground floor level	8m ²	No dimension less than 1.5m	Apartments at ground floor level	12m ²	Capable of containing a 2.5m diameter circle	Communal open space for apartment buildings	8m ² per unit	Capable of containing a circle with the following diameter:
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Apartments at ground floor level	12m ²	Capable of containing a 2.5m diameter circle																		
Communal open space for apartment buildings	8m ² per unit	Capable of containing a circle with the following diameter:																		

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					<table border="1" data-bbox="1555 346 2683 604"> <tr> <td data-bbox="1555 346 1952 604"></td> <td data-bbox="1952 346 2350 604"></td> <td data-bbox="2350 346 2683 604"> 4-7 residential units – 6m 8 or more residential units – 8m No dimension less than 2.5m </td> </tr> </table> <p data-bbox="1495 638 2683 798"> Note: 1. Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit. 2. The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit. </p> <p data-bbox="1495 831 1834 865"><i>Retain provision as proposed.</i></p>			4-7 residential units – 6m 8 or more residential units – 8m No dimension less than 2.5m							
		4-7 residential units – 6m 8 or more residential units – 8m No dimension less than 2.5m													
15.	7.5.3f Residential Standards – Residential Unit Size	Support	Housing NZ generally supports the amendments which seek to reduce unnecessary prescription of minimum unit sizes and which seek to better enable and provide for a range of housing types at more affordable price points.	Retain	<p data-bbox="1495 905 1757 938">f) Residential Unit Size</p> <p data-bbox="1495 968 2564 1001">i. The minimum floor area or indoor living area required in respect of each apartment shall be:</p> <table border="1" data-bbox="1712 1024 2472 1346"> <thead> <tr> <th data-bbox="1712 1024 2089 1089"></th> <th data-bbox="2089 1024 2472 1089">Floor Area/Living Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="1712 1089 2089 1152">Studio unit</td> <td data-bbox="2089 1089 2472 1152">Minimum 35m²</td> </tr> <tr> <td data-bbox="1712 1152 2089 1215">1 bedroom unit</td> <td data-bbox="2089 1152 2472 1215">Minimum 45m²</td> </tr> <tr> <td data-bbox="1712 1215 2089 1278">2 bedroom unit</td> <td data-bbox="2089 1215 2472 1278">Minimum 55m² Floor Area</td> </tr> <tr> <td data-bbox="1712 1278 2089 1346">3 or more bedroom unit</td> <td data-bbox="2089 1278 2472 1346">Minimum 30m² Indoor Area</td> </tr> </tbody> </table> <p data-bbox="1495 1413 2683 1509">ii. In any one apartment building containing in excess of 20 residential units, the combined number of one-bedroom units and studio units shall not exceed 50% of the total number of residential units within the building.</p>		Floor Area/Living Area	Studio unit	Minimum 35m ²	1 bedroom unit	Minimum 45m ²	2 bedroom unit	Minimum 55m ² Floor Area	3 or more bedroom unit	Minimum 30m ² Indoor Area
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2 bedroom unit	Minimum 55m ² Floor Area														
3 or more bedroom unit	Minimum 30m ² Indoor Area														
16.	7.5.3h Residential Standards – External Outlook Area	Support	Housing NZ support the additional clarity provided for the standard relating to External Outlook Area, namely the inclusion of details on appropriate areas that the external outlook area may be over. The inclusion of appropriate external outlook is a key design principle which will ensure the provision of quality residential accommodation.	Retain	<p data-bbox="1495 1547 2457 1581">h) External Outlook Area Each residential unit shall have an external outlook area that:</p> <p data-bbox="1495 1610 2623 1894"> i. Is provided from the face of the building containing windows to the indoor living area, and ii. Has a minimum depth of 6m, measured perpendicular from the face of the window area. iii. Where an indoor living area has two or more walls containing windows, the outlook area shall be provided from the face with the greatest window area. iv. <u>The external outlook area may be over:</u> a) <u>The site on which the building is located;</u> b) <u>The Transport Corridor Zone;</u> c) <u>Public Open Space; or</u> d) <u>Another site, only if:</u> </p>										

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					<ul style="list-style-type: none"> <u>The external outlook area is secured in perpetuity for the benefit of the building by legal instrument registered on the relevant certificates of title prior to construction commencing; and</u> <u>The written approval of the owner of the adjoining site for the external outlook area is provided when the application for resource consent is lodged.</u> <p><i>Retain provision as proposed.</i></p>																												
Residential Zones																																	
18.	4.1.1b General Residential Zone	Support	Housing NZ strongly support the proposed amendment to 4.1.1b, with the removal of wording requiring the current form and density of housing to continue as existing. As set out previously, the development of a vibrant city will require changes to the character and pattern of existing development to parts of the City where such growth can positively contribute to the social, economic, cultural and environmental wellbeing of the local community. As such, it is important that Plan Change 6 recognises and makes provision for these changes. The proposed amendment to 4.1.1b will help unlock the development potential of the General Residential Zone, in accordance with the Council's aspirations for housing growth.	Retain	<p>b) This zone is intended to be primarily for residential buildings and activities.</p> <p><i>Retain provision as proposed.</i></p>																												
19.	4.1.2a Residential Intensification Zone	Support	Housing NZ support the proposed amendment to 4.1.2a, with the removal of the requirement for higher density housing to be on larger or amalgamated sites. Housing NZ believes it is possible to achieve quality residential development throughout the Residential Intensification Zone, not just on larger and amalgamated sites. The proposed amendment will unlock the development potential of the Residential Intensification Zone, allowing intensification throughout this area in accordance with the Council's aspirations.	Retain	<p>a) The Residential Intensification Zone is applied to existing residential areas that have been identified as suitable to accommodate higher density development. The intent is to encourage site redevelopment, primarily for multi-level and attached housing. These are expected to deliver good urban design outcomes.</p> <p><i>Retain provision as proposed.</i></p>																												
20.	4.3.1a Activity Status Table	Support in part	Housing New Zealand generally supports the proposed amendments, which seek to provide for multiple residential units to be established as a Permitted Activity (subject to compliance with relevant standards). Housing NZ seeks further amendments such that a duplex dwelling on corner and front sites can be undertaken as a Permitted Activity, rather than as a Restricted Discretionary Activity.	Amendment	<table border="1"> <thead> <tr> <th data-bbox="1498 1409 2169 1514">Residential Activities and Structures</th> <th data-bbox="2169 1409 2329 1514">General Residential Zone</th> <th data-bbox="2329 1409 2525 1514">Residential Intensification Zone</th> <th data-bbox="2525 1409 2689 1514">Large Lot Residential Zone</th> </tr> </thead> <tbody> <tr> <td data-bbox="1498 1514 2169 1612">a) Number of residential units per site in the General Residential Zone (excluding apartments and integrated residential developments)</td> <td data-bbox="2169 1514 2329 1612"></td> <td data-bbox="2329 1514 2525 1612"></td> <td data-bbox="2525 1514 2689 1612"></td> </tr> <tr> <td data-bbox="1498 1612 2169 1675">i. Up to 3 residential units on front, corner, through and rear sites (excluding duplex dwellings)</td> <td data-bbox="2169 1612 2329 1675">P</td> <td data-bbox="2329 1612 2525 1675">-</td> <td data-bbox="2525 1612 2689 1675">-</td> </tr> <tr> <td data-bbox="1498 1675 2169 1738">ii. Up to 3 residential units on rear sites (including duplex dwellings)</td> <td data-bbox="2169 1675 2329 1738">P</td> <td data-bbox="2329 1675 2525 1738">-</td> <td data-bbox="2525 1675 2689 1738">-</td> </tr> <tr> <td data-bbox="1498 1738 2169 1780">iii. iii. One duplex dwelling on a corner site</td> <td data-bbox="2169 1738 2329 1780">P P</td> <td data-bbox="2329 1738 2525 1780">-</td> <td data-bbox="2525 1738 2689 1780">-</td> </tr> <tr> <td data-bbox="1498 1780 2169 1822">iv. iv. One duplex dwelling on a front site</td> <td data-bbox="2169 1780 2329 1822">RD P</td> <td data-bbox="2329 1780 2525 1822">-</td> <td data-bbox="2525 1780 2689 1822">-</td> </tr> <tr> <td data-bbox="1498 1822 2169 1885">v. v. 4 or more residential units on front, corner, through and rear sites (including duplex dwellings)</td> <td data-bbox="2169 1822 2329 1885">RD</td> <td data-bbox="2329 1822 2525 1885">-</td> <td data-bbox="2525 1822 2689 1885">-</td> </tr> </tbody> </table>	Residential Activities and Structures	General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone	a) Number of residential units per site in the General Residential Zone (excluding apartments and integrated residential developments)				i. Up to 3 residential units on front, corner, through and rear sites (excluding duplex dwellings)	P	-	-	ii. Up to 3 residential units on rear sites (including duplex dwellings)	P	-	-	iii. iii. One duplex dwelling on a corner site	P P	-	-	iv. iv. One duplex dwelling on a front site	RD P	-	-	v. v. 4 or more residential units on front, corner, through and rear sites (including duplex dwellings)	RD	-	-
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22.	4.1.3g Activity Status Table	Support	Housing NZ support the amendment to 4.3.1g), which has been updated to reflect the addition of 4.3.1a). As stated above, the introduction of 4.3.1a) will allow additional residential development within the General Residential Zone, unlocking the development potential of sites. The activity status is dependent upon the type of development proposed and the location of the site (front, rear, corner) to ensure that it will be appropriate for the zone.	Retain	<table border="1"> <tr> <td>Residential Activities and Structures</td> <td>General Residential Zone</td> <td>Residential Intensification Zone</td> <td>Large Lot Residential Zone</td> </tr> <tr> <td>g) Single dwelling: second and subsequent residential unit per site</td> <td>See rule 4.3.1a</td> <td>D</td> <td>RD</td> </tr> </table> <p><i>Retain provision as proposed.</i></p>	Residential Activities and Structures	General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone	g) Single dwelling: second and subsequent residential unit per site	See rule 4.3.1a	D	RD				
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23.	4.1.3h Activity Status Table	Support	Housing NZ support the amendments to 4.1.3h), which recognises that duplex dwellings may be appropriate in certain locations (as set out in 4.1.3a).	Retain	<table border="1"> <tr> <td>Residential Activities and Structures</td> <td>General Residential Zone</td> <td>Residential Intensification Zone</td> <td>Large Lot Residential Zone</td> </tr> <tr> <td>h) duplex dwellings</td> <td>See rule 4.3.1a</td> <td>RD</td> <td>RD</td> </tr> <tr> <td>i. Percival and Ryburn Road enclave</td> <td>-</td> <td>-</td> <td>NC</td> </tr> </table> <p><i>Retain provision as proposed</i></p>	Residential Activities and Structures	General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone	h) duplex dwellings	See rule 4.3.1a	RD	RD	i. Percival and Ryburn Road enclave	-	-	NC
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24.	4.4.1v Density – Integrated Residential Development	Support	Housing NZ supports the amendment to 4.4.1v. The removal of 'average net site area' from the description is appropriate as this is a matter which is more appropriately managed within the subdivision chapter.	Retain	<p>a) The minimum or maximum area of land (net site area) required in respect of each residential unit (or resident in the case of residential centres, rest homes and managed care facilities) shall be:</p> <table border="1"> <thead> <tr> <th rowspan="2">Activity</th> <th colspan="3">Net site area (minimums unless otherwise stated)</th> </tr> <tr> <th>General Residential Zone</th> <th>Residential Intensification Zone</th> <th>Large Lot Residential Zone</th> </tr> </thead> <tbody> <tr> <td>v) Integrated Residential Development</td> <td>300m² per single dwelling unit 400m² per duplex (200m² per unit) Apartments –150m² per residential unit</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <p><i>Retain provision as proposed</i></p>	Activity	Net site area (minimums unless otherwise stated)			General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone	v) Integrated Residential Development	300m ² per single dwelling unit 400m ² per duplex (200m ² per unit) Apartments –150m ² per residential unit	-	-	
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25.	4.4.3 Permeable Surface	Support	Housing NZ support the proposed amendments to the permeable surface requirements, with the reduction in permeable surface from 100% to 50% within the General Residential Zone and 40% within the Large Lot Residential Zone, and the removal of the requirement to exclude vehicle and access provisions in this area calculation. The reduction in the requirement for permeable surface area for the front setback will allow for a greater proportion of each site to be developed, while still retaining an appropriate area of permeable	Retain	<table border="1"> <tr> <td></td> <td>General Residential Zone</td> <td>Residential Intensification Zone</td> <td>Large Lot Residential Zone</td> </tr> <tr> <td>a) Front sites, corner sites, through sites only: front setback (required by Rule 4.4.6) to be planted in grass, shrubs or trees</td> <td>Minimum 50%</td> <td>Minimum 70%</td> <td>Minimum 40%</td> </tr> </table>		General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone	a) Front sites, corner sites, through sites only: front setback (required by Rule 4.4.6) to be planted in grass, shrubs or trees	Minimum 50%	Minimum 70%	Minimum 40%				
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			surface to allow for site drainage. This will further unlock the development potential of sites.		<table border="1" data-bbox="1498 352 2683 422"> <tr> <td data-bbox="1498 352 2169 422">b) Permeability across the entire site (can include area required by Rule 4.4.3(a) above)</td> <td data-bbox="2169 352 2332 422">Minimum 30%</td> <td data-bbox="2332 352 2525 422">Minimum 70%</td> <td data-bbox="2525 352 2683 422">Minimum 20%</td> </tr> </table> <p data-bbox="1498 457 1822 485"><i>Retain provision as proposed</i></p>	b) Permeability across the entire site (can include area required by Rule 4.4.3(a) above)	Minimum 30%	Minimum 70%	Minimum 20%				
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26.	4.4.5a)ii) Height in Relation to Boundary	Support	Housing NZ support the amendment to 4.4.5a)ii) with the removal of boundaries which adjoin accessways from part ii). Housing NZ considers that the proposed amendment will better manage the potential for adverse effects to adjoining properties.	Retain	<p data-bbox="1498 527 2683 695">a) No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries (see Figure 4.4.5 de below). Except that:</p> <p data-bbox="1498 642 2585 695">ii. Where a boundary adjoins a transport corridor, the 45-degree angle applies to that boundary, measured 3m above the boundary (see Figure 4.4.5d below).</p> <p data-bbox="1498 726 1822 753"><i>Retain provision as proposed</i></p>								
27.	4.4.5a)iv) Height in Relation to Boundary	Support	As set out above, Housing NZ agrees that the proposed approach to accessways and entrance strips will better manage the potential for adverse effects.	Retain	<p data-bbox="1498 793 2644 877">iv. <u>Where the boundary subject to measurement adjoins a legal right of way, access lot or entrance strip, the standard applies from the farthest boundary of that legal right of way, access lot or entrance strip.</u></p> <p data-bbox="1498 909 1822 936"><i>Retain provision as proposed</i></p>								
28.	4.4.5c) Height in Relation to Boundary	Support	Housing NZ support the inclusion of exemptions to Rule 4.4.5a), as it is important to encourage flexibility in design and recognise that not all infringements to the height in relation to boundary standards may result in adverse effects.	Retain	<p data-bbox="1498 974 2080 1001"><u>c) The following exemptions apply to Rule 4.4.5(a):</u></p> <p data-bbox="1498 1001 2653 1054">i. <u>Chimneys, flues and similar projections not exceeding 2m in height and 1m² in area may protrude through the height control plane; and</u></p> <p data-bbox="1498 1054 2629 1106">ii. <u>An aerial as permitted in Volume 1, Chapter 25.7 City-wide – Network Utilities and the Electricity National Grid Corridor may protrude through the height control plan; and</u></p> <p data-bbox="1498 1106 2451 1138">iii. <u>A gable end, dormer or roof may project beyond the height control plane where:</u></p> <p data-bbox="1498 1138 2540 1169">a) <u>any projection is no greater than 1.5m² in area and no greater than 1m in height; and</u></p> <p data-bbox="1498 1169 2683 1222">b) <u>any projection is no greater than 2.5m cumulatively in length measured along the edge of the roof (see figure 4.4.5f); and</u></p> <p data-bbox="1498 1222 2487 1253">c) <u>no more than two gable end or dormer projections occur on any given elevation.</u></p>								
30.	4.4.6d), e) and g) Building Setbacks	Support	Housing NZ support the amendments to 4.4.6 Building Setbacks, which allows additional flexibility in site layout. 4.4.6d) provides a more flexible approach, removing the requirement for a 1.5m setback or written approval for sites of three or less units, while ensuring that appropriate vehicle access is provided to make sure the site layout is functional. 4.4.6e) has been included to provide an appropriate setback for vehicle access for more than three residential units. 4.4.6g) has been updated to include a new part iii) which provides additional clarity on where setbacks may be reduced from 1.5m. Housing NZ welcome this clarity, which provides additional flexibility for site layout.	Retain	<table border="1" data-bbox="1498 1325 2683 1900"> <thead> <tr> <th data-bbox="1498 1325 2095 1367">Building setback from</th> <th data-bbox="2095 1325 2683 1367">Minimum distance</th> </tr> </thead> <tbody> <tr> <td data-bbox="1498 1367 2095 1472">d) Internal vehicle access serving up to three residential units on a site (excluding access to an ancillary residential unit)</td> <td data-bbox="2095 1367 2683 1472">No part of a building (including eaves) shall extend over or encroach into an internal vehicle access.</td> </tr> <tr> <td data-bbox="1498 1472 2095 1545">e) <u>Internal vehicle access serving more than three residential units on a site</u></td> <td data-bbox="2095 1472 2683 1545"><u>Setback of Residential Units = 1.5m</u></td> </tr> <tr> <td data-bbox="1498 1545 2095 1900">g) Any other boundary</td> <td data-bbox="2095 1545 2683 1900"> 1.5m or setbacks may be reduced where: <ul style="list-style-type: none"> <li data-bbox="2131 1587 2683 1671">i. Buildings on adjoining sites are attached, no setback is required along that part of the boundary covered by such a wall; or <li data-bbox="2131 1682 2683 1766">ii. The written consent of the owners adjoining the relevant setback or setbacks is obtained. <li data-bbox="2131 1776 2683 1829">iii. <u>It is proposed to site a building within the 1.5m setback and:</u> <ul style="list-style-type: none"> <li data-bbox="2169 1839 2683 1900">a) <u>The building is less than 10m² in area; and</u> </td> </tr> </tbody> </table>	Building setback from	Minimum distance	d) Internal vehicle access serving up to three residential units on a site (excluding access to an ancillary residential unit)	No part of a building (including eaves) shall extend over or encroach into an internal vehicle access.	e) <u>Internal vehicle access serving more than three residential units on a site</u>	<u>Setback of Residential Units = 1.5m</u>	g) Any other boundary	1.5m or setbacks may be reduced where: <ul style="list-style-type: none"> <li data-bbox="2131 1587 2683 1671">i. Buildings on adjoining sites are attached, no setback is required along that part of the boundary covered by such a wall; or <li data-bbox="2131 1682 2683 1766">ii. The written consent of the owners adjoining the relevant setback or setbacks is obtained. <li data-bbox="2131 1776 2683 1829">iii. <u>It is proposed to site a building within the 1.5m setback and:</u> <ul style="list-style-type: none"> <li data-bbox="2169 1839 2683 1900">a) <u>The building is less than 10m² in area; and</u>
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					<div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> b) <u>The building is less than 2m in height; and</u> c) <u>The building will not be connected to electricity supply; and</u> d) <u>The is no discharge of stormwater onto neighbouring land from the building; and</u> e) <u>No more than one building is established on a site in accordance with this rule.</u> </div> <p><i>Retain provision as proposed</i></p>
31.	4.4.7 Interface between Public and Private	Oppose	<p>Housing NZ oppose the proposed amendments to 4.4.7. While it is helpful that the standard includes confirmation that the interface only applies to sites which directly front onto a transport corridor, it is considered that the proposed wording is more restrictive on site layout than the previous standard wording. The previous standard ensured that accessory buildings related to the existing dwelling on site, maintaining the relationship between the two buildings by controlling the offset between the two. The wording appeared to be driven by a need to ensure safe vehicle manoeuvring between accessory buildings and the transport corridor.</p> <p>The proposed wording introduces numerous additional requirements, including the inclusion of windows and restrictions on how much of the original residential dwelling can be covered. These are design considerations which are subjective. Housing NZ considers that as long as the principles of good design are followed, the presence of windows and exact location of the accessory building on the site is a matter which can be decided on a site-specific basis. The proposed restrictions and requirements are too prescriptive and will not enable the development of accessory buildings.</p>	Amendment	<ul style="list-style-type: none"> a) These standards only apply to residential units and accessory buildings on front, corner and through sites that have unit site areas that directly front onto a transport corridor. b) Location of accessory building: <ul style="list-style-type: none"> i. Where the vehicle entrance to a garage or carport faces toward a transport corridor it shall be setback a minimum of 5.0m from the road boundary; ii. Any accessory building (excluding a carport) that: <ul style="list-style-type: none"> a) is located forward of the front building line of a dwelling; and b) does not have a vehicle entrance facing toward a transport corridor shall be provided with a window(s) facing the transport corridor which have an area no less than 10% of the façade. iii. Where the accessory building (excluding any open carport) is to be located between any residential unit and a transport corridor, it shall not extend to cover more than 50% of the residential unit that is visible from the transport corridor. For the purpose of assessment: <ul style="list-style-type: none"> the measurement of the extent that a residential unit and any accessory building is visible, shall be taken from the elevation plans provided to illustrate the proposed development. This standard shall apply regardless of whether there is any screen fencing or planting of the transport corridor boundary existing or proposed. <ul style="list-style-type: none"> <u>i. All detached accessory buildings shall be located no further forward of the front building line of the dwelling than 0.5m (see Figure 4.4.7f)</u> <u>ii. Accessory buildings that are an integral part of the design and construction of the dwelling shall, if the garage door is to face the street, be located no further forward of the front building line of the dwelling than 0.5m (see Figure 4.4.7e);</u> <u>iii. Accessory buildings that are an integral part of the design and construction of the dwelling, if the garage door is 90 degrees to the street, shall be forward of the front line of the dwelling (see Figure 4.4.7e), by no more than 8m</u> c) At least one habitable room of the residential unit shall have a clear-glazed window facing the transport corridor from which vision toward the transport corridor is not blocked by any accessory building. For corner and through sites this shall be required only on the frontage from which vehicular access is provided. d) Residential Intensification Zone – Hamilton East only: No wall of any building parallel to or up to an angle of 30 degrees to any external boundary except the transport corridor frontage shall exceed 15m in length without there being a step in (or out) plan of at least 2m depth and 5m length. <p><i>Delete proposed provisions (with the exception of the amendments to a) and retain existing.</i></p>
32.	4.4.8 Fences and Walls	Support in part	<p>While Housing NZ support the additional clarity provided within standard 4.4.8, we believe that part c) should be removed. While a load bearing retaining wall may fulfil a different function than a boundary wall, it should not be considered as a building in its</p>	Amendment	<ul style="list-style-type: none"> a. Fences and/or walls shall have a maximum height of 1.8m. b. The height of any fence and/or wall shall be measured in terms of natural ground level. c. Any retaining wall which is higher than 1.5m and load bearing is not subject to this standard and will be considered, for the purpose of assessment, as a building.

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			own right. The assumption that all retaining walls are buildings means that even extremely small retaining walls may trigger requirements for consent more appropriate to buildings. Housing NZ consider that retaining walls should be subject to the other provisions within in standard 4.4.8.		<p>d. Any fence and/or wall that is taller than 2.5m is not subject to this standard and will be considered, for the purpose of assessment, as a building.</p> <p>e. This rule shall not apply to any fence and/or wall which:</p> <ol style="list-style-type: none"> following construction will be located at or below the natural ground level of the land that existed prior to construction commencing; or is internal to a proposed development and does not result in any fence or wall which has a height of 1.8m or more in relation to natural ground level of any adjoining external property boundary not in common ownership. <p>Note 1. For the purpose of the Building Act 2004 any retaining wall with a fall height greater than 1.0m requires the provision of a fall protection fence or similar of not less than 1.0m high. For the purpose of this rule this fall protection will be considered as an integral part of the retaining wall and the combined height will be assessed as the overall height of both structures</p>																		
33.	4.4.10b Outdoor Living Areas	Support	As set out previously, Housing NZ welcomes the deletion of part iv) which was considered to be too prescriptive, and did not take into consideration the quality of outdoor amenity space which can be achieved on any side of a building.	Retain	<p>b. Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:</p> <ol style="list-style-type: none"> For the exclusive use of each residential unit. . Readily accessible from a living area inside the residential unit. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas. <p><i>Retain provision as proposed</i></p>																		
33.	4.4.10d Outdoor Living Areas	Support in part	<p>Housing NZ support the amendment to 4.4.10d)i), which reduces the required outdoor living area from 60m² to 35m², increasing as additional bedrooms are added. This reflects the fact that the quality of the outdoor living area is not necessarily dependent on the size, and that a reduced area can still provide high quality amenity for residents. The proposed space standard will provide control over the shape of the area, to ensure this is useable space.</p> <p>Housing NZ opposes the requirements in 4.4.10d)iv) for apartment buildings. The requirement for 12m² is not consistent with the approach to apartment buildings in the Central City Zone, which require 8m². While it is acknowledged that the density of housing will not be as great within the Residential Intensification Zone, the design constraints associated with apartment buildings are similar, and the requirement for such a large area of outdoor living space may negatively impact upon the opportunity to unlock development and optimise sites for the maximum appropriate number of apartments. In addition, we would note that the size of the outdoor amenity space does not necessarily correspond to the quality of the space provided.</p>	Amendment	<p>d. Outdoor living areas shall have areas and dimensions as follows</p> <table border="1"> <thead> <tr> <th>Residential units</th> <th>Outdoor living area per residential unit</th> <th>Shape</th> </tr> </thead> <tbody> <tr> <td>i. Including single residential dwellings and duplex dwellings</td> <td> <ul style="list-style-type: none"> Up to 2 bedrooms- 35m² ; plus 10m² for each additional bedroom over 2 </td> <td> Either: <ul style="list-style-type: none"> No dimension less than 4.0m; or Capable of containing a 6m circle with no dimension less than 2.5m </td> </tr> <tr> <td>ii. Ancillary residential unit</td> <td>12m²</td> <td>No dimension less than 2.5m</td> </tr> <tr> <td>iii. Communal open space for 4 or more residential units for the exclusive use of the residential units</td> <td>12m²</td> <td>Capable of containing a 8m diameter circle No dimension less than 4m</td> </tr> <tr> <td>iv. Apartment buildings and duplex dwellings in the Residential Intensification Zone, where communal open space is not provided</td> <td> <ul style="list-style-type: none"> Up to 2 bedrooms- 12m² ; plus 5m² for each additional bedroom over 2 8m² </td> <td>No dimension less than 2.5m 1.5m</td> </tr> <tr> <td>v. Communal open space for apartment buildings in the Residential Intensification Zone</td> <td> Up to 7 residential units – 12m² per unit 8 or more residential units – 8m² per unit </td> <td> Capable of containing a circle with the following diameter: <ul style="list-style-type: none"> 4-7 residential units – 6m 8 or more residential units – 8m No dimension less than 2.5m </td> </tr> </tbody> </table>	Residential units	Outdoor living area per residential unit	Shape	i. Including single residential dwellings and duplex dwellings	<ul style="list-style-type: none"> Up to 2 bedrooms- 35m² ; plus 10m² for each additional bedroom over 2 	Either: <ul style="list-style-type: none"> No dimension less than 4.0m; or Capable of containing a 6m circle with no dimension less than 2.5m 	ii. Ancillary residential unit	12m ²	No dimension less than 2.5m	iii. Communal open space for 4 or more residential units for the exclusive use of the residential units	12m ²	Capable of containing a 8m diameter circle No dimension less than 4m	iv. Apartment buildings and duplex dwellings in the Residential Intensification Zone, where communal open space is not provided	<ul style="list-style-type: none"> Up to 2 bedrooms- 12m² ; plus 5m² for each additional bedroom over 2 8m² 	No dimension less than 2.5m 1.5m	v. Communal open space for apartment buildings in the Residential Intensification Zone	Up to 7 residential units – 12m ² per unit 8 or more residential units – 8m ² per unit	Capable of containing a circle with the following diameter: <ul style="list-style-type: none"> 4-7 residential units – 6m 8 or more residential units – 8m No dimension less than 2.5m
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34.	4.4.11 Service Areas	Support		Retain	a) These standards do not apply to managed care facilities or rest homes.																		

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			<p>Housing NZ support the reduction in required minimum area requirements from 2.5m to 1.5m per residential units for ancillary residential units, apartments, community centres, visitor accommodation and dairies.</p>		Description	Minimum area requirements per residential unit	
						b) Every site, including first single dwelling but excluding 4.4.11(d) – (f)	i. At least 15m ² , and may be made up of two separate areas incorporating <ul style="list-style-type: none"> • 10m² for clothes drying (e.g. foldable clothes line) • 5m² for rubbish / recycling storage ii. Minimum dimension 1.5m
						c) Second and subsequent residential units, including duplex dwellings	i. Additional 15m ² , and may be made up of two separate areas incorporating <ul style="list-style-type: none"> • 10m² for clothes drying (e.g. foldable clothes line) • 5m² for rubbish / recycling storage ii. Minimum dimension 1.5m iii. Duplex in Residential Intensification zone Individual or communal <ul style="list-style-type: none"> • 10m² • Minimum dimension 1.5m
						d) Service area per ancillary residential unit	i. Additional 10m ² ii. Minimum dimension 1.5m
						e) Apartments	Individual or communal: <ul style="list-style-type: none"> i. 10m² ii. Minimum dimension 1.5m
						f) Community centres, visitor accommodation, conference facilities	i. 10m ² ii. Minimum dimension 1.5m
						g) Dairies (may be indoor or outdoor)	i. Minimum 10m ² ii. Minimum dimension 1.5m iii. Readily accessible to service vehicles iv. Indoor service area separately partitioned v. Outdoor service area; all-weather dust- free surface
						h) All service areas	i. Clothes drying areas shall be readily accessible from each residential unit ii. Not visible from a public place unless screened from view by vegetation or fencing in accordance with Section 25.5. iii. Rubbish and recycling areas required for each residential unit shall be located where bins can be moved for roadside collection without requirement for them to be moved through the residential unit (excluding garages). iv. Service areas may be located within garages where it is demonstrated that there is sufficient room to accommodate the minimum area without impeding parking

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35.	4.4.12 Residential Unit Size	Support	Housing NZ generally supports the amendments which seek to reduce unnecessary prescription of minimum unit sizes and which seek to better enable and provide for a range of housing types at more affordable price points.	Retain	<p>a) The minimum floor area or indoor living area required in respect of each residential unit (excluding ancillary residential units) in the Residential Intensification Zone and the General Residential Zone shall be:</p> <table border="1"> <thead> <tr> <th></th> <th>Floor Area/Living Area</th> </tr> </thead> <tbody> <tr> <td>Studio unit</td> <td>Minimum 35m²</td> </tr> <tr> <td>1 bedroom unit</td> <td>Minimum 45m²</td> </tr> <tr> <td>2 bedroom unit</td> <td>Minimum 55m² Floor Area</td> </tr> <tr> <td>3 or more bedroom unit</td> <td>Minimum 30m² Indoor Area</td> </tr> </tbody> </table> <p>b) In any one residential apartment building, containing in excess of 20 residential units, the combined number of one-bedroom units and studios shall not exceed 70% of the total number of apartments within the building.</p>		Floor Area/Living Area	Studio unit	Minimum 35m ²	1 bedroom unit	Minimum 45m ²	2 bedroom unit	Minimum 55m ² Floor Area	3 or more bedroom unit	Minimum 30m ² Indoor Area
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36.	4.7.11 Integrated Residential Development	Oppose	While Housing NZ generally support the increase in the percentage of units which can be apartments within integrated residential development, we question why such a threshold is required. Given an IRD can only be undertaken through a Restricted Discretionary Activity consent process, Housing NZ consider the exact typology split of any IRD proposal can be assessed on its merits on an individual application basis. It may be entirely appropriate that in some instances, more than 30% of a development can be in the form of apartments.	Amendment	<p>a. Minimum site area of 2000m².</p> <p>b. No more than 20% 30% of residential units shall be in the form of apartments.</p> <p>c. Required to undertake a Water Impact Assessment, as described in Volume 2, Appendix 1.2.2.5.</p>										

Subdivision

Objectives

37.	23.2.6 Land Tenure within Subdivision	Support	Housing NZ support the introduction of Objective 23.2.6, which will ensure that the land tenure promoted within subdivision proposals is appropriate to the existing or approved development context. This will ensure the long-term success and operation of each proposal.	Retain	<p>Objective: <u>The type of land tenure promoted by applications for subdivision consent is appropriate to the nature of existing or approved development</u></p> <p>Explanation: <u>This objective ensures that the type of land tenure proposed is the most appropriate to the nature and configuration of underlying development and that the means by which shared and common components are to be managed by multiple parties is clearly demonstrated and established at the time of subdivision.</u></p> <p><i>Retain provision as proposed</i></p>
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Policies

38.	23.2.6a Legal Mechanisms to support Subdivision	Support	Housing NZ support the intent of this policy.	Retain	<p><u>To ensure that any subdivision is supported by appropriate management structures and legal mechanisms to enable their effective ongoing management, maintenance and operation.</u></p> <p><i>Retain provision as proposed</i></p>
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Rules/Standards

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39.	23.3.4iv Activity Status Table	Support in part	Housing NZ support the introduction of a separate fee simple subdivision for apartments criteria, but oppose the default use of Discretionary activity status. Instead, the activity should reflect that of other fee simple subdivision (23.3.4i), which includes a Restricted Discretionary status for all zones except Hazard Areas. Housing NZ considers that subdivision is generally a well understood activity in RMA planning, with the ability to clearly identify the range of matters which would need to be assessed in relation to any fee simple apartment subdivision application	Amendment	Activity	General Residential, Residential Intensification, Large Lot Residential, Central City, Business 1-7, Industrial, Knowledge, Ruakura Logistics and Ruakura Industrial Park Zone	Future Urban Zone	All Open Space Zones, Major Facilities, Community Facilities, Transport Corridor Zones	All Hazard Areas
					vi. Fee simple subdivision of apartments	RD	RD	RD	D
40.	23.6.4 Cross-Lease to Fee Simple Subdivision	Support	Housing NZ supports the additional clarity provided under this rule	Retain	<p>a. The proposed boundaries shall align with those exclusive uses area boundaries on the cross-lease plan. Where no exclusive use areas are shown on the cross lease plan the boundaries shall align with <u>the exclusive and established pattern of occupation associated with the existing underlying development.</u></p> <p>b. Where required to protect services, easements shall be provided.</p> <p>c. <u>Rule 23.7 – Subdivision Design Standards shall not apply to subdivisions under this rule.</u></p> <p><i>Retain provision as proposed</i></p>				
41.	23.7.1 Allotment Size and Shape	Support	Housing NZ support the removal of the Average Net Site Minimum Area column from the table. The table already includes both minimum and maximum net site areas.	Retain	<i>Retain provision as proposed</i>				
42.	23.7.2 Subdivision Suitability	Support	Housing NZ support the amendments to 23.7.2, which provides additional clarity to ensure subdivision proposals are appropriate in their context.	Retain	<p>a. All subdivisions creating fee simple allotments shall ensure that new allotments (excluding any utility, road or reserve allotment, or allotment subject to amalgamation) are of a size and shape to enable activities anticipated in the zone.</p> <p>b. <u>Where allotments are proposed that contain existing development on the existing title,</u></p> <p style="margin-left: 20px;">i. <u>the applicable general and specific standards for the zone and activity under consideration shall be complied with for each allotment; and</u></p> <p style="margin-left: 20px;">ii. <u>the applicable standards in chapter 25 – city wide shall be complied with for each allotment</u> <u>Note For the avoidance of doubt, Rule 23.7.2b does not apply to an infringement that has existing use rights or was approved under a Land Use Resource Consent.</u></p> <p>b) <u>Where allotments are proposed that contain development that has been approved under separate land use consent, compliance with the approved layout shall be achieved as part of the subdivision.</u></p> <p>c) <u>Where b) or c) is not complied with, a concurrent application for land use consent for the identified areas of non-compliance with the applicable general and specific standards, or the approved layout shall be made</u></p> <p><i>Retain provision as proposed</i></p>				
43.	23.7.3 General Residential Zone and All Character Areas	Support	Housing NZ support the intent of this rule which reduces the private way width for schemes between 4-6 units and increases the maximum private way length from 50m to 100m. This will unlock the development potential for larger sites which are situated further from the transport corridor.	Retain	a) Minimum transport corridor boundary length for a front site (except in the Terrace area of the Peacocke Character Zone and within the Character Areas of the Temple View Zone)	15m			
					b) Minimum transport corridor boundary length for a front site within the Terrace area of the Peacocke Character Zone and within the Character Areas of the Temple View Zone	10m			
					c) Minimum rear boundary length of a front site	10m			

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44.	23.7.5 Residential Intensification Zone	Support	Housing NZ support the intent of this rule which reduces the private way width for schemes of over 7 units. This will allow for additional flexibility when considering site layout.	Retain	<table border="1"> <tr> <td data-bbox="1498 1501 2092 1575">a) Minimum transport corridor boundary length for a front site</td> <td data-bbox="2092 1501 2694 1575">15m</td> </tr> <tr> <td data-bbox="1498 1575 2092 1627">b) Minimum rear boundary width of a front site</td> <td data-bbox="2092 1575 2694 1627">10m</td> </tr> <tr> <td data-bbox="1498 1627 2092 1701">c) Minimum private way width serving 1-4 allotments</td> <td data-bbox="2092 1627 2694 1701">3.5</td> </tr> <tr> <td data-bbox="1498 1701 2092 1795">d) Minimum private way width serving 7 – 20 principal units where access forms common property under a unit title arrangement</td> <td data-bbox="2092 1701 2694 1795">6m</td> </tr> <tr> <td data-bbox="1498 1795 2092 1932">e) Any vehicle access serving more than 6 fee simple lots to be formed and vested as public road with minimum widths as set out below: i. Public road serving 7 – 20 allotments</td> <td data-bbox="2092 1795 2694 1932"></td> </tr> </table>	a) Minimum transport corridor boundary length for a front site	15m	b) Minimum rear boundary width of a front site	10m	c) Minimum private way width serving 1-4 allotments	3.5	d) Minimum private way width serving 7 – 20 principal units where access forms common property under a unit title arrangement	6m	e) Any vehicle access serving more than 6 fee simple lots to be formed and vested as public road with minimum widths as set out below: i. Public road serving 7 – 20 allotments															
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					<ul style="list-style-type: none"> ii. <u>Public road serving more than 20 allotments (Local Road)</u> 16m 20m iii. <u>Public road serving more than 20 allotments (Collector Road on structure plan)</u> 23m
					f) Maximum private way gradient 1:5m
					g) Maximum private way length 100m
					h) Maximum pedestrian accessway length through a block 80m
					n) Minimum pedestrian accessway width through a block 40m or less in length: 6m wide 41m – 60m in length: 9m wide 61m – 80m in length: 12m wide
					<u>o) The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1a) and 25.14.4.1c) shall be demonstrated.</u>

Earthworks

Policies

45.	25.2.2.1a)i) Earthworks and Vegetation Removal	Support	Housing NZ support the amendment to 25.2.2.1a)i) which removes the requirement to maintain natural character and amenity values through retaining existing landforms, natural features and significant vegetation. This requirement was too restrictive and would constrain development. The revised wording will allow for changes to the existing context which are recognised in other policies throughout the Plan Change.	Retain	<p>Earthworks and vegetation removal shall occur in a way that:</p> <ul style="list-style-type: none"> i. Maintains natural character and amenity values by retaining <u>Minimises adverse effects on existing</u> landforms, natural features and significant vegetation. ii. Maintains natural processes and features including natural drainage patterns and streams. iii. Does not create new, or exacerbate existing natural hazards. iv. Minimises adverse effects on land and water, especially effects such as erosion and sedimentation. ii. Creates practicable building sites, efficient use of land and infrastructure, ensures effective stormwater flow paths, and a safe living and working environment. iii. Minimises dust, noise, and runoff. iv. Adopts a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River and, in particular, those effects that threaten serious or irreversible damage to the Waikato River. v. Maintains or enhances riparian vegetation on the margins of natural watercourses and wetlands. <p><i>Retain provision as proposed</i></p>
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Rules/Standards

46.	25.2.4.1 Earthworks	Support	Housing NZ support the amendments to 25.2.4.1 which simply and clearly set out the volume of earthworks permitted for each type of development.	Retain	<ul style="list-style-type: none"> a) Where fill material is used it is required to be clean fill. b) All earthworks or areas of bare earth not being worked for three months or more shall be stabilised and sown with ground cover. c) All earthworks shall retain sediment on site through implementation and maintenance of sediment controls. This standard does not apply to the transportation of material off site. d) All earthworks activities shall be managed to avoid material deposits on public roads from any vehicles operating on site. e) Earthworks shall not obstruct or divert any stormwater overland flow path or result in changed stormwater drainage patterns on adjacent land in different ownership. i. Rule 25.2.4.1 e) does not apply within the Transport Corridor Zone f) <u>Earthworks must not result in any instability of land or structures at or beyond the boundary of the site where the land disturbance occurs.</u> g) <u>Earthworks must not cause malfunction or result in damage to network utilities, or change the cover over network utilities so as to create the potential for damage or malfunction</u>
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					<p>h) <u>Earthworks volumes outside any Natural Hazard Area must not exceed the following maximums in any single activity or cumulative activities in any calendar year following commencement of earthworks activities:</u></p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Rototuna North East Character Zone and Special Natural Zone</th> <th>All Other Residential and Special Character Zones</th> <th>All Other Zones</th> </tr> </thead> <tbody> <tr> <td><u>Earthworks associated with any activity requiring building consent (including associated site works)</u></td> <td>500m³</td> <td>500m³</td> <td>Unlimited</td> </tr> <tr> <td><u>Earthworks associated with subdivision</u></td> <td>500m³</td> <td>500m³</td> <td>1000m³</td> </tr> <tr> <td><u>All other earthworks</u></td> <td>40m³</td> <td>100m³</td> <td>1000m³</td> </tr> </tbody> </table> <p>Note 1. The above volume standards do not apply to: (a) Transport Corridor Zone (b) Activities authorised by a consent for a concept plan for a Major Facility prepared under Chapter 17 (c) A Concept Plan Consent for a Precinct prepared under Chapter 8</p> <p><i>Retain provision as proposed</i></p>	Activity	Rototuna North East Character Zone and Special Natural Zone	All Other Residential and Special Character Zones	All Other Zones	<u>Earthworks associated with any activity requiring building consent (including associated site works)</u>	500m ³	500m ³	Unlimited	<u>Earthworks associated with subdivision</u>	500m ³	500m ³	1000m ³	<u>All other earthworks</u>	40m ³	100m ³	1000m ³
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<u>All other earthworks</u>	40m ³	100m ³	1000m ³																		

Transport

Rules/Standards

47.	25.14.4.1a, b, c Vehicle Crossings	Support in part	<p>Housing NZ welcome the amendment to 25.14.1a, which introduces text acknowledging that the separation distances may not be achievable, and that this is acceptable on sites where the adjoining road is 50km/h or less.</p> <p>Housing NZ support the additional clarity provided within 25.14.4.1c, namely the recognition within the wording that permitted activities may not be able to meet the vehicle crossing requirements.</p> <p>With regard to the separation distances set out within the rule, Housing NZ consider that these are unrealistic and may constrain development on sites which adjoin transport corridors with higher posted speed limits. We would suggest that additional wording is added to include flexibility within the rule to allow for non-compliance with the separation distances where visibility from the crossing point is good and vehicle safety can be demonstrated.</p>	Amendment	<p>a) Distance between vehicle crossings on the same transport corridor frontage</p> <p>i. Where the posted speed of the adjoining road is 60km/h or less the distance between vehicle crossings on the same side of the road shall be either:</p> <ul style="list-style-type: none"> Less than 2m (provided no more than 2 vehicle crossings adjoin each other); or More than 7.5 <p>ii. <u>Where the posted speed of the adjoining road is more than 60km/h the distance between vehicle crossings on either side of the road shall meet the relevant separation requirements in the below table; or:</u></p> <table border="1"> <thead> <tr> <th>Posted speed limit of adjoining transport corridor</th> <th>Minimum distance between vehicle crossings</th> </tr> </thead> <tbody> <tr> <td>60km/h and under</td> <td>7.5m</td> </tr> <tr> <td>70km/h</td> <td>40m</td> </tr> <tr> <td>80km/h</td> <td>100m</td> </tr> <tr> <td>90km/h</td> <td>200m</td> </tr> <tr> <td>100km/h</td> <td>200m</td> </tr> </tbody> </table> <p>iii. <u>On local roads with a posted speed of 50km/h or less where compliance with i. or ii. above</u></p>	Posted speed limit of adjoining transport corridor	Minimum distance between vehicle crossings	60km/h and under	7.5m	70km/h	40m	80km/h	100m	90km/h	200m	100km/h	200m
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					<p>cannot be achieved as part of any land use activity the proposed vehicle crossing shall be separated as far as possible from any other existing or proposed crossing.</p> <p>iv. <u>On roads with a posted speed above 50km/h where compliance with i. or ii. above cannot be achieved, reduced separation distances may be permitted as long as good visibility from the crossing point for vehicles can be achieved.</u></p>																													
				b) Minimum distance between any vehicle crossing and a railway level crossing	<p>Vehicle crossings shall be:</p> <p>i. At least 30m from any railway level crossing, measured from the legal boundary of the property with railway land.</p> <p>For local roads with a posted speed limit of 50km/h or less where this cannot be achieved the vehicle crossing shall be located as close as reasonably practicable to the furthest site boundary from the railway level crossing</p> <p>Note 1. Examples of exceptions can include where the property boundary frontage is less than 30m and there is no other available access point, or the topography would make it impractical to construct an access</p>																													
				c) Minimum distance between any vehicle crossing and a transport corridor intersection	<p>Vehicle crossings shall meet the following relevant separation requirements <u>in the tables below. The distance should be measured in accordance with the figure below: For vehicle access onto local roads with a posted speed limit of 50km/h or less and serving a listed permitted activity where the separation requirements cannot be achieved the vehicle crossing shall be located as close as reasonably practicable to the furthest site boundary from the intersection (as relevant to the property boundary indicated in the figure below).</u></p> <p>i. Minimum distance between any vehicle crossing and transport corridor intersection – posted speed limit 60km/h or less.</p> <table border="1" data-bbox="2110 1562 2680 1881"> <thead> <tr> <th rowspan="2">Adjoining transport corridor hierarchy</th> <th colspan="4">Intersecting transport corridor hierarchy</th> </tr> <tr> <th>Major arterial</th> <th>Minor arterial</th> <th>Collector</th> <th>Local</th> </tr> </thead> <tbody> <tr> <td>Major arterial</td> <td>30m</td> <td>30m</td> <td>30m</td> <td>30m</td> </tr> <tr> <td>Minor arterial</td> <td>30m</td> <td>30m</td> <td>30m</td> <td>30m</td> </tr> <tr> <td>Collector</td> <td>20m</td> <td>20m</td> <td>15m</td> <td>15m</td> </tr> <tr> <td>Local</td> <td>20m</td> <td>20m</td> <td>15m</td> <td>15m</td> </tr> </tbody> </table>	Adjoining transport corridor hierarchy	Intersecting transport corridor hierarchy				Major arterial	Minor arterial	Collector	Local	Major arterial	30m	30m	30m	30m	Minor arterial	30m	30m	30m	30m	Collector	20m	20m	15m	15m	Local	20m	20m	15m	15m
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48.	25.14.4.1h Vehicle Crossings – Internal Vehicle Access Widths	Oppose	Housing New Zealand opposes the proposed introduction of the new point (iv) which would require any internal vehicle access serving more than 6 residential units to be formed and vested with Council as a public road. It is considered impractical that every vehicle access to a multi-unit development of 6 or more dwellings is to be vested as a public road, and this would also likely place a potentially unsustainable ongoing operations and maintenance burden on Council in relation to many such potential 'public roads'.	Amendment	<p>h) Vehicle crossing and internal vehicle access dimensions shall:</p> <p>i. Comply with the relevant dimensions identified in the Tables below</p> <table border="1" data-bbox="1501 1016 2689 1304"> <thead> <tr> <th rowspan="2">Vehicle Crossings</th> <th colspan="2">Width (m)</th> </tr> <tr> <th>Minimum</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>Residential and Special Character Zones</td> <td>3.0</td> <td>5.5</td> </tr> <tr> <td>All Other Zones</td> <td>5.0</td> <td>7.5</td> </tr> </tbody> </table> <table border="1" data-bbox="1501 1367 2689 1892"> <thead> <tr> <th>Internal Vehicle Access</th> <th>Use of Access</th> <th>Minimum Formation Width (m)</th> <th>Minimum Legal Width (m)</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Residential units</td> <td>1-6 units</td> <td>3.0</td> <td><u>3.6</u></td> </tr> <tr> <td>7-20 units (where access is to form common property under a unit title arrangement)</td> <td>5.5</td> <td><u>6.0</u></td> </tr> <tr> <td>7-20 units (where access to vest as road as part of a fee simple subdivision)</td> <td><u>6.0</u></td> <td><u>16.0</u></td> </tr> <tr> <td>More than 20 units (local road)</td> <td><u>6.0</u></td> <td><u>20.0</u></td> </tr> <tr> <td>More than 20 units (collector road)</td> <td><u>9.0</u></td> <td><u>23.0</u></td> </tr> </tbody> </table>	Vehicle Crossings	Width (m)		Minimum	Maximum	Residential and Special Character Zones	3.0	5.5	All Other Zones	5.0	7.5	Internal Vehicle Access	Use of Access	Minimum Formation Width (m)	Minimum Legal Width (m)	Residential units	1-6 units	3.0	<u>3.6</u>	7-20 units (where access is to form common property under a unit title arrangement)	5.5	<u>6.0</u>	7-20 units (where access to vest as road as part of a fee simple subdivision)	<u>6.0</u>	<u>16.0</u>	More than 20 units (local road)	<u>6.0</u>	<u>20.0</u>	More than 20 units (collector road)	<u>9.0</u>	<u>23.0</u>
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49.	25.14.4.1i Vehicle Crossings – Internal Vehicle Access Widths	Oppose	Housing NZ opposes the proposed amendment and considers the existing wording of the standard is preferable to the proposed wording, which is considered to be overly prescriptive.	Amendment	<p data-bbox="1498 898 2683 1186"> i) Any internal vehicle access shall <u>be provided with sufficient clearance from the edge of the formation of buildings, fences and other structures to enable the safe and unobstructed operation of the vehicle access:</u> i. Have a minimum unobstructed width at vehicle entrances and between buildings of no less than 3.5m ii. Not be used for carparking or storage of materials, landscaping, fencing or other obstructions that would restrict access by emergency vehicles iii. Have a minimum height clear of buildings and other obstructions of 4.0m iv. <u>Have splays of 2m x 2m which are clear of structures higher than 1m at any vehicle entranceway or where vision of pedestrians or oncoming vehicles is restricted.</u> </p>																								
50.	25.14.4.3a ITA Requirements	Support	Housing NZ support the amendment to 25.14.4.3a, which simplified the triggers for an ITA assessment, and removes the requirement for a simple ITA for restricted discretionary activities with a medium vpd trip generation.	Retain	<p data-bbox="1498 1220 2683 1297">Trip Generation Triggers a) A Simple or Broad Integrated Transport Assessment (ITA) shall be prepared for activities as required by this rule, in accordance with the following trigger thresholds.</p> <table border="1" data-bbox="1498 1297 2576 1753"> <thead> <tr> <th rowspan="2">Activity</th> <th colspan="4">Trip Generation of Activity (vpd = vehicles per day)</th> </tr> <tr> <th>Low <100 vpd</th> <th>Medium 100-499 vpd</th> <th>High 500-1499 vpd</th> <th>Significant >1500 vpd</th> </tr> </thead> <tbody> <tr> <td>Any activity in the relevant zone (except in the Central City Zone)</td> <td>-</td> <td>-</td> <td>Simple ITA required</td> <td>Broad ITA required</td> </tr> <tr> <td>Any activity in the Central City Zone, excluding the Downtown Precinct</td> <td>-</td> <td>-</td> <td>-</td> <td>Broad ITA required</td> </tr> <tr> <td>Any activity in the Downtown Precinct of the Central City Zone</td> <td>-</td> <td>-</td> <td>-</td> <td>Downtown Precinct ITA required</td> </tr> </tbody> </table> <p data-bbox="1498 1787 2683 1822"><i>Retain provision as proposed</i></p>	Activity	Trip Generation of Activity (vpd = vehicles per day)				Low <100 vpd	Medium 100-499 vpd	High 500-1499 vpd	Significant >1500 vpd	Any activity in the relevant zone (except in the Central City Zone)	-	-	Simple ITA required	Broad ITA required	Any activity in the Central City Zone, excluding the Downtown Precinct	-	-	-	Broad ITA required	Any activity in the Downtown Precinct of the Central City Zone	-	-	-	Downtown Precinct ITA required
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Definitions					
51.	External Outlook Area	Support	Housing NZ generally supports the intent of the proposed definition.	Retain	<u>Means an area of open space visible from the window of an indoor living area which remains unobstructed by buildings or other structures.</u>
52.	Impermeable Surfaces	Support	Housing NZ generally supports the intent of the proposed amendment, which seeks to provide additional clarification to assist with interpretation of the existing definition.	Retain	<u>Means surfaces such as roads, roof tops, footpaths, paving, decking which does not allow water to drain through to a surface which can absorb water, swimming pools, patios or highly compacted soil that are not vegetated and do not infiltrate run-off</u>
53.	Indoor Living Area	Support	Housing NZ generally supports the intent of the proposed definition.	Retain	<u>Means the area comprising of kitchen, dining and lounge areas.</u>
54.	Integrated Residential Development	Support	Housing NZ support the amendments to the definition of Integrated Residential Development, namely replacing 'shall' with 'may', which allows additional flexibility in the provision of shared facilities and communal space and does not require provision of such shared services in order to satisfy the definition of the term.	Retain	Means a development containing a mixture of residential units, and specifically more than one of the following types: single dwellings, duplex dwellings and/or apartment buildings on a site which is designed in a comprehensive way to function as an integrated development. The development shall may include shared facilities such as open space, access, parking and manoeuvring, and may have other communal activities (e.g. recreational facilities, office administration) for the exclusive use of the residents of the development and their visitors. The development may include where relevant management structures which govern its day to day operation (such as for retirement villages or rest homes). An integrated residential development does not include a development that consists solely of one of the following activities: <ul style="list-style-type: none"> • One type of residential unit • Hospitals • Managed Care Facilities • Residential Centres. <p><i>Retain provision as proposed</i></p>
55.	Net Site Area	Oppose	Housing NZ oppose the definition of net site area, and request that this is amended to be consistent with the National Planning Standards.	Amendment	Means the area of the site (including any unit site area associated with a residential unit where relevant), excluding any entrance strip, internal vehicle access or private way, except for apartment buildings and duplex dwellings in the Residential Intensification Zone. <u>means the total area of the site, but excludes:</u> <ol style="list-style-type: none"> <u>any part of the site that provides legal access to another site;</u> <u>any part of a rear site that provides legal access to that site;</u> <u>any part of the site used for access to the site;</u> <u>any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981</u>
56.	Net Site Area for Duplex Dwellings in the Residential Intensification Zone	Oppose	Housing NZ oppose the definition for net site area for duplex dwelling in the Residential Intensification Zone, and request that this is deleted. Housing NZ consider that one definition of 'net site area' should be provided to avoid confusion. The wording of 'net site area' should be consistent with the National Planning Standards, as set out above.	Delete	Net site area for duplex dwellings in the Residential Intensification Zone: means the area of the site (including any unit site area associated with a residential unit where relevant), including any internal vehicle access or private way, but excluding any entrance strip or private way to a rear site from any transport corridor. <i>Delete definition</i>
57.	Outdoor Living Area	Oppose	Housing NZ oppose the definition of Outdoor Living Area, and request that this is amended to be consistent with the National Planning Standards.	Amendment	Means an on-site, outdoor area for the exclusive use of each residential unit, (unless otherwise stated, e.g., communal outdoor living areas for Operative District Plan – 18 October 2017 Hamilton City Council Volume 2 – 1.1.2 Definitions Used in the District Plan – Page 1-36 residential centres), free of any building or carparking, but which may include the area beneath eaves, and uncovered decks and terraces regardless of height. <u>means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated</u>
Information Requirements					
58.	Engineering Plans	Support	Housing NZ supports the removal of the requirement for engineering design plans for any proposed	Retain	<i>Delete requirement as proposed</i>

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			infrastructure. It is considered that these can be secured by condition if required, once detailed design is completed.		
59	1.2.2.1a General Requirements	Support	Housing NZ support the amendment to the wording of 1.2.2.1a. The requirement for this information should be proportionate to the scale of the proposed development.	Retain	<p>a) Plans, reports or information may also be required to be provided in relation to:</p> <ul style="list-style-type: none"> i. Details and outcomes of any consultation undertaken (e.g. Waikato iwi and local hapu, Kiwi Rail, Transpower, New Zealand Transport Agency, Heritage New Zealand Pouhere Taonga, Waikato Regional Council). ii. Potential future subdivision of site iii. How the proposal will promote any design guidance referenced in the District Plan. iv. Details about previous uses of the site and an assessment on whether the National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health applies. v. Any other relevant rules or provisions in the District Plan, such as any overlay provisions and bonus provisions <p><i>Retain provision as proposed</i></p>
60.	1.2.2.2c Subdivision Site Analysis	Support	Housing NZ support the removal of the requirement to provide detailed site analysis	Retain	<i>Delete requirement for Site Analysis as proposed</i>
61.	1.2.2.2c Subdivision Concept Plan	Support	Housing NZ supports the amendment to 1.2.2.2c which simplifies and clearly defines the information to be provided within the Subdivision Concept Plan.		<p>c) Subdivision Concept Plan A Subdivision Concept Plan shall accompany subdivision applications for the following.</p> <ul style="list-style-type: none"> • Any single or staged subdivision creating more than 10 additional lots • Any subdivision creating additional lots within Stage 1 of the Peacocke Structure Plan The information provided as part of a Subdivision Concept Plan must demonstrate how the proposal meets, is consistent with, or otherwise satisfies: <ul style="list-style-type: none"> a. Objectives and Policies of: <ul style="list-style-type: none"> i. The relevant zone. ii. Chapter 3: Structure Plans (as relevant to specific Structure Plan Areas). iii. Chapter 23: Subdivision. b. Relevant standards c. Relevant design guides in Appendix 1.4 d. <u>A subdivision concept plan shall specifically include the following information: i. The location and width of proposed roads and carriageways and the integration of the roads with the existing transport network ii. The location and dimension of public reserves. iii. The location and dimension of shared-use pedestrian/cycle accessways</u> e. <u>Concept plans within the Peacocke Structure Plan Area shall be prepared in accordance with the neighbourhoods identified in Appendix 2.3</u> <p><i>Retain provision as proposed</i></p>
62.	1.2.2.4 Landscaping Plan	Support	Housing NZ support the proposed amendment to 1.2.2.4 which clearly specifies which development is required to provide a landscaping location plan. Full details of landscaping are no longer required and can be secured by condition as necessary.	Retain	<p>Any development that is required to provide landscaping and screening under Chapter 25.5 standards shall provide a plan which identifies the location of the required or proposed landscaping or screening.</p> <p><i>Retain provision as proposed</i></p>
63.	1.2.2.5 Water Impact Assessment	Support in part	Housing NZ queries the removal of table 1.2.2.5a, and lack of replacement text confirming when a Water Impact Assessment is required and whether a Type 1 or Type 2 assessment is needed. It is recommended that clarification is included.	Amendment	<p><i>Insert additional text to detail which development proposals require preparation of a 'Type 1' or 'Type 2' WIA.</i></p> <p>a) As part of an assessment of environmental effects the information required for a Water Impact Assessment is:</p>

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					Information to be provided	Type of Water Impact Assessment and what information is to be provided (√= required)	
						Type 1	Type 2
					i. How the proposal is consistent with, or otherwise complies with, the recommendations, measures and targets of any relevant Integrated Catchment Management Plan.	√	√
					ii. An assessment of any potential effects (including cumulative effects) of the development in relation to its catchment	√	√
					iii. Details of what water-sensitive techniques are proposed. iv. Details of the expected water efficiency benefits arising from the proposed water-sensitive techniques compared to the same development without using those water-sensitive techniques. v. Details of how the water-sensitive techniques will be operated and maintained to ensure ongoing water efficiency benefits. vi. Where no water-sensitive techniques are proposed, an assessment containing reasons and justification for not incorporating water-sensitive techniques, having particular regard to the objectives and policies of the Volume 1, Chapter 25.13: City-wide – Three Waters	√	√
					vii. Confirmation of available Three Waters infrastructure and capacity to appropriately service the proposal.	√	√
					viii. Details of the water demand (flow and pressure) and water sources	√	√
					ix. Where the water demand of the proposal is greater than 15m ³ of water per day, details of a programme explaining how the proposal intends to reduce its water consumption to achieve that level. Note Consent from the Regional Council for an increased water take may be required where a proposal is to take in excess of 15m ³ of water per day		√
					x. Information on how wastewater (including trade waste) will be managed to minimise any impacts on the reticulated network		√
					xi. A list of measurable targets and performance indicators to allow the efficient and effective monitoring of the proposal's compliance with any conditions arising from the Water Impact Assessment		√
					<p>b) <u>The information required in a Water Impact Assessment shall be in such detail as appropriate to the scale and significance of the potential effects that the activity may have on the environment, and only if relevant to the proposal.</u></p> <p>Note</p>		

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					<p>1. <u>The extent and degree of assessment needed for a Water Impact Assessment may be greater when without an existing Integrated Catchment Management Plan.</u></p> <p>2. <u>As an outcome of the Water Impact Assessment, conditions may be applied to the development. These may include financial contributions, monitoring and the requirement for the installation of specific water sensitive techniques.</u></p>
64.	1.2.2.15 Waste Minimisation Plan	Support	Housing NZ support the removal of the requirement for a Waste Minimisation Plan	Retain	<i>Delete requirement as proposed</i>
65.	1.2.2.16 Managed Care Facilities Information Pack	Support	Housing NZ support the removal of the requirement for a Managed Care Facilities Information Pack	Retain	<i>Delete requirement as proposed</i>
66.	1.4.1.2 How to use the Design Guide	Support	Housing NZ support the amendments to 1.4.1.2, which clarify that assessment against the Design Guidance should be relevant to the nature and scale of the subdivision. This clarification is helpful and will ensure assessments are proportionate to the proposal. The clarification that subdivisions based on a previously approved or permitted development are exempt from this requirement will ensure that previous assessments are not duplicated.	Retain	<p>Applications for subdivision shall include an assessment against the Design Guidance included in this Appendix <u>as they are relevant to the nature and scale of the subdivision proposed</u>. Section 1.4.1.3 General Design Guidance and section 1.4.1.4 General Residential Zone apply to all subdivision, except:</p> <ul style="list-style-type: none"> • residential subdivision creating four or less residential lots; <u>or</u> • <u>residential subdivisions that are based on the layout and pattern of occupation associated with a previously approved or permitted residential development.</u> <p>Where necessary, in regard to <u>any relevant</u> criterion that is not met, the applicant shall explain:</p> <ol style="list-style-type: none"> i. Whether site constraints inhibit the ability to address the criterion. ii. How the intention of the criterion is met by the proposal. ii. Whether the proposal represents a better design solution than that sought by the criterion. <p><i>Retain provision as proposed</i></p>