29 September 2022

Attn: Planning Technician
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Submitted via email unitaryplan@aucklandcouncil.govt.nz

KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON A NOTIFIED PROPOSAL FOR PROPOSED PLAN CHANGE 78 TO THE AUCKLAND UNITARY PLAN (OPERATIVE IN PART) UNDER CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991

This is a submission on Proposed Plan Change 78 - Intensification ("PPC78") from Auckland Council ("the Council") on the Auckland Unitary Plan (Operative in Part) ("the Plan"):

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

PPC78 in its entirety. Kāinga Ora support in part PPC78 and seek relief in line with the below submission points.

The Kāinga Ora submission is:

1. Kāinga Ora Homes and Communities ("**Kāinga Ora**") is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:

    i. Provide people with good quality, affordable housing choices that meet diverse needs;

    ii. Support good access to jobs, amenities and services; and

iii. Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.

2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Auckland region.

3. Kāinga Ora therefore has an interest in PPC78 and how it:

   i. Gives effect to the National Policy Statement on Urban Development ("**NPS-UD**") and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("**the Housing Supply Act**");

   ii. Minimises barriers that constrain the ability to deliver housing development across the housing continuum; and

   iii. Provides for the provision of services and infrastructure and how this may impact on the existing and planned Kāinga Ora housing developments.

4. The Kāinga Ora submission seeks amendments to PPC78 in the following topic areas:

   i. **Residential Zones –** Kāinga Ora seeks amendments to residential zone provisions as follows:

      a) **Single House Zone ("SHZ") -** Kāinga Ora seeks deletion of the SHZ in its entirety. Consistent with the Housing Supply Act definition of 'relevant residential zone' and Auckland Council's definition of 'urban environment' as set out below from the s32 report, Kāinga Ora considers that the MDRS requires implementation across the 23 'settlements'[1] currently excluded (e.g., Helensville, Clarks Beach, Glenbrook Beach, Karaka, Maraetai, Riverhead, etc.), thereby necessitating application of the Mixed Housing Urban Zone in such areas as a minimum: 873.1

      "All land zoned residential, business and adjoining special purpose zones and open space zones as identified in the AUP, including the Hauraki Gulf Island Section, which includes metropolitan Auckland, all towns, and all rural and coastal towns and villages."

b) **Low Density Residential Zone ("LDRZ") -** Kāinga Ora seeks deletion of the LDRZ in its entirety. Kāinga Ora opposes the blanket approach of implementing the LDRZ across large extents of Auckland's residential areas as a means of managing a range of qualifying matters, each with a distinct set of values. As described in subsequent submission points, Kāinga Ora considers that the Mixed Housing Urban and Terraced Housing and Apartment Building Zones should be spatially applied across all relevant residential areas and where applicable, qualifying matters should be managed separately via overlay provisions. 873.2 873.32

c) **Mixed Housing Suburban Zone ("MHSZ") -** Kāinga Ora seeks deletion of the MHSZ in its entirety, consistent with its submission on the SHZ. 873.3

d) **Mixed Housing Urban Zone ("MHUZ") -** Kāinga Ora seeks amendments to provisions of the MHUZ to support the implementation of the MDRS and to remove specific references to qualifying matters, consistent with its position on the functions of zones and overlays. Kāinga Ora proposes amendments to:

1) Improve consistency across development standards applying to up to three dwellings and those applying to four or more dwellings;

2) Enable up to five storey development in identified locations where adjacent to land zoned for ten storey Terrace Housing and Apartment Buildings, to allow for a 'stepping down' of building heights; and

3) Simplify and streamline matters of discretion and associated assessment criteria.

873.4

Kāinga Ora also seeks spatial changes to the extent of the MHUZ to better give effect to the Housing Supply Act and Policy 3 requirements - notably, application of the MHUZ across the 23 'settlements' currently excluded and those areas shown in notified planning maps as LDRZ, as illustrated in **Appendix 2.** 873.5

e) **Terrace Housing and Apartment Building Zone ("THABZ") -** Kāinga Ora seeks amendments to provisions of the THABZ to support the implementation of the MDRS and Policy 3 and to remove specific references to qualifying

matters, consistent with subsequent submission points. Kāinga Ora proposes further changes to:

1) Improve consistency across development standards applying to permitted and restricted discretionary activities, and enable increased scales and intensities of residential development as a permitted activity; 873.6

2) Support the THABZ purpose as a high density residential zone, including enabling development of at least six storeys zone-wide with additional heights achievable in proximity to certain centres; and

3) Simplify and streamline matters of discretion and associated assessment criteria, along with certainty for applicants as to what will be assessed through the resource consenting process.

Kāinga Ora also seeks spatial changes to the extent of the THABZ and introduction of additional heights via Height Variation Control (**"HVC**") as illustrated in **Appendix 2.** 873.7 873.8

ii. **Planning Maps –** Kāinga Ora seeks changes to the spatial extents of relevant residential zones and associated heights of residential and business zones by way of HVC where located within a walkable catchment of an existing or planned Rapid Transit Stop ("**RTS"**) and/or where located adjacent to or within a walkable catchment of certain centres. Moreover, Kāinga Ora considers that where a centre zone spatially intersects with a RTS, there is a compounding effect on surrounding amenity values, level of service, and ability to support residential intensification. To this end, Kāinga Ora seeks further consequential changes to walkable catchments and building heights to reflect this approach and considers this supports the well-functioning urban environment sought by the NPS-UD. Relief in this regard is set out in **Appendix 3** and summarised as follows:

a) Policy 3(c) Walkable Catchments

1) City Centre Zone ("CCZ") – Kāinga Ora seeks application of the THABZ within a 2km (approx. 20-25 minutes) walkable catchment from the edge of the CCZ. 873.9

2) **Metropolitan Town Centre Zone ("MCZ") -** Kāinga Ora seeks application of the THABZ within a 1200m (approx. 15 minutes) walkable catchment from the edge of any MCZ. 873.10

3) **RTS –** Kāinga Ora seeks application of the THABZ within a 1200m (approx. 15 minutes) walkable catchment from a RTS. It is noted that Kāinga Ora consider the Onehunga Train Line to form part of the Rapid Transit Network. 873.11 873.12

4) **Frequent Transit Network ("FTN") –** Kāinga Ora generally seeks to apply the THABZ within 400m (approx. 5 minute walk) of stops on FTN routes with service to or through a MCZ or the CCZ, and in some highly accessible locations up to 800m (approx. 10 minute walk). The proposed approach is considered to be consistent with Policy 3(d) in providing for building heights and densities commensurate to level of commercial activity and community services, and takes its lead from the Policy 3(c) approach to RTS, MCZ, and CCZ. 873.13

b) Policy 3(d)

1) **Town Centre Zone ("TCZ") -** Kāinga Ora seeks application of the THABZ within 800m (approx. 10 min walk) from the edge of the TCZ, except in identified settlements. 873.14

2) **Local Centre Zone ("LCZ") -** Kāinga Ora seeks application of the THABZ within 400m (approx. 5 min walk) from the edge of the LCZ, except in identified settlements. 873.15

3) **'Settlements'** – Kāinga Ora seeks application of the MHUZ across residential areas within the 23 identified settlements to implement the MDRS and Policy 3(d).

c) HVCs

1) **Walkable Catchments of the City Centre Zone ("CCZ") –** Kāinga Ora seeks increased heights of between 10-12 storeys within walkable catchments to be applied to the THABZ and most business zones located within that catchment. 873.16

2) **Walkable Catchments of the Metro Centre Zone ("MCZ")** - Where the MCZ coincides spatially with the location of a RTS, Kāinga Ora seeks increased heights of between 10-12 storeys within walkable catchments, to be applied to the THABZ and most business zones located within that catchment. 873.17 873.38

3) **Walkable Catchments of RTS** – Where the location of a RTS coincides spatially with a TCZ or LCZ, Kāinga Ora seeks increased heights of up to 8 storeys within a smaller walkable catchment, to be applied to the THABZ and most business zones located within that catchment. The same approach is proposed where the TCZ or LCZ does not directly overlap with (but is within 100m of) a RTS, as it is considered that at such a distance the same 'compounding effect' on the ability to support intensification would occur. 873.18 873.39

4) **MHUZ –** Kāinga Ora seeks consequential amendments to heights within the MHUZ via HVC where it adjoins land proposed through this submission to be 10 storey THABZ. In particular, a 5-storey height limit (18m) in these locations would enable an appropriate transition from the high-density residential urban form sought in the THABZ to the medium-density residential urban form sought in the MHUZ~~,~~ and would provide for a more comprehensive height hierarchy I.e. 'stepping down' of building heights, to better manage building scale and related effects. 873.19

iii. **Business Zones –** Kāinga Ora seeks amendments to business zone provisions as follows:

a) **CCZ -** Kāinga Ora seeks unlimited height to be applied in the General height area, as well as the removal of qualifying matters regarding specific density provisions such as streetscape improvement and landscaping; special amenity yards; street sightlines, outlook space and building in relation to boundary etc. Kāinga Ora considers that these do not meet the criteria set out in section 77R of the Act. 873.20 873.21

b) **MCZ -** Kāinga Ora seeks to remove maximum height controls and apply unlimited height across this zone except where qualifying matters apply, to enable further capacity for commercial uses, given the level of employment and services that these centres support. 873.22

c) **TCZ –** Kāinga Ora seeks to increase the base height within the TCZ to enable 6 storeys, with additional heights enabled through the HVC. Kāinga Ora also seeks the removal of any height restrictions contained in the operative HVC below the proposed base height for TCZ and request consequential changes to the Height in Relation to Boundary Control to enable the increased base height in TCZ.. 873.23

d) **LCZ** - Kāinga Ora seeks to increase the base height within the LCZ to enable 6 storeys, with additional heights enabled through the HVC. Kāinga Ora also seeks the removal of any height restrictions contained in the operative Height Variation Control below the proposed base height for LCZ and request consequential changes to the Height in Relation to Boundary Control to enable the increased base height in LCZ. 873.24

e) **Neighbourhood Centre Zone ("NCZ")** - Kāinga Ora seeks increased heights as identified through HVC. 873.25

f) **Business – Mixed Use Zone ("MUZ")** - Kāinga Ora seeks increased heights as identified through HVC. 873.26

g) **Business – General Business Zone ("GBZ")** - Kāinga Ora seeks Kāinga Ora seeks increased heights as identified through HVC. 873.27

iv. **Qualifying Matters**

a) **General approach to Qualifying Matters** – Kāinga Ora requests that the vast majority of qualifying matters be managed via overlays, an example of where this is not requested is for the flooding qualifying matter. Qualifying matters are additional provisions that apply to sites and are therefore more appropriately captured and communicated by overlays, rather than zones or precincts. This approach would align with the National Planning Standards. 873.28

b) Kāinga Ora also consider that qualifying matters have not been dealt with consistently and request that rather than different approaches being applied to manage qualifying matters that they be dealt with consistently and that they are not managed within zones. Examples of inconsistent approaches proposed include using different thresholds to 'downzone' 873.29

sites as has been done for flooding vs Significant Ecological Areas, or using no thresholds at all i.e. Outstanding Natural Features and Landscapes.

v. **Auckland Light Rail Exclusion Area –** Kāinga Ora considers that the Auckland Light Rail Exclusion Area is within scope of PPC78 and seeks that the MDRS and Policy 3 requirements are implemented within this area as required by the Housing Supply Act and the NPS-UD. Kāinga Ora also consider that the approach to the Auckland Light Rail Exclusion Area is inconsistent with the approach to other planned rapid transit, such as the Eastern Busway. Notwithstanding the relief sought for both the Auckland Light Rail Exclusion Area and the Eastern Busway, Kāinga Ora consider that a mechanism needs to be in place flagging how future plan change processes will be undertaken for future planned rapid transit. Kāinga Ora seeks that all relief sought by its submission be applied to the Exclusion Area as illustrated in **Appendix 2.** 873.30 873.384

vi. **Special Housing Areas** – Kāinga Ora considers that whilst Special Housing Areas were established under separate legislation, this does not preclude these areas from being re-zoned under subsequent plan changes. In particular, it is noted that many of these areas would meet the definition of 'relevant residential zone,' necessitating implementation of the MDRS and Policy 3 requirements. Special Housing Areas still form part of the AUP which is required to give effect to the Enabling Housing Legislation, and as such Kāinga Ora seeks that all relief sought by its submission be applied to identified Special Housing Areas as illustrated in **Appendix 2.** 873.31

vii. **Related matters -** Kāinga Ora seeks relief to other areas of the Plan as follows:

a) **Introduction** – minor amendments to Table A1.4.8.1 to delete references to the LDRZ and the Beachlands Transport Infrastructure Constraint. 873.33

b) **General rules** – minor amendment to C1.6A(2) to delete reference to an overlay rule. 873.34

c) **Natural Resources and Natural Heritage Overlays**:

1) **Wetland Management Areas** – support identification of Qualifying Matter and approach to implementation. | 873.35

2) **Significant Ecological Areas** – support identification of Qualifying Matter but oppose approach to implementation with regards to 'down-zoning' to LDRZ and the proposed provisions. Also oppose utilising residential zones to manage issue, seek deletion of proposed provisions. | 873.36

3) **Outstanding Natural Features and Outstanding Natural Landscapes** – support identification of Qualifying Matter but oppose approach to implementation with regards to 'down-zoning' to LDRZ. | 873.37

4) **Outstanding Natural Character and High Natural Character** – support identification of Qualifying Matter but oppose approach to implementation with regards to 'down-zoning' to LDRZ. Oppose newly proposed special information requirements. | 873.40

5) **Waitākere Ranges** – support identification of Qualifying Matter but oppose approach to implementation with regards to 'down-zoning' to LDRZ. Also oppose newly proposed rule that seeks a non-complying activity status for minor dwellings and oppose deletion of supplementary text to activity table. | 873.41

6) **Notable Trees** – support identification of Qualifying Matter and approach to implementation of qualifying matter. | 873.42

7) **Volcanic Viewshafts** – Kāinga Ora opposes Building Sensitive Areas in their entirety and their use as a qualifying matter. Oppose all related provisions. | 873.43

8) **Ridgeline Protection** – Oppose identification of Qualifying Matter as site by site assessment has been not undertaken as required by section 77L. Also oppose approach to implementation with regards to 'down-zoning' to LDRZ. | 873.44

9) **Local Public Views** – oppose identification of Qualifying Matter and approach to implementation as site by site assessment has been not undertaken as required by section 77L. | 873.45

d) Infrastructure

1) Kāinga Ora supports the identification of the High Aircraft Noise Area (HANA) as a qualifying matter to ensure the safe and efficient operation of Airports and Airfields. However, Kāinga Ora believes that the Moderate Aircraft Noise Area (MANA) is best managed by way of acoustic treatment rather than restricting the density of residential sites within this overlay. Kāinga Ora therefore opposes the proposed blanket density restrictions for residential sites within the MANA overlay. 873.46 873.47

2) Kāinga Ora opposes the introduction of infrastructure controls (Infrastructure – Combined Wastewater Network Control; Infrastructure – Water and/or Wastewater Constraints Control; and Infrastructure – Stormwater Disposal Constraints Control) into the zone provisions and also opposes this as a qualifying matter in general as Kāinga Ora does not consider that it is supported by the necessary evidential basis as required by the Housing Supply Act. However, if the qualifying matter is retained via the Intensification Planning Instrument ("IPI") process, such controls should be relocated into an appropriate overlay that should be statutorily mapped in the Plan. 873.48 873.49 873.50

e) **Environment Risk** – Kāinga Ora opposes the approach of 'down-zoning' sites affected by an identified natural hazard to the LDRZ. Kāinga Ora support the approach of spatially identifying natural hazards on maps however Kāinga Ora seeks that flooding maps are a non-statutory set of interactive maps that sit outside of the plan and therefore can be updated over time without the use of the Schedule 1 RMA process. 873.51 873.52

f) **Natural Resources (Auckland Wide)** – delete the proposed provisions seeking to further restrict land disturbance within the Height Sensitive Areas overlay. 873.53

g) **Subdivision Urban** – Kāinga Ora seeks consequential amendments to the chapter consistent with its submission.

h) **Definitions** – Kāinga Ora seeks amendments to definitions, consistent with its submission on other parts of PPC78.

i) **Māori Purpose Zone –** Kāinga Ora seeks amendments to the development standards within the Māori Purpose Zone to enable development of a scale generally consistent with that of the MDRS within relevant residential zones. 873.54

5. The changes requested are made to:
   i. Ensure that Kāinga Ora can carry out its statutory obligations;
   ii. Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991;
   iii. Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
   iv. Provide clarity for all plan users; and
   v. Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.

6. The Kāinga Ora submission points and relief sought can be found within:
   i. Appendix 1 – Submission Tables 1 and 2 which forms the bulk of the submission.
   ii. Appendix 2 – Proposed Maps.
   iii. Appendix 3 – Approach to walkable catchments and HVCs.

Kāinga Ora seeks the following decision from the Council*:*

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

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

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on PPC78 to address the matters raised in its submission.

If others make a similar submission, Kāinga Ora will consider presenting a joint case at a hearing.



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Brendon Liggett
Manager – Development Planning

Kāinga Ora – Homes and Communities

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Appendix 1 Table 1

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td colspan="6">Chapter A – Introduction</td></tr>
<tr><td>1.</td><td>A1</td><td>Chapter-wide

Table A1.4.8.1 Qualifying matters in zones, overlays, and Auckland-wide provisions</td><td>Support in part</td><td>Kāinga Ora generally supports the proposed amendments to Chapter A1 to provide context on the Intensification Planning Instrument and an index of Qualifying Matters across the plan. However, as consequential relief, Kāinga Ora seeks the deletion of reference to both “Residential – Low Density Residential Zone” and “Beachlands transport infrastructure constraint” in Table A1.4.8.1 to align with its submission point seeking the deletion of both the Low Density Residential Zone and the Beachlands transport infrastructure constraint overlay from the plan.</td><td>Retain the extent of the proposed amendments to Chapter A however delete reference to both “Residential Low Density Residential Zone” and “Beachlands transport infrastructure constraint” from Table A1.4.8.1, as follows:

<u>Table A1.4.8.1 Qualifying matters in zones, overlays and Auckland-wide provisions</u>
<table>
<tr><th><u>Qualifying matters</u></th><th><u>Zones, overlays and Auckland-wide qualifying matter provisions:</u></th><th><u>Qualifying matter provisions related to zones’, overlays’, or Auckland-wide qualifying matter provisions</u></th></tr>
<tr><td>[…]</td><td>[…]</td><td>[…]</td></tr>
<tr><td><u>Any other matter that makes higher density development inappropriate in an area</u></td><td><u>Chapter D13 Notable Trees Overlay</u>
[…]
<u>~~Chapter H3A Residential – Low Density Residential Zone~~</u>
[…]
<u>~~Beachlands transport infrastructure constraint~~</u></td><td><u>Chapter E36 Natural hazards and flooding</u>
<u>Chapter H Zones</u>
<u>Chapter L Schedules:</u>
<u>Schedule 10</u>
<u>Schedule 11</u>
<u>Schedule 15</u></td></tr>
</table></td></tr>
<tr><td colspan="6">Chapter C – General Rules</td></tr>
<tr><td>2.</td><td>C1</td><td>C1.6A Overlay and precinct rules</td><td>Support in part</td><td>Kāinga Ora supports, in part, the inclusion of a statement regarding the hierarchy of overlay, precinct, zone and Auckland-wide rules for plan users. However, it is considered a minor amendment is required to confirm that precinct rules should not override / replace overlays.</td><td>Amend standard C1.6A(2), as follows:
<u>C1.6A Overlay and precinct rules</u>
(1) <u>Where an activity is subject to a rule in an overlay, the overlay may specify whether the overlay rule replaces a zone rule, a precinct rule or an Auckland-wide rule.</u>
(2) <u>Where an activity is subject to a rule in a precinct, the precinct may specify whether the precinct rule replaces an overlay rule or a zone rule, or an Auckland-wide rule.</u></td></tr>
<tr><td colspan="6">Chapter D - Overlays</td></tr>
<tr><td>3.</td><td>All</td><td>Chapter-wide</td><td>Oppose</td><td>Kāinga Ora request that all qualifying matters be controlled by overlays (except for flooding as is explained in reasons for submission). Qualifying matters are additional provisions that apply to sites</td><td>All Qualifying Matters (with the exception of flooding which is sought as a city wide rule base framework) be identified by overlay and any associated rule be contained within an overlay framework rather than the zone or precinct framework. Ensure that a consistent approach is adopted to incorporate and appropriately manage Qualifying Matters.</td></tr>
</table>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				and are therefore more appropriately captured and communicated by overlays, rather than zones or precincts. This approach would align with the National Planning Standards. Moreover, Kāinga Ora also considers that Qualifying Matters have not been dealt with consistently across the Plan and requests that rather than different approaches being applied to manage Qualifying Matters (i.e., using different thresholds to 'downzone' sites as has been done for flooding vs Significant Ecological Areas, or using no thresholds at all – such as Outstanding Natural Features and Landscapes) that qualifying matters be dealt with consistently.	
Chapter D8 & 9 – Natural Resources					
4.	D8	D8 – Wetland Management Areas Overlay Schedule 1 Wetland Management Areas Schedule	Support	Kāinga Ora supports the identification of Wetland Management Areas as a Qualifying Matter via the inclusion of the note at the start of the Chapter D8 and also within Schedule 1. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 1. Kāinga Ora similarly supports that this overlay has not been used to downzone properties.	Retain the proposed note at the start of Chapter D8 and Schedule 1, as follows: **Chapter D8 Wetland Management Areas Overlay** Wetland management areas have been identified as a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA. **Schedule 1 Wetland Management Areas Schedule** The wetland management areas have been identified as a qualifying matter in accordance with sections 77I(a), 77O(a) of the RMA in the urban environment.
5.	D9	D9.1.1 Significant Ecological Areas – Terrestrial (SEA-T) Schedule 3 Significant Ecological Areas – Terrestrial Schedule	Support	Kāinga Ora supports the identification of Significant Ecological Areas as a Qualifying Matter via the inclusion of the note at the start of the Chapter D9 and within Schedule 3. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 3.	Retain the proposed note at the start of Chapter D9 and Schedule 3, as follows: **Chapter D9 Significant Ecological Areas – Terrestrial (SEA-T)** This overlay has been identified as a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA. **Schedule 3 Significant Ecological Areas – Terrestrial Schedule** Significant Ecological Areas (Terrestrial) have been identified as a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA within the urban environment

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
6.	D9	D9 – Significant Ecological Areas – Terrestrial (SEA-T)	Oppose	Kāinga Ora opposes the proposed approach to managing properties subject to the Significant Ecological Areas – Terrestrial (SEA-T). Specifically, 'down-zoning' sites to the Low Density Residential Zone (noting the relief sought in relation to this zone in this submission) and incorporating rules regarding Significant Ecological Areas within the residential zone framework rather than the Overlay is opposed. This approach would be inconsistent with National Planning Standards. As noted within the related s32 report, Auckland Council opted to proceed with 'Option 1' which proposes to zone those sites with a SEA coverage of 30% or more and are currently zoned Single House Zone as Low Density Residential Zone. Existing Single House zoned sites with less than 30% SEA coverage will zoned as Mixed Housing Urban or THAB as required with D9 overlay rules used to manage SEAs. Kāinga Ora note that there is no justification as to why a threshold of 30% was chosen within the s32. Kāinga Ora opposes the application of the Qualifying Matter in this way as it is not consistent with the overarching approach sought by Kāinga Ora for most Qualifying Matters to be dealt with via overlays rather than zones or precincts.	Retain the Significant Ecological Areas – Terrestrial (SEA-T) overlay however delete the proposed application of the Low Density Residential Zone on properties subject to this overlay. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as consistent with mapping relief sought and submitted as Appendix 2.
7.	D9	D9 – Significant Ecological Areas – Terrestrial (SEA-T)	Support	Kāinga Ora support the retention of Overlay D9 as currently notified with no amended provisions.	Retain D9 as notified.
Chapter D10–16 – Natural Heritage					

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
8.	D10	D10 – Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay Schedule 6 Outstanding Natural Features Overlay Schedule Schedule 7 Outstanding Natural Landscapes Schedule	Support	Kāinga Ora supports the identification of Outstanding Natural Features and Outstanding Natural Landscapes as Qualifying Matters via the inclusion of the note at the start of the Chapter D10 and within Schedule 6 and 7. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 6 and 7.	Retain the proposed note at the start of Chapter D10 and Schedule 6 & 7, as follows: **Chapter D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay** The outstanding natural features and landscapes have been identified as a qualifying matter in accordance with sections 77I(a) and 77O(a) of the RMA. **Schedule 6 Outstanding Natural Features Overlay Schedule** Outstanding Natural Features have been identified as a qualifying matter in accordance with sections 77I(a) and Section 77O(a) of the RMA **Schedule 7 Outstanding Natural Landscapes Overlay Schedule** Outstanding Natural Landscapes have been identified as a qualifying matter in accordance with sections 77I(a) and Section 77O(a) of the RMA
9.	D10	D10 – Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay	Oppose	Kāinga Ora opposes the blanket approach of 'down-zoning' any site affected by overlay D10 to the Low Density Residential Zone. This approach appears to have been taken regardless as to whether the overlay affects all of a site, or just part of the site. It is considered this approach is a disproportionate response to the management of an identified Qualifying Matter and poses questions to the evidence-based justification for proposing this approach. Kāinga Ora reiterates that overlays are to be applied to issues that have spatial extents and that the related rules should be used for those spatial extents only (rather than ad hoc across a site as proposed).	Retain both the Outstanding Natural Features and Outstanding Natural Landscapes overlays however delete the proposed application of the Low Density Residential Zone on properties subject to this overlay. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as consistent with mapping relief sought and submitted as Appendix 2. Delete reference / controls pertaining to Outstanding Natural Features and / or Outstanding Natural Features from the zone and / or precinct framework and relocate into the overlay framework.
10.	D11	D11.1 Background Schedule 8 Outstanding Natural Character Overlay and High Natural Character Overlay Scheduled	Support in part	Kāinga Ora supports the identification of Outstanding Natural Character and High Natural Character as qualifying matters via the inclusion of the note at the start of the Chapter D11 and within Schedule 8. It is noted that there are no proposed changes to Schedule 8. However, Kāinga Ora seeks minor changes to the note at the start of Chapter D11 as consequential relief to its	Amend the note at the start of Chapter D11 to remove reference to the Low Density Residential Zone and retain the proposed note at the start Schedule 8, as follows: **Chapter D11 Outstanding Natural Character and High Natural Character Overlay** Areas of outstanding and high natural character located within the Rural Urban Boundary are zoned Residential - Mixed Housing Urban, Residential - Terraced Housing and Apartment Building Zone, ~~Residential - Low Density Residential Zone~~, Residential - Large Lot Zone, Open Space – Conservation zone, Open Space – Informal Recreation zone and Future Urban Zone. There is also an area of Business – Light Industry zone included in the area of high natural character at Kauri Point (Scheduled area 99)

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				submission relating to the deletion of the Low Density Residential Zone. Notwithstanding the above, Kāinga Ora note that the note has been applied to the 'Background' section of the chapter rather than sitting below the chapter title chapter as proposed elsewhere.	[…] This overlay has been identified as a qualifying matter in accordance with section 77I(a) and Section 77O(a) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The qualifying matter relates only to the areas of high natural character and outstanding natural character within the Rural Urban Boundary. **Schedule 8 Outstanding Natural Character Overlay and High Natural Character Overlay Schedule** Outstanding Natural Features have been identified as a qualifying matter in accordance with sections 77I(a) and Section 77O(a) of the RMA
11.	D11	D11.9 Special information requirements	Oppose	Kāinga Ora opposes the proposed amendments to the special information requirements within Chapter D11. It is not considered that the proposed note is required and that the proposed wording is inconsistent with the new requirement within Chapter D15 (Ridgeline protection overlay) which requires a "registered" professional.	Delete the proposed amendment to standard D11.9 and restore the previous note, as follows: **D11.9. Special information requirements** There are no special information requirements for these overlays~~.~~ ~~A landscape assessment prepared by a suitably qualified landscape architect is required, commensurate with the scale and likely effects of the proposed development.~~
12.	D11	D11 – Outstanding Natural Character Overlay and High Natural Character Overlay	Oppose	Kāinga Ora opposes the blanket approach of 'down-zoning' any site affected by overlay D11 to the Low Density Residential Zone within the Rural Urban Boundary. This approach appears to have been taken regardless as to whether the overlay affects all of a site, or just part of the site. As such, it is considered that this approach is a non-proportionate response to the management of an identified Qualifying Matter and poses questions to the evidence-based justification for proposing this approach. Kāinga Ora reiterates that overlays are to be applied to issues that have spatial extents and that the related rules should be used for those spatial extents only (rather than ad hoc across a site as proposed).	Retain both the Outstanding Natural Character and High Natural Character overlays however delete the proposed application of the Low Density Residential Zone on properties subject to this overlay within the Rural Urban Boundary. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as consistent with mapping relief sought and submitted as Appendix 2.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
13.	D12	D12.1 Background Schedule 16 Waitākere Ranges Heritage Areas Overlay Schedule	Support in part	Kāinga Ora supports the identification of Waitākere Ranges Heritage Area as a qualifying matter via the inclusion of the note at the start of the Chapter D12 and within Schedule 16. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 16. However, Kāinga Ora seeks minor changes to the note at the start of Chapter D12 as consequential relief to its submission relating to the deletion of the Low Density Residential Zone.	Amend the note at the start of Chapter D12 to remove reference to the Low Density Residential Zone (including consequential relief to include reference to the Mixed Housing Urban and/or Terrace Housing and Apartment Buildings zone, as necessary to respond to the broader submission seeking deletion in full of the Low Density Residential Zone) and retain the proposed note at the start Schedule 16, as follows: **Chapter D12 Waitākere Ranges Heritage Area Overlay** The Waitākere Ranges Heritage Area is a qualifying matter in accordance with sections 77I(a) and 77I(d) of the RMA. Sites located within the Waitākere Foothills are zoned Rural – Waitākere Foothills Zone and those in the Waitākere Ranges are zoned Rural – Waitākere Ranges Zone. Residential sites in the coastal villages are zoned Residential – Rural and Coastal Settlement Zone. Sites used for business purposes area zoned Business – Neighbourhood Centre Zone. Within the RUB residential sites in Titirangi – Laingholm and close to Swanson are zoned Residential – Large Lot Zone, Residential – Mixed Housing Urban, ~~Residential - Low Density Residential Zone or~~ Special Purpose - School zone ~~and those in the coastal villages are zoned Residential – Rural and Coastal Settlement Zone~~. Where sites are used for business purposes, these are zoned Business – Local Centre Zone. ~~There are also additional sites located within the RUB on the edges of the overlay. These are zoned Residential - Low Density Residential Zone or Special Purpose - School zone.~~ **Schedule 16 Waitākere Ranges Heritage Area Overlay Schedule** This schedule has been identified as a qualifying matter in accordance with section 77I(a) and (d) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
14.	D12	D12.4.1 Activity Table – (A3A) Land use and subdivision activities within the Waitākere Rages Heritage Area Overlay	Oppose	Kāinga Ora opposes the proposed activity D12.4.1(A3A) as both consequential relief to its submission to delete the Low Density Residential Zone and on the basis that there was no equivalent rule for sites currently zoned Single House.	Delete activity D12.4.1(A3A) from Chapter D12, as follows: ~~A3A~~ | ~~Minor dwelling within the Residential – Low Density Residential Zone~~ | ~~NC~~
15.	D12	Preamble to Table D12.4.2 Activity table - Subdivision of sites in the subdivision scheduled areas/sites	Oppose	Kāinga Ora opposes the deletion of the text in front of Table D12.4.2 Activity table - Subdivision of sites in the subdivision scheduled areas/sites. It is not considered appropriate to delete.	Retain text in front of Table D12.4.2 Activity table - Subdivision of sites in the subdivision scheduled areas/sites, oppose proposed deletion: Table D12.4.2 specifies the activity status of subdivision of sites in the subdivision scheduled areas/sites in the Waitākere Ranges Heritage Area Overlay pursuant to section 11 of the Resource Management Act 1991. The standards for subdivision in E38 Subdivision – Urban or E39 Subdivision – Rural apply unless otherwise specified in Table D12.4.2.
16.	D12	D12 – Waitākere Ranges Heritage Area Overlay	Oppose	Kāinga Ora opposes the blanket approach of 'down-zoning' any site affected by overlay D12 to the Low Density Residential Zone. Kāinga Ora reiterates that overlays are to be applied to issues that have spatial extents and that the related rules should be used for those spatial extents only	Retain the Waitākere Ranges Heritage Area overlay however delete the proposed application of the Low Density Residential Zone on properties subject to this overlay. The underlying zoning should be Mixed Housing Urban as consistent with mapping relief sought and submitted as Appendix 2.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				(rather than ad hoc across a site as proposed).	
17.	D13	D13.1 Background Schedule 10 Notable Trees Overlay Schedule	Support	Kāinga Ora supports the identification of Notable Trees Overlay as a qualifying matter via the inclusion of the note at the start of the Chapter D13 and also within Schedule 10. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 10 (notwithstanding related change in PC83). Kāinga Ora similarly supports that this overlay has not been used to downzone properties.	Retain the proposed note at the start of Chapter D12 and Schedule 10, as follows: **Chapter D13 Notable Trees Overlay** Notable Trees are qualifying matters in accordance with sections 77I(j) and 77O(j) of the RMA. **Schedule 10 Notable Trees Schedule** Notable Trees are qualifying matters in accordance with sections 77K, 77Q of the RMA in the urban environment.
18.	D14	D14 – Volcanic Viewshafts and Height Sensitive Areas Overlay Schedule 9 – Volcanic Viewshafts Schedule	Support	Kāinga Ora supports the identification of Maunga Viewshafts as a qualifying matter via the inclusion of the note at the start of the Chapter D14 and also within Schedule 9. It is noted that there are no proposed changes to Schedule 9. Kāinga Ora supports that this overlay has not been used to downzone properties.	Retain the proposed note at the start of Chapter D14 and Schedule 1, as follows: **Schedule 9 ~~Volcanic~~ Maunga Viewshafts Schedule** Maunga Viewshafts have been identified as a qualifying matter in accordance with sections 77I(a), (h), and 77O(a) and (h) of the RMA.
19.	D14	D14 – Volcanic Viewshafts and Height Sensitive Areas Overlay Schedule 9 – Volcanic Viewshafts Schedule	Oppose	Kāinga Ora opposes Height and Building Sensitive Areas in their entirety and their use as a Qualifying Matter. Kāinga Ora considers that the blanket height sensitive areas topic requires an overall comprehensive review to consider where additional height on a site by site basis could be applied upto the zoning height on sites not zoned open space while still maintaining important local views of the maunga from local public places.	**Chapter D14 ~~Volcanic~~ Maunga Viewshafts ~~and Height and Building Sensitive Areas~~** Overlay This overlay has been identified as a qualifying matter in accordance with sections 77I(a) and (h) and section 77O(a) and (h) of the RMA. Kāinga Ora seeks that the blanket height sensitive areas topic requires an overall comprehensive review to consider where additional height on a site by site basis could be applied up to the zoning height on sites not zoned open space while still maintaining important local views of the maunga from local public places.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
20.	D14	D14.4.1(A7A) – Activity Table D14.6.5 Building Coverage	Oppose	Kāinga Ora opposes the proposed approach to restricting the density on sites within the Height and Building Sensitive Area Overlay through a more restrictive building coverage standard. It is not considered that restricting the density of residential sites within this overlay is an appropriate response to managing the issue. Further, restricting the building coverage on a site does not restrict the location of buildings as the standard purports to do. Kāinga Ora seeks that the additional rules proposed are deleted.	Delete activity D14.4.1(A7A) and standard D14.6.5 from Chapter D14, as follows: **D14.4.1 Activity Table** ~~A7A~~ | ~~Buildings that do not comply with standard D14.6.5 Building coverage~~ | ~~RD~~ ~~**D14.6.5 Building coverage**~~ ~~Purpose: To protect the visual character, identity, physical integrity and form of the maunga when viewed from public places by restricting the form and location of buildings.~~ ~~(1) Within Height and Building Sensitive Areas the maximum building coverage is 35 per cent of the net site area~~
21.	D14	D14.4.1(A7B) – Activity Table D14.6.6 Landscaped area	Oppose	Kāinga Ora opposes the proposed approach to restricting the density on sites within the Height and Building Sensitive Area Overlay through a more restrictive landscaped area standard. It is not considered that restricting the density of residential sites within this overlay is an appropriate response to managing the issue. Further, increasing the minimum landscaped area on a site does not restrict the location of buildings as the standard purports to do. Kāinga Ora seeks deletion of the additional proposed standard.	Delete activity D14.4.1(A7B) and standard D14.6.6 from Chapter D14, as follows: **D14.4.1 Activity Table** ~~A7B~~ | ~~Buildings that do not comply with standard D14.6.6 Landscaped area~~ | ~~RD~~ ~~**D14.6.6 Landscaped area**~~ ~~Purpose: To protect the visual character, identity, physical integrity and form of the maunga when viewed from public places~~ ~~(1) Within Height and Building Sensitive Areas the minimum landscaped area must be at least 40 per cent of the net site area.~~
22.	D15	D15 Ridgeline Protection Overlay D15.1 Background	Oppose	Kāinga Ora notes that within the s32 for the Ridgeline Protection Overlay Council have stated that a 'site by site' analysis in terms of section 77L(j) of the RMA to determine what the optimum height of development should or could be for each of the 800 properties affected has not been done. Instead, each relevant section of ridge has been treated as a 'site'. Kāinga Ora oppose this method as it does not meet the evidential basis analysis requirements as set out within section 77Lj). Therefore, Kāinga Ora oppose the use of this overlay as a Qualifying Matter	Delete overlay and in particular, oppose the proposed note at the start of Chapter D15, as follows: ~~**Chapter D15 Ridgeline Protection Overlay**~~ ~~The ridgeline protection overlay promotes the purpose of the RMA and more specifically section 7(c) – the maintenance and enhancement of amenity values – and section 7(f) – the maintenance and enhancement of the quality of the environment. For those ridgelines, or parts thereof, within the Waitākere Ranges Heritage Area, the provisions assist to reinforce the purposes of the Waitākere Ranges Heritage Area Act 2008 (refer to chapter D12, Waitākere Ranges Heritage Area Overlay).~~ ~~The provisions of this overlay affecting the identified ridgelines are a qualifying matter in accordance with sections 77I(d) and 77I(j) of the RMA. The overlay is shown on the AUP planning maps and identifies a ridgeline as either 'natural' or 'modified'.~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				and seek the deletion of the overlay as it seeks to control development to a lower threshold than required by the MDRS and Policy 3 of the NPS-UD as costs have not been appropriately assessed.	
23.	D15	D15 – Ridgeline Protection Overlay	Oppose	Kāinga Ora opposes the blanket approach of 'down-zoning' any site affected by overlay D15 to the Low Density Residential Zone. Kāinga Ora reiterates that overlays are to be applied to issues that have spatial extents and that the related rules should be used for those spatial extents only (rather than ad hoc across a site as proposed).	Delete the proposed application of the Low Density Residential Zone on properties subject to this overlay. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as consistent with mapping relief sought and submitted as Appendix 2.
24.	D15	D15.9 Special Information Requirements	Oppose	Kāinga Ora opposes the proposed introduction of special information requirements within Chapter D15 as these are not considered required.	Delete the proposed amendment to standard D15.9 (noting relief sought above seeking deletion of overlay). **D11.9. Special information requirements** There are no special information requirements in this section. ~~All applications are to be accompanied by a landscape and visual assessment prepared by a registered landscape architect (Tuia Pito Ora, NZILA), commensurate with the scale and significance of the effects of the proposed buildings.~~
25.	D16	D16.1 Background Schedule 11 – Local Public View Schedule	Oppose	Kāinga Ora opposes the identification of Local Public Views Overlay as a qualifying matter as Council have not undertaken the site by site analysis as required by section 77L(j) of the RMA. It is noted that there are no proposed changes to any provisions within the overlay or within Schedule 3.	Delete the overlay. The proposed note at the start of Chapter D16 and Schedule 11, is opposed as follows: ~~**Chapter D16 Local Public Views Overlay**~~ ~~Local Public Views Overlay are a qualifying matter in accordance with Clause 77I(j) and Clause 77O(j) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The provisions of this overlay take precedence over the provisions of the underlying zone with respect to new buildings and subdivision.~~ ~~**Schedule 11 Local Public View Schedule**~~ ~~Local Public Views are a qualifying matter in accordance with Clause 77I(j) and Clause 77O(j) of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.~~
Chapter D17 – 20A – Historic heritage and special character					
26.	D17	D17 – Historic Heritage Overlay	Support	Kāinga Ora supports the identification of the Historic Heritage Overlay as a qualifying matter via the inclusion of the note at the start of the Chapter D17.	Retain the proposed note at the start of Chapter D17 which identifies the Historic Heritage Overlay as a qualifying matter.

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ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
27.	D17	D17 – Historic Heritage Overlay – Proposed Historic Heritage Areas	Oppose	Consistent with its submission on Proposed Plan Change 81, Kāinga Ora opposes the proposed Lawry Settlement Workers' Housing and Parkfield Terrace Historic Heritage Areas as a Qualifying Matter and in the absence of sufficient evidence.	Delete the proposed Lawry Settlement Workers' Housing and Parkfield Terrace Historic Heritage Areas as qualifying matters.
28.	D20A	D20A. Stockade Hill Viewshaft Overlay	Oppose	Kāinga Ora seek the deletion of the overlay and oppose the identification of the qualifying matter on that basis that Council have not done a 'site by site' analysis in terms of section 77L(j) of the RMA as it seeks to control development to a lower threshold than required by the MDRS and Policy 3 of the NPS-UD and the associated costs have not been appropriately assessed.	Delete overlay in its entirety, until such time as Council as fully considered the costs as required by s77L(j) of the RMA Seek removal of 'Redoubt local public view' from the plan (and GIS view) as recommended by Council's landscape expert as outlined in its s32 report. Remove amended figure D20A.6.1.1 shown on page 3 of the Council notified chapter.
Chapter D21 – Sites and Places of Significance to Mana Whenua					
29.	D21	D21 – Sites and Places of Significance to Mana Whenua Overlay	Support	Kāinga Ora supports the identification of the Sites and Places of Significance to Mana Whenua Overlay as a Qualifying Matter via the inclusion of the note at the start of the Chapter D21.	Retain the proposed note at the start of Chapter D21 which identifies the Sites and Places of Significance to Mana Whenua Overlay as a qualifying matter.
Chapter D24 – 26 – Infrastructure					
30.	D24	D24 – Aircraft Noise Overlay	Oppose in part	Kāinga Ora supports the identification of the high aircraft noise area (HANA) as a qualifying matter to ensure the safe and efficient operation of Airports and Airfields. However, Kāinga Ora request that all land within HANA be zoned MHU rather than either LDRZ or THAB as is currently proposed. This relief is requested as a consequential amendment to the overarching relief sought seeking the LDRZ be deleted in its entirety. Kāinga Ora do not support the use of the THAB zone within the HANA, it is acknowledged that new activities sensitive to aircraft noise is a Prohibited activity as per (A29) in Activity	Given Kāinga Ora other submissions opposing the introduction of the LDRZ, as a consequential amendment Kāinga Ora oppose the Councils proposed residential zoning within the HANA overlay, noted as either LDRZ or THAB and seek that all land within the HANA be zoned MHU, as consistent with Kāinga Ora's mapping relief sought and submitted as Appendix 2.

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873.376
873.57
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<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td></td><td></td><td></td><td></td><td>Table D24.4.3 which distinguishes this approach from Kāinga Ora's relief sought on other qualifying matters.</td><td></td></tr>
<tr><td>31.</td><td>D24</td><td>D24.4.1(A37)
D24.4.1(A38)</td><td>Oppose</td><td>Kāinga Ora opposes the identification of elements of the moderate aircraft noise area (MANA) as a Qualifying Matter and seeks the removal of the blanket density restrictions for residential sites within the MANA overlay.
The intention of the MANA overlay is to manage noise sensitive activities so that reverse sensitivity issues could be addressed, rather than provide for the safe and efficient operation of these infrastructure. In addition, a site by site assessment has not been undertaken by Council on the costs and benefits of extending the density restrictions as part of the qualifying matter into MANA when noise attenuation of new buildings can adequately manage the effects of noise exposure by occupants.</td><td>Delete activity D24.4.1(A37) and D24.4.1(A38) from Chapter D24, and replace D24.4.1(A37) with a new permitted activity standard for new dwellings where rule D24.6.3 is complied with as outlined below. Retain existing standard (A41) as follows:
<table>
<tr><td>~~(A37)~~</td><td>~~New dwellings (or any subdivision for new dwellings) in a residential zone where:~~
~~(a) average density does not exceed one dwelling per 400m²; or~~
~~(b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are complied with~~

New dwellings within the moderate aircraft noise area and/or the 57dB Ldn boundary shown in Figure 1 complying with rule D24.6.3</td><td>P</td></tr>
<tr><td>~~(A38)~~</td><td>~~New dwellings (or any subdivision for new dwellings) in a residential zone where:~~
~~(a) average density exceeds one dwelling per 400m²; or~~
~~(b) the maximum density controls and/or minimum site size within the area included within I412 Flat Bush Precinct in the moderate aircraft noise area are complied with~~</td><td>~~RD~~</td></tr>
<tr><td>(A41)</td><td>New activities sensitive to aircraft noise within the moderate aircraft noise area and/or the 57dB Ldn boundary shown in Figure 1 not otherwise listed within this activity table</td><td>D</td></tr>
</table></td></tr>
<tr><td colspan="6">Chapter E – Auckland-wide</td></tr>
<tr><td>33.</td><td>E12</td><td>E12 Land Disturbance - District

E12.3.2 Activity Table</td><td>Oppose</td><td>The following are required as subsequent amendments to the relief sought for D14.</td><td>Delete new overlay reference 'Residential Zones within Height and Building Sensitive Areas' and associated RD activity statuses for (A32) and (A33) as follows:
<table>
<tr><td colspan="3">~~Residential Zones within Height and Building Sensitive Areas'~~</td></tr>
<tr><td>~~A32~~</td><td>~~Greater than 5m2 up top 250m3~~</td><td>~~RD~~</td></tr>
<tr><td>~~A33~~</td><td>~~Greater than 250m2~~</td><td>~~RD~~</td></tr>
</table></td></tr>
</table>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
34.	E12	E12.8. Assessment – restricted discretionary activities E12.8.1. Matters of discretion	Oppose	The following are required as subsequent amendments to the relief sought for D14.	Delete E12.8.1.(f) as follows: ~~(f) Residential Zones within Height and Building Sensitive Areas:~~ ~~(i) mana whenua values associated with the maunga;~~ ~~(ii) the visual character, identity, physical integrity, and form of the maunga.~~
35.	E12	E12.8.2. Assessment criteria	Oppose	The following are required as subsequent amendments to the relief sought for D14.	Delete E12.8.2.(f) as follows: ~~(f) Residential Zones within Height and Building Sensitive Areas:~~ ~~(i) Policies listed in Chapter D14.8.2(2).~~
36.	E36	E36 – Natural Hazards and Flooding	Oppose	Kāinga Ora opposes the approach of 'down-zoning' sites affected by an identified natural hazard to the Low Density Residential Zone. Specifically, that only those sites zoned Single House are proposed to be 'down-zoned' to Low Density Residential. It is understood that no other residential zones are proposed to be managed this way (that is, 'down-zoning' residential properties subject to identified natural hazards). This raises questions as to why higher order zones (being Mixed Housing Urban and / or THAB zones), for example, are not addressed even if they are identified to be at risk of a significant natural hazard. The section 32 report concludes that all residential properties within the coastal erosion hazard area, coastal inundation hazard area and the 1% AEP + 1.5m sea level rise area, and zoned Single House are to be re-zoned Low Density Residential Zone. It is considered that this approach is a non-proportionate response to the management of an identified Qualifying Matter or the significance each hazard proposes to the individual properties - posing questions as to the evidence-based justification for proposing this approach.	Retain the approach of managing identified natural hazards (with the exception of flooding that is managed by city wide rules) via overlays and delete the proposed application of the Low Density Residential Zone on those properties that have been down-zoned. The underlying zoning should either be Mixed Housing Urban or THAB Zone as per the relief sought in mapping to the submission attached as appendix 2.

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td></td><td></td><td></td><td></td><td>Kāinga Ora reiterates that simply ‘down-zoning’ a property on the basis it is either entirely or partially identified to be at risk of coastal erosion, coastal inundation or a 1% AEP + 1.5m sea level rise is not appropriate.</td><td></td></tr>
<tr><td>37.</td><td>E36</td><td>Maps – Natural Hazards and Flooding</td><td>Support in part</td><td>Kāinga Ora support the approach of spatially identifying natural hazards on maps. However, Kāinga Ora seeks that these maps are a non-statutory set of interactive maps that sit outside of the plan and therefore can be updated over time without the use of the Schedule 1 RMA process.</td><td>Retain the Operative Plan approach of identification of natural hazards related to flooding on a non-statutory set of interactive maps that sit outside of the plan. Delete any flood hazard mapping as a statutory layer from the plan.</td></tr>
<tr><td>38.</td><td>E38</td><td>E38.2 Subdivision -Urban – Objectives

E38.3 Subdivision - Urban - Policies</td><td>Support in part</td><td>Kāinga Ora generally supports the proposed amendments to the objective and policy framework of Chapter E36. However, as consequential relief, Kāinga Ora seeks the deletion of Policy E38.2(32) to align with its submission point seeking the deletion of the Beachlands Transport Constraints Control from the plan.</td><td>Retain the proposed extent of amendments to objectives E38.2(1)-(11) and policies E38.3(1)-(31) & (33)-(35) as notified and delete Policy E38.3(32), as follows:
~~Subdivision in areas subject to the infrastructure – Beachlands Transport Constraints Control as identified in the planning maps~~
~~(32)Avoid vacant site subdivision that does not comply with the minimum site size in areas identified on the planning maps as subject to transport infrastructure constraints.~~</td></tr>
<tr><td>39.</td><td>E38</td><td>E38.4.1 Activity Table</td><td>Support in part</td><td>Kāinga Ora generally supports the proposed amendments to the activity table contained in Chapter E36. However, as consequential relief, Kāinga Ora seeks the deletion of reference to “Residential – Low Density Residential Zone” and activities E38.4.1(A29C)-(A29D) to align with its submission point seeking the deletion of both the Low Density Residential Zone and the Beachlands Transport Constraints Control from the plan.</td><td>Retain the proposed extent of amendments to activity table E38.4.1 as notified and delete reference to ‘Residential - Low Density Residential Zone and activities E38.4.1(A29C) and E38.4.1(A29D), as follows:

<u>Subdivision for the purpose of the construction or use of dwellings, which are provided for as either permitted or restricted discretionary activities in the ~~Residential - Low Density Residential Zone~~, Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone</u>
<table>
<tr><td>~~A29C~~</td><td>~~Vacant site subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Beachlands Transport Constraints Control complying with Standard 38.8.2.9.~~</td><td>~~D~~</td></tr>
<tr><td>~~A29D~~</td><td>~~Vacant site subdivision of sites in areas identified on the planning maps as being subject to the Infrastructure – Beachlands Transport Constraints Control not complying with Standard 38.8.2.9.~~</td><td>~~NC~~</td></tr>
</table></td></tr>
</table>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
40.	E38	E38.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare	Oppose	Kāinga Ora opposes the proposed amendment to the minimum net site area for subdivision involving parent sites of less than 1 hectare table to include the Low Density Residential Zone. As consequential relief, Kāinga Ora seeks the deletion of reference to "Residential – Low Density Residential Zone" to align with its submission point seeking the deletion of the Low Density Residential Zone from the plan.	Delete the proposed Low Density Residential Zone from Table E38.8.2.3.1, as follows: ~~Residential – Low Density Residential Zone~~ | ~~600m²~~
41.	E38	E38.8.2.9(1) Standards – residential restricted discretionary activities	Support in part	Kāinga Ora generally supports the proposed amendments to the subdivision standards of Chapter E36. However, as consequential relief, Kāinga Ora seeks the deletion of standard E38.8.2.9(1) to align with its submission point seeking the deletion of the Beachlands Transport Constraints Control from the plan.	Retain the proposed extent of amendments to the subdivision standard contained in Chapter E38 notified and delete standard E38.8.2.9(1), as follows: ~~E38.8.2.9 Subdivision of sites in areas identified on the planning maps as being subject to the infrastructure – Beachlands Transport Constraints Control~~ ~~(1) Proposed vacant sites identified in the Infrastructure – Beachlands Transport Constraints Control Overlay must comply with a minimum net site area of 600m²~~
Chapter G Rural Urban Boundary (RUB) and Walkable Catchments					
42.	G2	Walkable Catchments	Support in part	Kāinga Ora supports the inclusion of text explaining the concept of 'walkable catchments' and how these catchments have been applied in the Auckland context. It is considered that this will assist plan users to understand how the zone patterns have been developed within Auckland. However, Kāinga Ora seeks the following amendments to the explanatory text / Chapter G2 to align with its position that has been adopted nationally. It should be noted that the relief sought aligns with the philosophy and approach taken for the proposed rezoning maps provided by Kāinga Ora as part of its submission.	Amend the explanatory text in Chapter G2 to increase the walkable catchment from the edge of the Business – City Centre Zone from 1,200m to 2,000m and from the edge of the Business – Metropolitan Centre Zones and from the pedestrian access points to existing of planned rapid transit stops from 800m to 1,200m, as follows: **G2 Walkable Catchments** Policy 3(c) of the National Policy Statement on Urban Development 2020, updated May 2022, requires policy statements and district plans in tier 1 urban environments to enable building heights of at least six storeys within at least a walkable catchment of the following: (i) existing and planned rapid transit stops (ii) the edge of city centre zones, and (iii) the edge of metropolitan centre zones. Auckland is a tier 1 urban environment. A walkable catchment of around ~~1,200~~2,000m is applied from the edge of the Business – City Centre Zone. A walkable catchment of around ~~800~~1,200m is applied from both the edge of the Business – Metropolitan Centre Zones and from the pedestrian access points to existing or planned rapid transit stops. Edge and route modifying factors such as property boundaries, road boundaries, severance, topography, block sizes, the walking environment and the mix of land use activities can affect these general walkable catchment distances.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					The depiction of walkable catchments in the planning maps is a district plan method pursuant to section 75(2) of the Resource Management Act 1991 for implementing the policies of the district and giving effect to the National Policy Statement on Urban Development 2020, updated May 2022. The planning maps show the location and extent of walkable catchment boundaries, many of which overlap with each other. The location or extent of a walkable catchment can only be amended by way of a plan change pursuant to Schedule 1 of the Resource Management Act 1991. Any amendment to the location or extent of a walkable catchment must give effect Policy 3(c) of the National Policy Statement on Urban Development 2020, updated May 2022.
Chapter H - Zones					
Single House Zone					
43.	H3	Chapter Wide	Oppose	Kāinga Ora opposes the retention of the Single House Zone on the basis that the MDRS applies to all urban residential zones – which includes the Single House Zone. The s32 report identifies the urban environment as 'all land zoned residential, business and adjoining special purpose zones and open space zones as identified in the AUP, including the Hauraki Gulf Island Section of the District Plan, which includes metropolitan Auckland, all towns, and all rural and coastal towns and villages' and includes: • 'all urban areas in the region that are of an urban character regardless of size;' • 'all areas that are part of the Auckland housing and labour market;' and • 'areas which are zoned for urban purposes, but which are not yet urbanised i.e. areas "intended" to be urban in character' This would extend to the 23 urban settlements identified in the section 32 report as 'separated from the main urban area.' Only the Rural and / or Coastal	Delete the Single House Zone in full and replace with the Mixed Housing Urban Zone as illustrated in Appendix 2. Consequential amendments to planning maps are also sought.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Settlement zones within such settlements would be precluded from applying the MDRS as these would not constitute "residential" areas / zones. In brief, the Mixed Housing Urban Zone should be the baseline residential zone – with anything providing less density being Rural / Coastal Settlement Zones. The Single House Zone is, by definition, a "residential" zone and it is not considered that the section 32 provides sufficient evidential basis to justify its retention.	
Low Density Residential Zone					
44.	H3A	Chapter Wide	Oppose	Kāinga Ora opposes the introduction and application of a Low Density Residential Zone as a means of managing Qualifying Matters. Qualifying Matters should be applied as overlays without altering (i.e., 'down zoning', as notified) the underlying zone with a blanket set of more restrictive development standards which are not tailored to address the individual qualifying matters (noting tailored provisions should form part of the overlay framework of each respective qualifying matter irrespective of the underlying zone). This approach sought by Kāinga Ora is considered best practice with regards to how 'zones' and 'overlays' are applied within Resource Management Plan frameworks and it ensures consistency with the National Planning Standards – which stipulates using overlays to spatially identify distinctive values, risks or other factors which require management in a different manner from underlying zone provisions (with the location of these layers in a district-wide matters chapter).	Delete the Low Density Residential Zone in full and replace with the Mixed Housing Urban Zone at a minimum, or Terrace Housing and Apartment Building Zone in appropriate locations as illustrated in Appendix 2. Consequential amendments to planning maps are also sought.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Moreover, the proposed Low Density Residential Zone, as drafted, comprises a set of objectives and policies that contradict one another thus creating further ambiguity for plan users when addressing qualifying matters applying to an underlying, incoherent zone framework that is not directly responding to the specific issue/s of the qualifying matter that has been applied to the site and is the reason for the zone change.	
Mixed Housing Suburban Zone					
45.	H4	Chapter Wide	Oppose	Kāinga Ora opposes the retention of the Mixed Housing Suburban Zone on the basis that the MDRS applies to all urban residential zones – which includes the Mixed Housing Suburban Zone. The s32 report identifies the urban environment as 'all land zoned residential, business and adjoining special purpose zones and open space zones as identified in the AUP, including the Hauraki Gulf Island Section of the District Plan, which includes metropolitan Auckland, all towns, and all rural and coastal towns and villages' and includes: • 'all urban areas in the region that are of an urban character regardless of size;' • 'all areas that are part of the Auckland housing and labour market;' and • 'areas which are zoned for urban purposes, but which are not yet urbanised i.e. areas "intended" to be urban in character' This would extend to the 23 urban settlements identified in the section 32 report as 'separated from the main urban	Delete the Mixed Housing Suburban Zone in full and replace with the Mixed Housing Urban Zone as illustrated in Appendix 2. Consequential amendments to planning maps are also sought.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				area.' Only the Rural and / or Coastal Settlement zones within such settlements would be precluded from applying the MDRS as these would not constitute "residential" areas / zones. In brief, the Mixed Housing Urban Zone should be the baseline residential zone – with anything providing less density being Rural / Coastal Settlement Zones. The Mixed Housing Suburban Zone is, by definition, a "residential" zone and it is not considered that the section 32 provides sufficient evidential basis to justify otherwise.	
Terrace Housing and Apartment Zone					
46.	H6	Chapter Wide	Support	Kāinga Ora supports the inclusion of the prescribed Medium Density Residential Standard (MDRS) as required by the Housing Supply Act into the District Plan.	Retain, as notified, where they are consistent with the prescribed MDRS (including the consequential amendments, including deletions, to ensure the correct references within the framework).
47.	H6	H6.1. Zone Description	Support in part	Kāinga Ora supports, in part, amendments to the zone description to reflect the proposed changes resulting from PC78. However, Kāinga Ora seeks further amendments to the zone description to reflect the relief sought in this submission regarding building height within and outside of identified walkable catchments.	Amend the zone description to reflect the relief sought in this submission, as follows: **H6.1. Zone Description** The Residential – Terrace Housing and Apartment Buildings Zone is a ~~high-intensity~~ zone enabling a ~~greater~~ high~~–~~ intensity of residential development ~~than previously provided for~~. This zone provides for urban residential living in a range of ~~the~~ forms ~~of~~ including terrace housing and apartments. The zone is predominantly located around city, metropolitan, town and local centres and the public transport network to support the highest levels of intensification. The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres. The zone provides for the greatest density, height and scale of development of all the residential zones. Six storey buildings are enabled across the zone, with additional heights of up to eight, ten, or twelve storeys provided for where located within identified walkable catchments of centres and/or rapid transit stops, or as otherwise identified by Height Variation Control. ~~Within walkable catchments, as identified on the planning maps, development of at least six twelve storeys is enabled unless qualifying matters apply. Outside the walkable catchments, B~~buildings are enabled up to at least ~~five six storeys six or seven storeys in.~~ In ~~identified Height Variation Control areas~~ buildings of seven or more storeys are enabled. ~~Permitted h~~Heights ~~standards~~ variation controls vary from the base height within the zone depending on the scale of the adjoining centre and what it contains, to achieve a transition in height from the centre to adjoining ~~lower scale~~ residential zones.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					~~This form of development will, o~~The zone anticipates the ~~greater~~ increased intensity of development will transition neighbourhoods ~~and over time~~, ~~result in a change~~ from a predominantly existing suburban character to urban built character with a corresponding a high degree of visual change. The zone enables a mix of housing types including ~~three-storey~~ attached and detached dwellings, terraced housing and apartment buildings and integrated residential developments such as retirement villages and papakāinga. The Residential – Terrace Housing and Apartment Buildings Zone is a relevant residential zone as defined in the RMA. The zone incorporates Medium Density Residential Standards (MDRS) as modified to be made more enabling. ~~The development outcomes anticipated by the RMA are enabled in the zone and are less enabling of development where one or more qualifying matters apply.~~ Standards are applied to all buildings and resource consent is required for ~~all~~ developments with ~~four~~ seven or more dwellings and for other specified buildings and activities in order to: • achieve the planned urban built character of the zone; • achieve attractive and safe streets and public open spaces; • manage the effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight; and • achieve high quality on-site living environments. The resource consent requirements for ~~four~~ seven or more dwellings enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases. This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.
48.	H6	H6.2.(1A) & (2) Objectives	Support in part	Kāinga Ora supports, in part proposed Objective H6.2(1A) and the amendments sought to Objective H6.2(2). However, Kāinga Ora seeks further amendments to the objectives description to reflect the relief sought in this submission regarding building height within and outside of identified walkable catchments.	Amend Objectives H6.2(1A) and H6.2(2) to reflect the relief sought in this submission, as follows: (1A) Development of at least six storeys is enabled across the zone with~~in walkable catchments, with seven or more storey buildings in identified areas,~~ additional heights of up to eight, ten, or twelve storeys provided for within identified walkable catchments of centres, while also achieving a high-quality built environment. (2) Development ~~outside walkable catchments~~ is in keeping with the areas' changing planned urban built character of predominantly ~~five~~ six or more storeys ~~or six or seven storey buildings where specified in identified areas~~, in a variety of forms.
49.	H6	H6.2(3) Objectives	Oppose	Kāinga Ora opposes Objective H6.2(3) as modified by plan change 78 to the extent that it introduces a greater degree of subjectivity and does not provide sufficient certainty to applicants. Seek that Objective H6.2(3) is retained as operative.	Reinstate H6.2(3) as operative. ~~3. Development provides high-quality amenity:~~ ~~a. on-site residential amenity for residents;~~ ~~b. to adjoining sites; and~~ ~~c. to the street.~~ 3. Development provides quality on-site residential amenity for residents and the street.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
50.	H6	H6.2(8) Objectives	Oppose in part	Kāinga Ora opposes Objective H6.2(8) insofar as it suggests the shifting of responsibility for the surrounding pedestrian network from the Council onto applicants. It is the view of Kāinga Ora that the responsibility for public infrastructure falls to the Council.	Delete Objective H6.2(8). ~~(8) Enable safer pedestrian movement within the immediate locality of higher density developments to ensure ease of pedestrian movement to the rapid transport stops.~~
51.	H6	H6.2(9) Objectives	Oppose	Kāinga Ora opposes proposed Objective H6.2(9) and considers Significant Ecological Areas are already appropriately dealt with via the D9 overlay provisions. As consequential relief to its wider submission that any overlay constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach is consistent with National Planning Standards.	Delete Objective H6.2(9) from the THAB Zone chapter, as follows: (9) ~~Development is enabled on sites subject to significant ecological areas where it provides for the protection and management of the significant ecological values.~~
52.	H6	H6.3.(2) & (4) Policies	Oppose in part	Kāinga Ora supports, in part, amendments to the zone description to reflect the proposed changes resulting from PC78. However, Kāinga Ora seeks further amendments to the zone description to reflect the relief sought in this submission regarding building height within and outside of identified walkable catchments. Kāinga Ora considers that 'encourage' is a more appropriate word for Policy H6.3.(2), particularly in relation to (2)(b) as the appropriateness of bulk and massing will be somewhat site dependent.	Amend Policies H6.3(2) and (4) to reflect the relief sought in this submission, as follows: (2) ~~Require~~ Encourage the height, bulk, form and appearance of ~~multi-unit~~ development ~~and the provision of setbacks and landscaped areas~~ to achieve ~~a high-quality built environment~~high density planned urban form: (a) with a high-density urban built character of predominantly ~~five,~~ six ~~or seven~~ storey buildings, or up to eight, ten, or twelve storeys in identified areas; and (b) through building and site design which locates bulk and mass towards the street and provides for setbacks, outlook spaces, private and communal outdoor spaces and landscaped areas. ~~, in a variety of forms.~~ (4) In identified locations adjacent to centres, enable greater building height ~~through the~~ of ~~five~~ at least six, ~~storey's outside walkable catchments, at least six~~ and up to eight, ten, or twelve storeys in certain walkable catchments ~~within walkable catchments~~ and the application of the Height Variation Control where additional development potential is enabled and which: […]

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
53.	H6	H6.3(A4) Policies	Oppose in part	Kāinga Ora considers that operative policies H6.3(3), (5), and (6), sufficiently address the matters raised in Policy H6.3(A4). In relation to those items in Policy H6.3(A4)not explicitly covered by operative policies: • Clause (e) – there are no relevant standards and / or assessment criteria relating to "garages" within the Mixed Housing Urban Zone chapter that would warrant a policy framework specific to the control of garages. Carparking is addressed within Chapter E27. • Clause (f) – it is considered that stormwater runoff effects can be mitigated in cases where high levels of impervious surface is porposed and seeks amendments to recognise this. • Clause (g) - forms part of the policy framework supporting the deep soil area standard. This standard is sought to be deleted as part of this submission and, therefore, the deletion of this clause is sought as consequential relief. • Clause (i) – it is not considered appropriate to control the internal layout / configuration of a residential dwelling through the resource consent process – particularly given the subjective nature on what constitutes "practical" and / or "sufficient" or how the landowner wishes to configure the internal space of their property to meet their individual needs. Based on the above, Kāinga Ora seeks deletion of proposed Policy H6.3(A4) and reinstatement of operative Policies H6.3(3), (5), and (6) with amendments.	Delete Policy H6.3(A4) and reinstate operative policies (3), (5), and (6) with amendments, as follows: 3. ~~[Deleted]~~ Encourage development to achieve attractive and safe streets, and public open spaces including by: a. providing for passive surveillance b. optimising front yard landscaping ~~c. minimising visual dominance of garage doors.~~ 5. ~~[Deleted]~~Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments. 6. ~~[Deleted]~~ Require accommodation to be designed to meet the day to day needs of residents by: a. providing privacy, and outlook; and b. providing access to daylight and sunlight, and providing the amenities necessary for those residents (~~A4) Require development to achieve a built form that contributes to high-quality built well-functioning urban environment outcomes by:~~ ~~(a) Maintaining a level of privacy, outlook, daylight and sunlight access to provide for the health and safety amenity of residents on-site;~~ ~~(b) providing for resident's' safety and privacy while enabling passive surveillance on the street;~~ ~~(c) minimisingmanaging visual dominance effects on adjoining sites;~~ ~~(d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;~~ ~~(e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;~~ ~~(f) minimising the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;~~ ~~(g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; and~~ ~~(h) designing practical, sufficient space for residential waste management; and~~ ~~(i) designing practical, sufficient space for internal storage and living areas.~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
54.	H6	H6.3(12) Policies	Oppose	Kāinga Ora considers that Policy H6.3(12) is already addressed via other legislation (i.e. the Building Act) such that a policy is not required within the THAB Zone.	Delete Policy H6.3(12) as follows: ~~Require dwellings to be provided with access to safe and reliable drinking water and wastewater services.~~
55.	H6	H6.3.(13) & (15) Policies	Oppose	Kāinga Ora opposes newly proposed Policies H6.3(13) & (15) as consequential relief to its wider submission that any overlay constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach is consistent with National Planning Standards. Of note, proposed Policy 13 is already addressed in Chapter E27 and Policy 15 is addressed within the suite of Significant Ecological Overlay provisions contained within the plan.	Delete Policies H6.3(13) & (15) from the THAB Zone chapter, as follows: ~~(12)Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, to be provided with appropriate infrastructure.~~ (15) ~~Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas.~~
56.	H6	H6.3.(14) Policies	Oppose	Kāinga Ora opposes newly proposed Policy H6.3(14) insofar as this policy places too much responsibility on the applicant, when ultimately it is considered both Auckland Council and Auckland Transport are responsible for the road environment. Kāinga Ora considers the method of achieving the intended outcomes of the policy is unclear.	Delete Policies H6.3(14) from the THAB Zone chapter, as follows: (14) ~~Require development to contribute to safety improvements of the immediate urban road environment to achieve pedestrian connectivity to public transport~~
57.	H6	H6.4. Activity Table	Oppose in part	Kāinga Ora opposes the inclusion of rules into the zone structure that should more appropriately be located in an Overlay chapter of the plan (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach is consistent with National Planning Standards.	Delete activities that should more appropriately be located in the relevant overlay chapter. Delete references to standards that are sought to be deleted within this submission. Delete the approach to splitting “up to 3 dwellings” and “4 or more dwellings”. In addition, increase both the permitted and restrcitied discretionary activity thresholds regarding the number of residnetial dwellings, as follows: **H6.4. Activity Table**

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Moreover, Kāinga Ora opposes the proposed approach to split the activity standards into a "up to X dwellings" and "Y or more dwellings" framework, particularly in relation to standards addressing on-site amenity matters. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users. Similarly, Kāinga Ora opposes the introduction of standards to be complied with 'within' and 'outside' of walkable catchments, as this creates two differing expectations within the zone. Instead, Kāinga Ora seeks that Height Variation Controls are introduced to those areas within certain walkable catchments, and all other standards are generally consistent across the zone. Kāinga Ora opposes retaining both the permitted and restricted discretionary activity threshold regarding the number of residential dwellings, and considers that a higher threshold is required to ensure outcomes consistent with a high intensity residential zone. Kāinga Ora seeks to increase these thresholds commensurate with a higher density zone than the THAB Zone (noting these thresholds are currently the same across both zones). In relation to Proposed Standards H6.6.20, H6.6.21 , and H6.6.22, Kāinga Ora opposes these and queries how their inclusion within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	

Activity		Activity status	Standards to be complied with across the zone	~~Additional standards to be complied with outside walkable catchments~~	~~Additional standards to be complied with inside walkable catchments~~
Use					
(A1)	Activities not provided for	NC			
Residential					
(A2)	Camping grounds	NC			
~~(A2A)~~	~~One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5~~	~~C~~	~~Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B. Dwellings within the Infrastructure - Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height;~~		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
				Kāinga Ora opposes the inclusion of rules regarding Significant Ecological Areas within zones in the first instance but also considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. If the amended provisions are required, they should be located within the overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act).					~~Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6. 13(A1) Outlook space; Standard H6.6. 15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to~~		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~private pedestrian and vehicle accessways;~~		
						~~(A2B)~~	~~Two or three dwellings per site where located in a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5)~~	~~D~~	~~Standard H6.6.4A.(1) Number of dwellings per site; Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls; Standard H6.6.5(1)(a) Building height; Standard H6.6.6(1) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10(3) Maximum~~		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~impervious area; Standard H6.6.11(2) Building coverage; Standard H6.6.12(A1), (A2) and (4) Landscaped area; Standard H6.6.13(A1) Outlook space; Standard H6.6.15(A1) – (B1) Outdoor living space; Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.20 Residential waste management.~~		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
						(A3)	Dwellings (up to ~~three~~ six)	~~RD~~ P	Standard H6.6.4A.(1) Number of dwellings per site; ~~Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls~~; Standard H6.6.5~~(1)(a)~~ Building height; Standard H6.6.6~~(1)~~ Height in relation to boundary; ~~Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower~~		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~density zones;~~ Standard H6.6.9 Yards; ~~Standard H6.6.10 Maximum impervious area~~; Standard H6.6.11 Building coverage; Standard H6.6.12~~(A1) – (A2~~) Landscaped area; Standard H6.6.13~~(A1)~~ Outlook space; ~~Standard H6.6.14 Daylight;~~ Standard H6.6. 15~~(A1) – (B1)~~ Outdoor living space; Standard H6.6.19~~(1)~~ Windows to street ~~and private vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle~~		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~accessways; and Standard H6.6.20 Residential waste management.~~		
						A3A	Dwellings (~~four~~ seven or more)	RD	~~H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls~~; Standard H6.6.9 Yards; Standard ~~H6.6.10 Maximum impervious area~~; Standard H6.6.11 Building coverage; Standard H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.13(~~1) – (9)~~ Outlook space; Standard H6.6.14 Daylight;	~~Standard H6.6.5(1)(b) Building height; Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height; Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									Standard H6.6.15~~(1) – (4)~~ Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size; Standard ~~H6.6.19(2) Windows to street and private vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways; and Standard H6.6.22. Residential waste management.~~		
						~~(A3B)~~	~~One dwelling per site in the Infrastructure – Water and Wastewater Constraints Control~~	~~P~~			

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
						~~(A3C)~~	~~One dwelling per site in the Infrastructure – Water and Wastewater Constraints Control~~	~~RD~~			
						(A4)	Integrated residential development	RD	~~Standard H6.6.7 Alternative height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ ~~Standard H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; Standard H6.6.4C Dwellings within the Infrastructure – Stormwater Disposal Constraints Controls;~~ Standard H6.6.9 Yards; ~~Standard H6.6.10 Maximum impervious area~~; Standard H6.6.11 Building	~~Standard H6.6(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									coverage; Standard H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.13 ~~(1) – (9)~~ Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 ~~(1) – (4)~~ Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard ~~H6.6.19(2) Windows to street and private vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.~~		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
						(A5)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	~~Standard H6.6.7 Alternative height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; Standard ~~H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.13~~(1) – (9)~~ Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15~~(1) – (4)~~ Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; ~~Standard H6.6.19(2) Windows to street and private~~	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways.~~		
						(A6)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	~~Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.9 Yards; Standard H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.13~~(1) – (9)~~ Outlook space; Standard H6.6.15~~(1) – (4)~~ Outdoor living space; ~~Standard H6.6.19(2) Windows to street and private~~	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways~~		
						(A7)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; Standard ~~H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.13~~(1) – (9)~~ Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15~~(1) – (4)~~	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard ~~H6.6.19(2) Windows to street and private vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.~~		
					(A8)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	~~Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; Standard H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.13	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought					
								~~(1) – (9)~~ Outlook space; Standard H6.6.15 ~~(1) – (4)~~ Outdoor living space; Standard ~~H6.6.19(2) Windows to street and private vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways.~~	~~relation to boundary adjoining lower density zones;~~	
						(A9)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; Standard ~~H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.16 Front, side and rear fences and walls; ~~Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways~~	~~adjoining lower density zones;~~	
					(A10)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	~~Standard H6.6.7 Alternative height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; ~~Standard H6.6.10 Maximum~~	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~impervious area~~; Standard H6.6.12~~(1) – (3)~~ Landscaped area; ~~Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; and Standard H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways.~~	~~relation to boundary adjoining lower density zones;~~	
					Community						
					(A11)	Care centres accommodating up to 10 people per site excluding staff	P	~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; ~~Standard H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.16 Front, side and rear fences and walls; ~~and H6.6.20 Deep soil area and canopy tree.~~	~~boundary adjoining lower density zones;~~	
						(A12)	Care centres accommodating greater than 10 people per site excluding staff	RD	~~Standard H6.6.5Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; ~~Standard H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.16 Front, side and rear fences and walls~~; and H6.6.20 Deep soil~~	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~area and canopy tree.~~		
						(A13)	Community facilities	RD	~~Standard H6.6.5Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; ~~Standard H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.16 Front, side and rear fences and walls~~; and H6.6.20 Deep soil area and canopy tree.~~	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(1A), (2), (3), (4), (7) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(1B), (1C), (2), (3), (4), (7) Height in relation to boundary;~~
						(A14)	Emergency services adjoining an arterial road	D			

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought							
						(A15)	Healthcare facilities up to 200m² gross floor area per site	RD	~~Standard H6.6.5 Building height;~~ ~~Standard H6.6.6 Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; Standard ~~H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard H6.6.12~~(1) – (3)~~ Landscaped area; Standard H6.6.16 Front, side and rear fences and walls;~~ and H6.6.20 Deep soil area and canopy tree.~~	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(2), (5) – (7), (10) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(3), (4), (5) – (7), (10) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
						(A16)	Internal and external alterations to buildings ~~for a development of up to three dwellings~~	P	Standard H6.6.5~~(1)(a)~~ Building height; Standard H6.6.6~~(1), (5), (6), (7), (10)~~ Height in relation to boundary; ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~ Standard H6.6.9 Yards; Standard ~~H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard H6.6.12~~(A1) – (A2)~~ Landscaped area; Standard H6.6.13~~(A1)~~ Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15~~(A1) – (B1)~~ Outdoor living space; Standard H6.6.16 Front, side and rear fences and		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									walls; ~~H6.6.17 Minimum dwelling size~~; ~~Standard H6.6.19(1) Windows to street and private vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree;~~ ~~Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.~~		
					~~(A17A)~~	~~Internal and external alterations to buildings for a development of four or more dwellings~~	~~P~~	~~Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) – (3) Landscaped area; Standard H6.6.13(1) – (9) Outlook space; Standard H6.6.14 Daylight;~~	~~Standard H6.6.5(1)(b) Building height;~~ ~~Standard H6.6.6(2), (5) – (7), (10) Height in relation to boundary;~~ ~~Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height;~~ ~~Standard H6.6.6(3), (4), (5) – (7), (10) Height in relation to boundary;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~Standard H6.6.15(1) – (4) Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; H6.6.18 Windows to street; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.~~		
					(A32)	Accessory buildings ~~associated with developments of up to three dwellings~~	P	Standard H6.6.5~~(1)(a)~~ Building height; Standard H6.6.6~~(1), (5), (6), (7), (10~~) Height in relation to boundary; Standard H6.6.9 Yards; Standard		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard H6.6.12~~(A1) - (A2)~~ Landscaped area; ~~and Standard H6.6.20 Deep soil area and canopy tree.~~		
						~~(A32A)~~	~~Accessory buildings associated with developments of four or more dwellings~~	~~P~~	~~Standard H6.6.5(1)(b) Building height; Standard H6.6.6(2), (5) - (7), (10) Height in relation to boundary; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) - (3) Landscaped area; and Standard H6.6.20 Deep soil area and canopy tree.~~	~~Standard H6.6.5(1)(b) Building height; Standard H6.6.6(2), (5) - (7), (10) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height; Standard H6.6.6(3), (4), (5) - (7), (10) Height in relation to boundary;~~

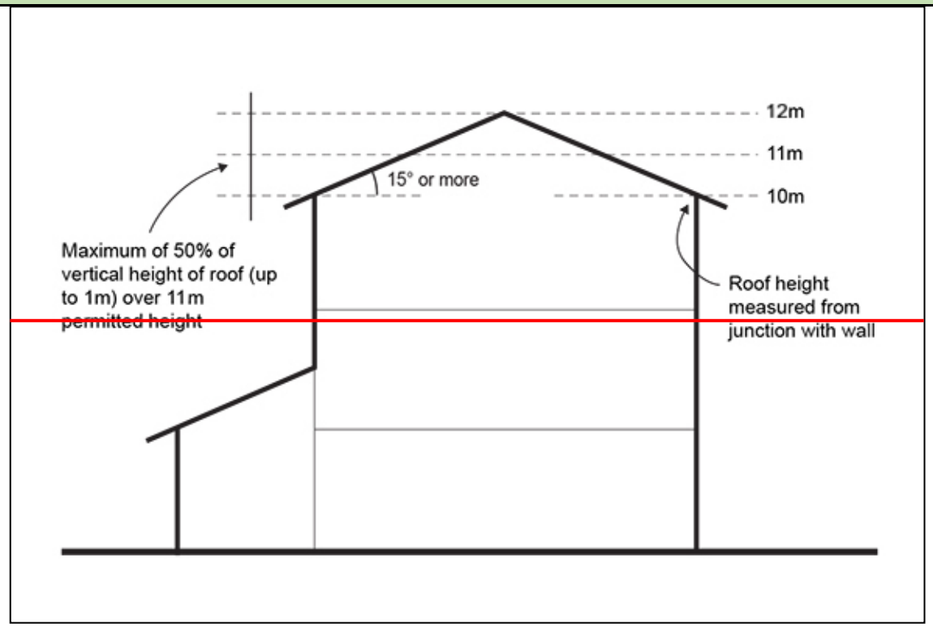
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
						(A18)	Additions to an existing dwelling ~~from a development of up to three dwellings~~	P	Standard H6.6.5~~(1)(a)~~ Building height Standard H6.6.6~~(1), (5), (6), (7), (10)~~ Height in relation to boundary; Standard H6.6.9 Yards; Standard ~~H6.6.10 Maximum impervious area~~s; Standard H6.6.11 Building coverage; Standard H6.6.12~~(A1) - (A2)~~ Landscaped area; Standard H6.6.13~~(A1)~~ Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15~~(A1) - (B1)~~ Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; H6.6.17 Minimum dwelling size; ~~Standard H6.6.19(1)~~		

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~Windows to street and private vehicle and pedestrian accessways~~; ~~Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.~~		
						~~(A19A)~~	~~Additions to an existing dwelling from a development of four more dwellings~~	~~P~~	~~Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12(1) - (3) Landscaped area; Standard H6.6.13(1) – (9) Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15(1) – (4) Outdoor living space; Standard H6.6.16 Front,~~	~~Standard H6.6.5(1)(b) Building height; Standard H6.6.6(2), (5) - (7), (10) Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;~~	~~Standard H6.6.5(1)(c) Building height; Standard H6.6.6(3), (4), (5) - (7), (10) Height in relation to boundary;~~

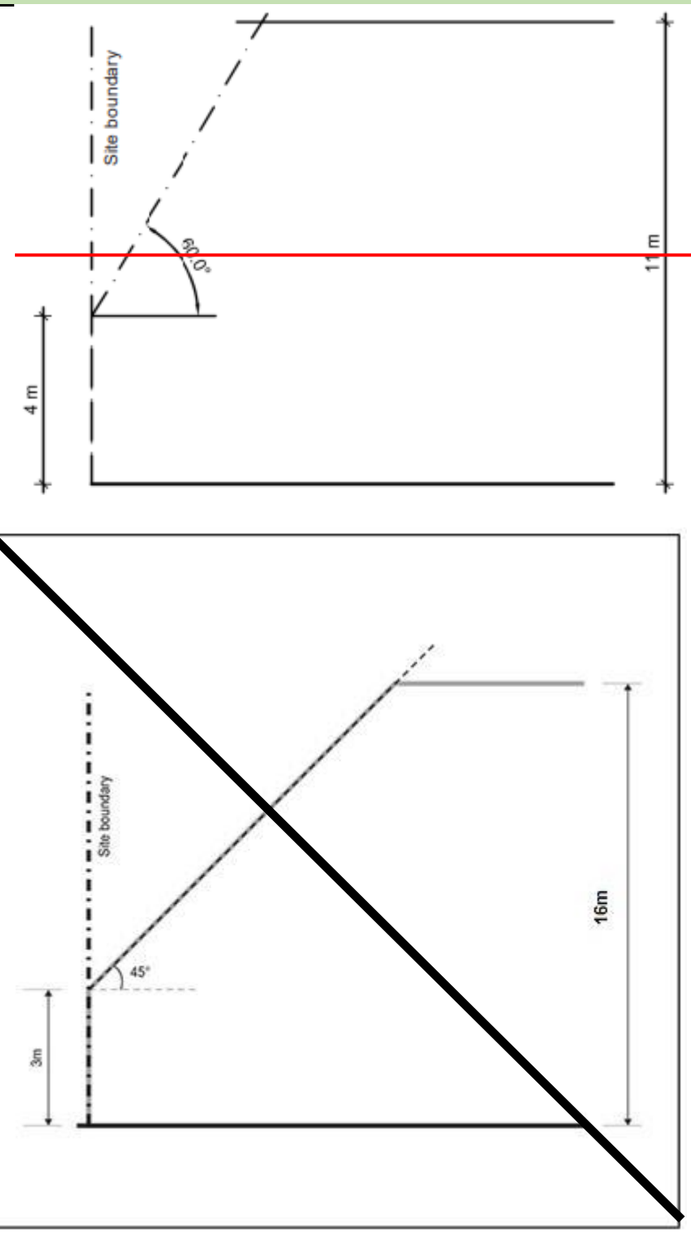
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought						
									~~side and rear fences and walls; H6.6.17 Minimum dwelling size; Standard H6.6.19(2) Windows to street and private vehicle and pedestrian accessways; Standard H6.6.20 Deep soil area and canopy tree; Standard H6.6.21 Safety and privacy buffer to private pedestrian and vehicle accessways.~~		
					~~(A33B)~~	~~New buildings and additions and alterations to buildings subject to the Significant Ecological Area Overlay which do not comply with Standard H6.6.11(2) Building coverage~~	~~D~~			
58.	H6	H6.5. Notification	Support in part	Kāinga Ora supports, in part, the proposed amendments to the notification provisions. However, it is considered a refined version of these provisions that targets three dwellings per site, four or more dwellings	Delete the notification standard and insert a new notification standard, as follows: (1) Any application for resource consent pursuant to Rules (A3) Up to six dwellings per site, (A3A) seven or more dwellings per site or (A7) Integrated Residential development in Table H6.4.1 Activity table which comply with all of the following standards:						

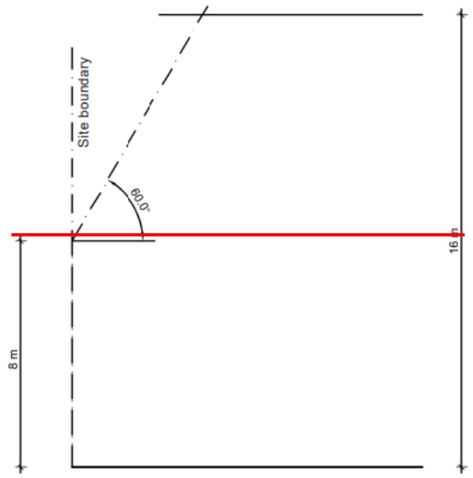
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				per site and integrated residential development is clearer for plan users when determining whether notifications precluded for these specific activities.	a) Standard H6.6.5 Building Height; b) Standard H6.6.6 Height in relation to boundary; c) Standard H6.6.9 Yards; d) Standard H6.6.11 Building Coverage; and e) Standard H6.6.13 Outlook Space; Will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council determines that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991. (2) Any application for resource consent pursuant to Rule (A3) Up to six dwellings per site in Table H6.4.1 Activity table will be considered without public notification unless the Council determines that special circumstances exist under section 95A(9) of the Resource Management Act 1991. (3) Any application for resource consent pursuant to Rules (A3A) seven or more dwellings per site or (A7) Integrated residential development in Table H6.4.1 Activity Table which comply with all of the following standards: a) Standard H6.6.5 Building Height; b) Standard H6.6.9(1) Yards (front) and H6.6.9(2); and c) Standard H6.6.11 Building Coverage; Will be considered without public notification unless it is determined that special circumstances exist under section 95A(9) of the Resource Management Act 1991. (4) Any application for resource consent for an activity listed in Table H6.4.1 Activity table and which is not listed in H6.5(1), H6.5(2) or H6.5(3) above will be subject to the normal tests for notification under sections 95A and 95B of the Resource Management Act 1991.
59.	H6	H6.6.4A Number of dwellings per site	Oppose	Kāinga Ora opposes standard H6.6.4A and seeks it be deleted. The number of dwellings per site is already addressed within the activity table and, therefore, retaining this standard is an unnecessary duplication.	Delete standard H6.6.4A from the THAB Zone chapter, as follows: ~~**H6.6.4A Number of dwellings per site**~~ **(1)** ~~There must be no more than three dwellings per site~~**.**
60.	H6	H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps	Oppose	Kāinga Ora opposes standard H6.6.4B and seeks it be deleted from the THAB Zone chapter and be relocated into the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach	Delete standard H6.6.4B from THAB Zone chapter, as follows: ~~**H6.6.4B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps**~~ ~~Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network.~~

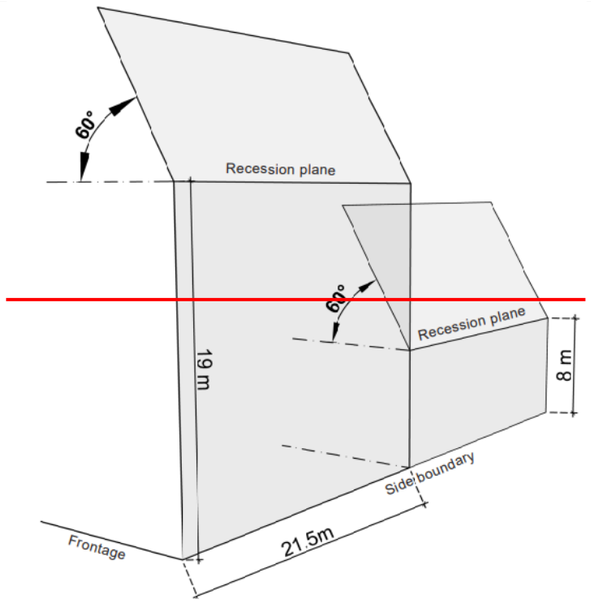
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				sought by Kāinga Ora would ensure consistency with the National Planning Standards.	(2) ~~A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network.~~
61.	H6	H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control	Oppose	Kāinga Ora opposes standard H6.6.4C and seek it be deleted from the THAB Zone chapter and be relocated into the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistentcy with National Planning Standards.	Delete standard H6.6.4C from the THAB Zone chapter, as follows: ~~**H6.6.4C Dwellings within the Infrastructure - Stormwater Disposal Constraints Control**~~ ~~Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to ensure adequate provision for stormwater disposal from the site.~~ ~~(1) A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage capacity must either be able to connect to the public stormwater network or provide sufficient stormwater disposal capacity on-site.~~
62.	H6	H6.6.5. Building height	Oppose in part	Kāinga Ora opposes the approach to building height standards located within and outside of walkable catchments. Kāinga Ora seeks that a base height of 6 storeys is applied within the THAB Zone, with additional height provided for via Height Variation Control where located within identified walkable catchments. Amendments sought.	Amend standard H6.6.5 as follows: **H6.6.5. Building height** Purpose: to manage the height of buildings to provide for terrace housing and apartments and achieve an urban built character of predominantly ~~five~~ six storeys, or ~~six or seven~~ eight to twelve storeys in identified locations adjacent to or within walkable catchments of certain centres (as specified in the Height Variation Control). (1) Buildings must not exceed ~~the height in metres specified in clauses H6.6.5.1(a) – H6.6.5.1(c) 16m in height~~. 22m (6 storeys) in height unless otherwise specified in the Height Variation Control in the planning maps. ~~**Developments containing up to three dwellings must comply with the following standard:**~~ (a) ~~Buildings must not exceed 11m (3 storeys) in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H6.6.5.1 below:~~ ~~**Figure H6.6.5.1 Building height**~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					 ~~**Any other development:**~~ (b) ~~Buildings outside a walkable catchment must not exceed 16m (5 storeys) in height unless otherwise specified in the Height Variation Control on the planning maps.~~ (c) ~~Buildings in a walkable catchment must not exceed 2143m (612 storeys) in height unless otherwise specified in the Height Variation Control on the planning maps.~~ (2) [deleted] ~~If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for the site on the planning maps.~~ (3) ~~Standard H5.6.4 Building height applies to the site at 16 Spring Street, Freemans Bay (Lot 1 DP 85829) within a 10m setback area along Spring Street, England Street and adjoining the reserve at 10 England Street (Lot 1 DP 85953) as indicated on the planning maps. Outside of the setback area Buildings must not exceed 16m in height~~. [deleted] As per its submission to rule H6.6.5 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H6.6.5 are deleted in full from the plan.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
62.	H6	H6.6.6. Height in relation to boundary H6.6.7. [Deleted] Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone H6.6.8. Height in relation to boundary adjoining lower intensity zones	Support in part	Kāinga Ora seeks amendments to the permitted and restricted discretionary height in relation to boundary standards, consistent with the intent of the THAB Zone as a high intensity residential zone. Moreover, Kāinga Ora opposes the proposed approach to split the activity standards into a "up to X dwellings" and "Y or more dwellings" framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users. Kāinga Ora considers that Standard H6.6.8 as amended can be deleted, consistent with its position on the Low Density Residetnial Zone.	Amend standard H6.6.6 and H6.6.8 as follows: **H6.6.6. Height in relation to boundary** Purpose: • ~~For buildings developments containing no more than threesix dwellings, to minimise s.~~ To enable up to 6 storeys or greater in identified locations where locating bulk and mass towards the street, so as to manage the adverse effects of building height on neighbours (i.e. dominance and shading) and reduce the overall visual dominance of buildings at upper levels. • ~~For buildings outside a walkable catchment, to enable 5 storeys, achieving a high-quality built environment whilst limiting the adverse effects of building height on neighbouring sites (i.e. dominance and shading) to acceptable levels and managing the overall visual dominance of buildings on the rear parts of adjoining sites.~~ • ~~For buildings in a walkable catchment, to enable 6 storeys that locate bulk and mass towards the street and achieving a high-quality built environment whilst limiting the adverse effects of building height on neighbouring sites (i.e. dominance and shading) to acceptable levels and reducing the overall visual dominance of buildings on the rear parts of adjoining sites.~~ ~~**Developments containing up to threesix dwellings must comply with the following:**~~ (4) ~~Buildings must not project beyond a 45~~60~~-degree recession plane measured from a point 3~~4m vertically above ground level along the side and rear boundaries, as shown below in Figure H6.6.6.1 Height in relation to boundary for up to three dwellings.~~ Buildings within 25m from the frontage must not project beyond a 60-degree recession plane measured from a point 22m vertically above ground level along the side boundaries; and (1AA) Buildings 25m from the frontage must not project beyond a 60-degree recession plane measured from a point 6m vertically above ground level along the side and rear boundaries. ~~**Figure H6.6.6.1 Height in relation to boundary for up to three dwellings**~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					 ~~(1) Buildings within 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 22m vertically above ground level along the side boundaries.~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					~~Developments containing four or more dwellings and any other development outside a walkable catchment must comply with the following~~: ~~(1A) Buildings must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side and rear boundaries, as shown in Figure H6.6.6.2 below.~~ ~~Figure H6.6.6.1A Height in relation to boundary for four or more dwellings and any other development outside a walkable catchment~~  ~~Developments containing four seven or more dwellings and any other development in a walkable catchment must comply with the following:~~ ~~(1B) Buildings within 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 129m vertically above ground level along the side boundaries as shown in Figure H6.6.6.3 Height in relation to boundary for four seven or more dwellings and any other development within walkable catchments below; and~~ ~~(1C) Buildings 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side and rear boundaries as shown in Figure H6.6.6.3 Height in relation to boundary for four seven or more dwellings and any other development within walkable catchments below.~~ ~~Figure H6.6.6.1B Height in relation to boundary for four seven or more dwellings and any other development within walkable catchments~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					 **All Buildings must also comply with the following:** (5) Standard H6.6.6(1) and (1AA) ~~and H6.6.6(2)~~ do~~es~~ not apply to a boundary, or part of a boundary, adjoining any of the following: (a) Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or (b) [Deleted]~~sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:~~ (i) ~~that are greater than 2000m²;~~ (ii) ~~where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and~~ (iii) ~~where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.~~ (6) Standard H6.6.6(1) and (1AA) ~~H6.6.6(2) and H6.6.6(3)~~ do~~es~~ not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(7) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standards H6.6.6(1)~~, H6.6.6(2) and H6.6.6(3)~~ and (1AA) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way. ~~**H6.6.8 Height in relation to boundary adjoining lower intensity zones**~~ ~~Purpose: for development located outside walkable catchments, to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.~~ (8) ~~Where sites in the Residential – Terrace Housing and Apartment Buildings Zone~~ are located outside walkable catchments ~~and~~ adjoin: (a) ~~a site in the Residential – Single House Zone~~ Low Density Residential Zone~~; or~~ (b) ~~a site in the Residential – Mixed Housing Suburban Zone; or~~ (c) ~~sites less than 2000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone except Standard H6.6.8(1)(c) does not apply to the site at 16 Spring Street, Freemans Bay (Lot DP 58529);~~ ~~then buildings must not project beyond a 45~~ 60 ~~degree recession plane measured from a point 2.5~~ 4m vertically above ~~ground level along the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone with the zone listed in Standard H6.6.8(1)(a) – (c) above.~~ (9) ~~[Deleted] Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin sites in the Residential – Mixed Housing Urban Zone then Standard H5.6.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone or Standard H5.6.6 Alternative height in relation to boundary in the Residential – Mixed Housing Urban Zone applies to the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone that adjoins the Residential – Mixed Housing Urban Zone.~~ (10) ~~The building setback must be a stepped profile and must not be a literal regression of the recession plane.~~ (11) ~~Where the boundary forms part of a legal right of way, entrance strip or access site or pedestrian access way, the control in Standard H6.6.8(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.~~ (12) ~~A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plan is:~~ ~~a. no greater than 1.5m2 in area and no greater than 1m in height; and~~ ~~b. no greater than 2.5m cumulatively in length measured along the edge of the roof.~~

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td>63.</td><td>H6</td><td>H6.6.9. Yards</td><td>Support</td><td>Kāinga Ora supports amending standard H6.6.9 to adopt the MDRS standard regarding minimum depth of the front yard.</td><td>Retain standard H6.6.9, as follows:

H6.6.9. Yards

Purpose:

• to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
• to maintain a reasonable standard of residential amenity for adjoining sites;
• to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
• to enable buildings and services on the site or adjoining sites to be adequately maintained.

(13) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H6.6.9.1 Yards (Density Standard) below.

Table H6.6.9.1 Yards (Density Standards)

<table><tr><th>Yard</th><th>Minimum depth</th></tr><tr><td>Front</td><td>1.5m</td></tr><tr><td>Side</td><td>1m</td></tr><tr><td>Rear</td><td>1m</td></tr></table>

(1A) A building or parts of a building must be set back from the relevant edge or boundary by the minimum depth listed in Table H6.6.9.2 Yards below.

Table H6.6.9.2 Yards

<table><tr><th>Yard</th><th>Minimum depth</th></tr><tr><td>Riparian</td><td>10m from the edge of all other permanent and intermittent streams</td></tr><tr><td>Lakeside</td><td>30m</td></tr><tr><td>Coastal protection yard</td><td>10m, or as otherwise specified in Appendix 6 Coastal protection yard</td></tr></table>

(14) Standard H6.6.9(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.</td></tr>
<tr><td>64.</td><td>H6</td><td>H6.6.10 Maximum impervious area</td><td>Oppose</td><td>Kāinga Ora considers that stormwater runoff effects can be mitigated in cases where a high level of impervious surface is proposed, and seeks deletion of the standard to recognise this.</td><td>Delete standard H6.6.10, as follows:

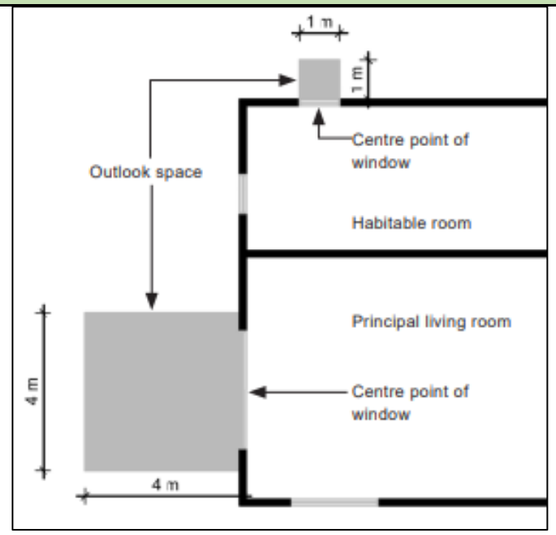
~~H6.6.10 Maximum impervious area~~

~~Purpose:~~</td></tr>
</table>

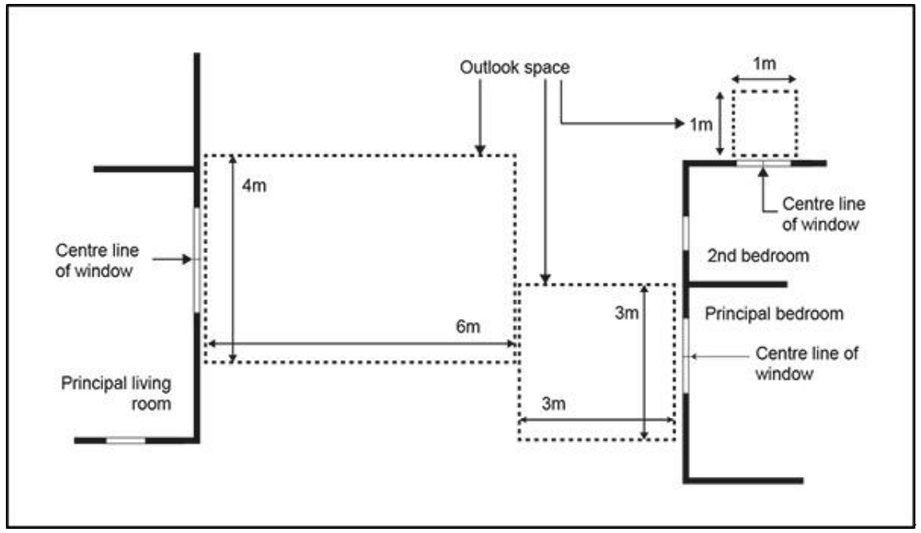
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					~~• to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;~~ ~~• to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;~~ ~~• to reinforce the building coverage and landscaped area standards;~~ ~~• to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.~~ (1) ~~The maximum impervious area must not exceed 70 per cent of site area.~~ (2) ~~The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.~~
65.	H6	H6.6.11. Building coverage	Oppose in part	Kāinga Ora opposes the retention of the 50% maximum building coverage threshold in standard H6.6.11, Kāinga Ora seeks to increase the threshold to 60% so as to differentiate it from the Mixed Housing Urban Zone. In addition, Kāinga Ora opposes the inclusion of rules regarding Significant Ecological Areas within zones in the first instance but also considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. If the amended provisions are required, they should be located within the overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.	Amend standard H6.6.11 as follows: **H6.6.11. Building coverage** Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space ~~and to provide for the protection and management of significant ecological areas~~. . (15) The maximum building coverage must not exceed ~~5~~60 per cent of the net site area. (16) ~~On a site subject to a Significant Ecological Areas Overlay:~~ (a) ~~the maximum building coverage must not exceed 50 per cent of the net site area; and~~ (b) ~~building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m2 of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and~~ (c) ~~other than provided for in H6.6.11(2)(b), building coverage must not be located within a significant ecological area.~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
66.	H6	H6.6.12. Landscaped area	Oppose in part	Kāinga Ora opposes the proposed approach to splitting the landscaped area standard into an "up to X dwellings" and "Y or more dwellings" framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users. For clarity, and as addressed in other submission points, Kāinga Ora supports the amendments to standard H6.6.12 to incorporate the MDRS standards. Kāinga Ora seeks deletion of the reference to the purpose being to the streetscape, as the MDRS does not specify where landscaped area is to be located on site.	Delete the approach to splitting "up to X dwellings" and "Y or more dwellings" and retain the 20% minimum landscaped threshold for all development, as follows: **H6.6.12. Landscaped area** Purpose: • to provide for quality living environments consistent with the planned urban built character of buildings surrounded by ~~open space~~ vegetation; and • ~~to create a landscaped vegetated urban streetscape character within the zone;~~ ~~**Developments containing up to three dwellings must comply with the following:**~~ (A1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. (A2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling. ~~**Developments containing four or more dwellings and any other development must comply with the following:**~~ ~~(1) The minimum landscaped area must be at least 3020 per cent of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch.~~ (2) ~~Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m² as shown below in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.~~ (3) ~~A minimum 50 per cent of the front yard must be a landscaped area.~~
67.	H6	H6.6.13. Outlook space	Oppose in part	Kāinga Ora opposes the proposed approach to split on-site amenity standards into a "up to X dwellings" and "Y or more dwellings" framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users. For clarity, and as addressed in other submission points, Kāinga Ora supports the	Delete the approach to splitting "up to X dwellings" and "Y or more dwellings" in relation to on-site amenity standards, as follows: **H6.6.13 Outlook Space** Purpose: • to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; • in combination with the daylight control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space. ~~**Development containing up to three dwellings must comply with the following:**~~

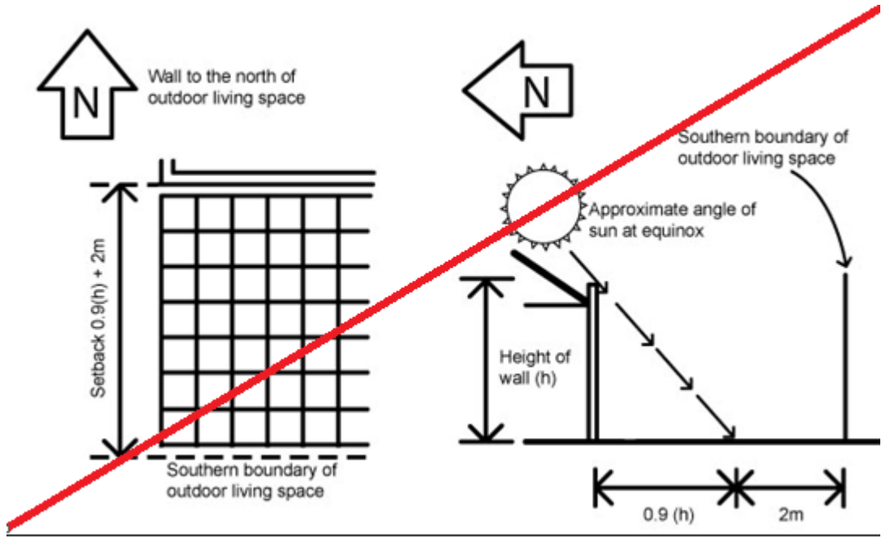
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				amendments to standard H6.6.13 to incorporate the MDRS standards.	(A1) An outlook space must be provided for each dwelling, Integrated Residential Development, Supported residential care facility, or boarding house as specified in this clause. (a) An outlook space must be provided from habitable room windows as shown in Figure H6.6.6.13.1 Outlook space ~~for development containing up to three dwellings below:~~ (b) The minimum dimensions for a required outlook space are as follows and as shown in Figure H6.6.6.13.1 Outlook space ~~for development containing up to three dwellings below~~: i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width. (c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies as shown below in Figure H6.6.6.13.1 Outlook space ~~requirements for development containing up to three dwellings.~~ (d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space. (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building. (f) Outlook spaces may be under or over a balcony. (g) Outlook spaces required from different rooms within the same building may overlap. (h) Outlook spaces must— i. be clear and unobstructed by buildings; and ii. not extend over an outlook space or outdoor living space required by another dwelling **Figure H6.6.13.A1 Outlook space requirements ~~for development containing up to three dwellings~~**

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					 ~~Development containing four or more dwellings and any other development must comply with the following:~~ (1) ~~An outlook space must be provided from the face of a building containing windows~~ or balconies ~~to a habitable room. Where the room has two or more external faces with windows~~ or balconies ~~the outlook space must be provided from~~, ~~in order of priority,~~ ~~the face with the largest~~ balcony or ~~area of glazing.~~ (2) ~~The minimum dimensions for a required outlook space are as follows:~~ (a) ~~a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space~~ ~~as shown in Figure H6.6.13.1 Required outlook space for four or more dwellings and any other development, with a minimum dimension of:~~ i ~~6m in depth and 4m in width; and~~ ii ~~Except for buildings greater than 3 storeys where the minimum dimension is 8m depth and 4m in width and, or~~ iii ~~Where the principal living room outlook is on the ground floor and is defined by a boundary fence, outlook depth may be reduced to 5m.~~ (b) ~~a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and~~ (c) ~~all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.~~ (3) ~~The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(4) ~~The width of the outlook space is measured from:~~ ~~(a) the centre point of the largest window on the building face to which it applies~~ ~~where outlook depth is reduced to 5m as provided for under H5.6.13(2)(a)(iii) above~~~~; or~~ ~~(b) the centre line of the façade of the largest window or balcony edge whichever is closer to the boundary or opposing building.~~ (5) ~~The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.~~ (6) ~~Outlook spaces may be within the site, over a public street, or other public open space.~~ (7) ~~Outlook spaces required from different rooms within the same building may overlap.~~ (8) ~~Outlook spaces may overlap where they are on the same wall plane.~~ (9) ~~Outlook spaces must:~~ ~~c. be clear and unobstructed by buildings~~ ~~and servicing area~~~~;~~ (d) ~~not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H6.6.13(6) above; and~~ (e) ~~not extend over an outlook spaces or outdoor living space required by another dwelling; and~~ (f) ~~must align with private outdoor living space, except for where the outlook space is over a public street or public open space as required in H6.6.13(6) above.~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					~~Figure H6.6.13.1 Required outlook space for four or more dwellings and any other development~~ 
68.	H6	H6.6.15. Outdoor living space	Oppose in part	Kāinga Ora opposes the proposed approach to split on-site amenity standards into an "up to X dwellings" and "Y or more dwellings" framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the THAB Zone. Moreover, this approach creates additional complexity for plan users. Kāinga Ora opposes the proposed communal outdoor living space standard, and considers this needs to be more nuanced depending on the typologies proposed, amount of exclusive outdoor living space being provided per dwelling, and proximity to public open space. For clarity, and as addressed in previous submission points, Kāinga Ora supports the	Delete the approach to splitting "up to X dwellings" and "Y or more dwellings" in relation to on-site amenity standards and delete clause (4), as follows: **H6.6.15. Outdoor living space** Purpose: to provide dwellings, integrated residential development, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure~~:~~ • private outdoor living spaces are ~~is~~ directly accessible from the principal living room, dining room or kitchen ~~and is separated from vehicle access and manoeuvring areas.~~; • ~~communal outdoor living spaces are conveniently accessible for all occupants.~~ ~~**Development containing up to three dwellings must comply with the following:**~~ (A1) A dwelling, Integrated Residential Development, Supported Residential Care Facility, or Boarding House at ground floor level must have an outdoor living space that is at least 20m^2 ~~square metres~~ and that comprises ground floor, balcony, patio, or roof terrace space that,— (a) where located at ground level, has no dimension less than 3 metres; and (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 m^2 ~~square metres~~ and has a minimum dimension of 1.8 metres; and (c) is accessible from the dwelling; and

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				amendments to standard H6.6.15 to incorporate the MDRS standards.	(d) may be— i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the dwelling; and (e) is free of buildings, parking spaces, and servicing and manoeuvring areas. (B1) A dwelling, Integrated Residential Development, Supported Residential Care Facility, or Boarding House located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that— (a) is at least 8m^2 ~~square metres~~ and has a minimum dimension of 1.8 metres; and (b) is accessible from the dwelling and (c) may be— i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the dwelling. ~~Developments containing four or more dwellings and any other development must comply with the following:~~ ~~(1) A dwelling, integrated residential development, supported residential care or boarding house at ground floor level, must have an private outdoor living space that is at least 20m^2 that comprises ground floor, patio and/or balcony/roof terrace space that:~~ ~~(a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or~~ ~~(b) where provided in the form of balcony, patio or roof terrace is at least 5m^2 and has a minimum dimension of 1.8m; and~~ ~~(c) is directly accessible from the dwelling, supported residential care unit or boarding house; and~~ ~~(d) is free of buildings, parking spaces, servicing and manoeuvring areas.~~ ~~(2) A dwelling, integrated residential development, supported residential care or boarding house located above ground floor level must have an private outdoor living space in the form of a balcony, patio or roof terrace that:~~ ~~(a) is at least 5m^2 for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or~~ ~~(b) is at least 8m^2 for two or more bedroom dwellings and has a minimum dimension of 1.8m; and~~ ~~(c) is directly accessible from the dwelling, supported residential care unit or boarding house; and~~ ~~(d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m^2 for a studio and 50m^2 for a dwelling with one or more bedrooms.~~

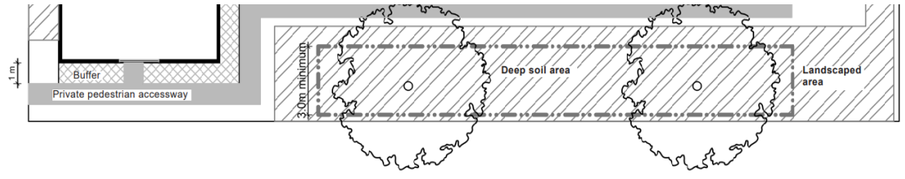
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					~~(3) Where private outdoor living space required by Standard H6.6.15(1) or Standard H6.6.15(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure H6.6.15.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.~~ ~~(4) In addition to H6.6.6.15 (1) and H6.6.6.15(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more, must provide a communal outdoor living space that:~~ ~~a) is located in a communally accessible location;~~ ~~b) is at least 10m² for every five dwellings it serves;~~ ~~c) has a minimum dimension of 4m;~~ ~~d) is free of buildings, parking spaces, and servicing and manoeuvring areas;~~ ~~e) for an area of at least 20m² of the total communal outdoor living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June; and~~ ~~f) has a gradient not exceeding 1 in 20; and~~ ~~g) may be split into no more than two outdoor communal living spaces per development.~~ ~~Figure H6.6.15.1 Location of private outdoor living space~~ 

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
69.	H6	H6.6.19. Windows to street and private vehicle and pedestrian accessways	Oppose in part	Kāinga Ora supports amendments incorporating the MDRS standards, however considers that in the case of 7+ dwellings and Integrated Residential Development, passive surveillance can be assessed through the resource consenting process via associated matters of discretion and assessment criteria. As such, Kāinga Ora seeks deletion of the standard for 7+ dwellings and integrated residential development. For clarity, and as addressed in previous submission points, Kāinga Ora supports the amendments to standard H6.6.19 to incorporate the MDRS standards.	Delete the standard applying to "Y or more dwellings", as follows: **H6.6.19. Windows to street ~~and private vehicle and pedestrian accessways~~** Purpose: To provide for passive surveillance while maintaining privacy for dwellings. **Development containing up to ~~three~~ six dwellings must comply with the following:** (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors. **~~Developments containing four or more dwellings and any other development must comply with the following:~~** (2) ~~Any dwelling, integrated residential development, supported residential care, boarding house, and visitor accommodation facing the street or private vehicle or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.~~
70.	H6	H6.6.20. Deep soil area and canopy tree	Oppose	Kāinga Ora opposes the proposed addition of this new standard and queries how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	Delete standard H6.6.20 from the THAB Zone chapter, as follows: **~~H6.6.20. Deep soil area and canopy tree~~** ~~Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.~~ (1) ~~Any sites greater than 200m² must provide a deep soil area that must comply with the following:~~ ~~(a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions;~~ ~~(b) Except that sites 1,200m² or greater may have more than 1 deep soil area provided that:~~ ~~(i) each deep soil area is a minimum of 60m² with 3m dimensions; and~~ ~~(ii) the combined total deep soil area is a minimum 10 per cent of the site area;~~ ~~(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided in communal outdoor living spaces and landscaped areas as shown in Figure H6.6.20.1 Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer below; and~~ ~~(d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H6.6.20.1 below; and~~ (2) ~~Trees required by H6.6.20(1) can be existing canopy trees or new canopy trees in accordance with Table H6.9(3).~~ **~~Table H6.6.20.1 Minimum requirements for canopy trees on sites prior to development or re-development~~**

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~~Site Area (prior to development or re-development)~~	~~Minimum canopy tree requirements~~
~~200m² – 600m²~~	~~1 small canopy tree per 200m² of site~~
~~601m² – 1,500m²~~	~~1 medium canopy tree per 300m² of site~~
~~1,501m² or more~~	~~1 large canopy tree or 2 medium canopy trees per 500m² of site~~

~~**Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer**~~



ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
71.	H6	H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways	Oppose	Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	Delete standard H6.6.21 from the THAB Zone chapter, as follows: ~~**H6.6.21. Safety and privacy buffer to private pedestrian and vehicle accessways**~~ ~~Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.~~ (1) ~~A minimum 1m buffer must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown above in Figure H6.6.20.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.~~ (2) ~~The buffer area must be:~~ (a) ~~free of buildings, parking spaces, servicing and manoeuvring areas.~~ (b) ~~planted with shrubs or ground cover plants.~~
72.	H6	H6.6.22. Residential waste management	Oppose	Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	Delete standard H6.6.22 from the THAB Zone chapter, as follows: ~~**H6.6.22. Residential waste management**~~ ~~Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings.~~ (1) ~~On-site waste storage using individual or communal waste bins must be provided as follows:~~ (a) ~~Where individual bins are used, a total storage space of 1.4m² per dwelling~~ (b) ~~Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.~~ (c) ~~The location of bins must:~~ (iv) ~~be visually screened from within the site, from the street and/or adjacent sites.~~ (v) ~~not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)~~ (vi) ~~be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and~~ (vii) ~~provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.~~ (2) ~~Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H6.6.22(3) and either H6.6.22(4) or (5).~~

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					(3) ~~Four or more dwellings using a private collection service must provide a waste management and minimisation plan.~~ (4) ~~Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.~~ (5) ~~Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.~~ (6) ~~A waste management and minimisation plan must be provided and implemented for 10 or more dwellings.~~
73.	H6	H6.7. Assessment – Controlled Activities	Oppose	Kāinga Ora opposes proposed assessment matter H6.7 as consequential relief to its wider submission that any overlay or constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach is consistent with National Planning Standards. In the first instance, Kāinga Ora considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.	Amend H6.7 from the THAB Zone chapter, as follows: **H6.7. Assessment – controlled activities** There are no controlled activities in the zone. ~~**H6.7.1 Matters of Control**~~ ~~The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:~~ ~~(1) For one dwelling per site subject to a located within a Significant Ecological Area Overlay:~~ ~~(a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;~~ ~~(b) The location, bulk and scale of built development relative to the surrounding ecological values.~~ ~~**H6.7.2 Assessment criteria**~~ ~~The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:~~ ~~(1) For one dwelling per site subject to a located within a Significant Ecological Area Overlay~~ (a) ~~refer to Policy H6.3(15)~~
74.	H6	H6.8. Assessment – restricted discretionary activities	Oppose in part	Kāinga Ora opposes, in part, aspects of the matters of discretion and assessment crtieria that are proposed to be amended and / or inserted through Plan Change 78. In particular, the relief sought seeking amendments and deletions are, in some instances, consequential to the relief sought throughout this submission and those submission on both PC79 and PC80. Relief sought that is not consequential to other submission points is primarily to ensure the matters of discretion are appropriately framed and targeted to the	Amend the matters of discretion contained in H6.8 to both respond to other submission points and to appropriately frame and target these matters to the key effects to be considered / assessed, as follows: **H6.8. Assessment – restricted discretionary activities** **H6.8.1. Matters of discretion** The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application: (17) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per

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				key effects to be considered / assessed, as considered appropriate by Kāinga Ora. Kāinga Ora opposes the inclusion of H6.8.1(c) which seeks to unnecessarily shift responsibility for the public pedestrian environment onto the applicant. In relation to Standards H6.6.20, H6.6.21, and H6.6.22, it is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act. Therefore consequential amendments are sought.	site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site: (a) infrastructure and servicing; (b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following: (viii) ~~building intensity,~~ building scale, location, form and appearance; (ix) traffic; (x) location and design of ~~parking and~~ access and parking (if provided); and (xi) noise, lighting and hours of operation. (c) ~~the effects of the development on the safe access and walkability of the immediate urban road environment to frequent public transport stops.~~ (18) for ~~four~~ seven or more dwellings per site: (a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following: (i) building ~~intensity,~~ scale and location, including: A. the way in which buildings are orientated to the street ~~and adjoining sites~~, and B. the extent to which the height, roof form and design of buildings respond to ~~the local streetscape and~~ the planned urban built character within the zone~~of the surrounding area~~, (ia) building form and appearance including: ~~A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;~~ ~~B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;~~ C. whether the design provides for the balance between a reasonable standard of privacy and opportunities for passive surveillance, and D. whether the design provides for a degree privacy, and sunlight and daylight access for adjoining sites; ~~E. the interface with an identified special character area or a scheduled historic heritage place;~~ (ib) the extent to which the functional, day to day needs of residents are provided for in terms of: ~~A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;~~ ~~B. internal storage;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					C. residential waste management, including the kerbside and/or on-site capacity for residential waste management. (xii) ~~traffic; and~~ (xiii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided). (b) [deleted] ~~all of the following standards:~~ (xiv) ~~Standard H6.6.10 Maximum impervious areas;~~ (xv) ~~Standard H6.6.11 Building coverage;~~ (xvi) ~~Standard H6.6.12 Landscaped area;~~ (xvii) ~~Standard H6.6.13 Outlook space;~~ (xviii) ~~Standard H6.6.14 Daylight;~~ (xix) ~~Standard H6.6.15 Outdoor living space;~~ (xx) ~~Standard H6.6.16 Front, side and rear fences and walls; and~~ ~~(viii)Standard H6.6.17 Minimum dwelling size~~ (c) the effects on three waters infrastructure, and servicing including: (i) Existing infrastructure capacity. (d) ~~the effects of the development on the safe access and walkability on the immediate urban road environment to frequent public transport stops.~~ (19) for integrated residential development: (a) the effects on the ~~neighbourhood character,~~ residential amenity~~, safety, and the surrounding residential area~~ on adjacent sites from all of the following: (xxi) building ~~intensity,~~ scale, location, form and appearance~~;~~ including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account: A. the planned urban built character of the zone; B. the location, orientation and design of development; and ~~C. the effect of the proposed height on the surrounding and neighbouring development.~~ (xxii) traffic; (xxiii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided); and (xxiv) noise, lighting and hours of operation. (b) [deleted] ~~all of the following standards:~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(xxv) ~~Standard H6.6.10 Maximum impervious areas;~~ (xxvi) ~~Standard H6.6.11 Building coverage;~~ (xxvii) ~~Standard H6.6.12 Landscaped area;~~ (xxviii) ~~Standard H6.6.13 Outlook space;~~ (xxix) ~~Standard H6.6.14 Daylight;~~ (xxx) ~~Standard H6. 6.15 Outdoor living space;~~ (xxxi) ~~Standard H6.6.16 Front, side and rear fences and walls; and~~ ~~(viii)Standard H6.6.17 Minimum dwelling size~~ (c) Infrastructure and servicing. (d) ~~the effects of the development on the safe access and walkability of the immediate urban road environment to frequent public transport stops.~~ (20) for buildings that do not comply with the relevant standard(s) specified in Table H6.4.1 ~~Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size~~: (a) any policy which is relevant to the standard; (b) the purpose of the standard; (c) the effects of the infringement of the standard; (d) the effects on the planned urban built character of the zone; (e) the effects on the amenity of neighbouring sites; (f) the effects of any special or unusual characteristic of the site which is relevant to the standard; (g) the characteristics of the development; (h) any other matters specifically listed for the standard; and (i) where more than one standard will be infringed, the effects of all infringements. (21) [deleted]~~For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					~~d. Visual dominance effects;~~ (g) ~~Attractiveness and safety of the street; and~~ (h) ~~Overlooking and privacy.~~ (22) ~~For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.~~ ~~e. Infrastructure and servicing.~~ (23) ~~For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Residential Single Dwelling and Subdivision Stormwater Disposal Constraints Control.~~ ~~f. Stormwater disposal.~~ **H6.8.2. Assessment Criteria** The Council will consider the relevant assessment criteria below for restricted discretionary activities: (24) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m^2 gross floor area per site; restaurants and cafes up to 100m^2 gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m^2 gross floor area per site: (a) infrastructure and servicing: (xxxii) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development. (xxxiii) Where adequate network capacity is not available, whether adequate mitigation is proposed. (b) building ~~intensity,~~ scale, location, building form and appearance: (xxxiv) whether the ~~intensity and~~ scale of the activity, the building location, form and appearance is ~~of a high-quality and~~ compatible with the planned character and residential amenity provided for within the zone and ~~compatible with the surrounding residential area~~adjacent sites; (c) traffic: (xxxv) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads. (d) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided): (xxxvi) whether adequate ~~parking and~~ access is provided or required. (xxxvii) whether car parking and parking areas are integrated into the overall design of the development

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					(xxxviii) whether parking is located away from street frontages and screened from the street by buildings or vegetation. (xxxix) Whether safe, well-lit pedestrian access is provided and integrated into the design of the development. (e) noise, lighting and hours of operation: (xl) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by: • locating noisy activities away from neighbouring residential boundaries; and • screening or other design features; and • controlling the hours of operation and operational measures. (f) ~~Safe access and walkability of routes to frequent public transport:~~ (xli) ~~the extent to which the immediate urban road environment allows for safe pedestrian movement from the development to the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:~~ • ~~Footpaths of at least 1.8m in width;~~ • ~~Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;~~ • ~~Narrowed pedestrian crossing distances of vehicle carriageways;~~ • ~~Front berms to separate pedestrians from traffic; and~~ • ~~Other traffic management measures as relevant to improve the safety of pedestrians.~~ (25) For ~~four~~seven or more dwellings on a site: g. the extent to which ~~or whether~~ the development achieves the purpose outlined in the ~~following~~ relevant standards specified and identified in Table H6.4.1 or what alternatives are provided that result in the same or a better outcome.~~:~~ (xlii) [deleted] ~~Standard H6.6.10 Maximum impervious areas;~~ (xliii) [deleted] ~~Standard H6.6.11 Building coverage;~~ (xliv) [deleted] ~~Standard H6.6.12 Landscaped area;~~ (xlv) [deleted] ~~Standard H6.6.13 Outlook space;~~ (xlvi) [deleted] ~~Standard H6.6.14 Daylight;~~ (xlvii) [deleted] ~~Standard H6.6.15 Outdoor living space; and~~ (xlviii) [deleted] ~~Standard H6.6.16 Front, side and rear fences and walls; and~~ (xlix) [deleted] ~~Standard H6.6.17 Minimum dwelling size~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(aa) the extent to which the building location, scale, form and appearance is of ~~a high-quality and~~ compatible with the planned urban built character and residential amenity ~~of the surrounding residential area~~ provided for within the zone. (ab) the extent to which buildings are designed to manage building ~~length and~~ bulk and visual dominance by: (I) placing ~~taller~~ larger buildings ~~on~~ towards the street front (Ii) varying roof form and building height (Iii) using modulation and/or architectural features to break up the mass of buildings ~~into visually distinct elements~~ (Iiii) ~~using the proportion and arrangements of windows and doors to provide relief to building length and bulk~~ (Iiv) ~~using other building elements including materials, surface detailing, balconies, architectural detail and roof design to provide visual interest along building facades including blank side/party walls~~ (Iv) ~~providing adequate breaks in long continuous buildings to minimise the appearance of length~~ (Ivi) ~~locating deep soil areas and/or communal outdoor spaces between the breaks in buildings to provide space and soften the built form~~ (Ivii) designing balconies as an integral part of the building (ac~~) the extent to which buildings use quality, durable and easily maintainable materials.~~ (~~ad) the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place. New and contemporary interpretations in form and detail may be used.~~ (ae)the extent to which building frontages contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways ~~by:~~ (Iviii) ~~having clearly defined fronts that provide passive surveillance from windows and balconies.~~ (Iix) ~~maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.~~ (Ix) ~~maximising the number of dwellings that directly front, align and orientate to public streets.~~ (Ixi) ~~ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.~~ (Ixii) ~~where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space.~~ (af) the extent to which site layout creates legible, visible~~, attractive,~~ and safe ~~and well-lit~~ connections between dwellings and the street. (i) refer to Policy H6.3(1);

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					(j) refer to Policy H6.3(2); (k) ~~[Deleted]~~refer to Policy H6.3(3); ~~(da) refer to Policy H6.3(A4)~~ (l) refer to Policy H6.3(4); (m) ~~[Deleted]~~refer to Policy H6.3(5); (n) ~~[Deleted]~~refer to Policy H6.3(6); (o) refer to Policy H6.3(7); ~~and~~ (p) [Deleted]~~refer to Policy H6.3(8)~~ (ia) refer to Policy H6.3(10); (ib) refer to Policy H6.3(11); (~~ic) refer to Policy H6.3(12);~~ ~~(id) refer to Policy H6.3(13);~~ ~~(id) refer to Policy H6.3(13);~~ ~~(ie) refer to Policy H6.3(14);~~ ~~(if) refer to Policy H6.3(15) and~~ (q) infrastructure and servicing: (lxiii) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development. (lxiv) Where adequate network capacity is not available, whether adequate mitigation is proposed. (r) the extent to which the necessary storage and waste collection and recycling facilities is provided in locations conveniently accessible and screened from streets and public open spaces. (s) traffic: (lxv) the extent to which the ~~activity~~ design of any site access provided avoids or mitigates adverse effects on the safe ~~and efficient~~ operation of the immediate transport network. (lxvi) H6.8.2 (2)(l)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone. (t) ~~Safe walkability and accessibility of route to frequent public transport:~~

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					(lxvii) ~~the extent to which the immediate urban road environment allows for safe pedestrian movement from the development the nearest frequent public transport stop (refer to the Regional Public Transport Plan) by a combination of the following:~~ • ~~Footpaths of at least 1.8m in width;~~ • ~~Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;~~ • ~~Narrowed pedestrian crossing distances of vehicle carriageways;~~ • ~~Front berms to separate pedestrians from traffic; and~~ • ~~Other traffic management measures as relevant to improve the safety of pedestrians.~~ (26) for integrated residential development: h. the extent to which or whether the development achieves the purpose outlined in the ~~following~~ relevant standards specified and identified in Table H6.4.1 or what alternatives are provided that result in the same or a better outcome.~~:~~ (lxviii) [deleted] ~~Standard H6.6.10 Maximum impervious areas;~~ (lxix) [deleted] ~~Standard H6.6.11 Building coverage;~~ (lxx) [deleted] ~~Standard H6.6.12 Landscaped area;~~ (lxxi) [deleted] ~~Standard H6.6.13 Outlook space;~~ (lxxii) [deleted] ~~Standard H6.6.14 Daylight;~~ (lxxiii) [deleted] ~~Standard H6.6.15 Outdoor living space;~~ (lxxiv) [deleted] ~~Standard H6.6.16 Front, side and rear fences and walls; and~~ (lxxv) [deleted] ~~Standard H6.6.17 Minimum dwelling size (excluding retirement villages).~~ (u) refer to Policy H6.3(1); (v) refer to Policy H6.3(2); (w) refer to Policy H6.3(3); ~~(da) refer to Policy H6.4(A4);~~ (x) refer to Policy H6.3(4); (y) refer to Policy H6.3(5); (z) refer to Policy H6.3(6); (aa) refer to Policy H6.3(7);

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					(bb) refer to Policy H6.3(8); ~~and~~ (ia) refer to Policy H6.3(10) (ib) refer to Policy H6.3(11) (ic~~) refer to Policy H6.3(12);~~ ~~(id) refer to Policy H6.3(13);~~ ~~(ie) refer to Policy H6.3(15) and~~ (cc) infrastructure and servicing: (lxxvi) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development. (lxxvii) Where adequate network capacity is not available, whether adequate mitigation is proposed. (dd) traffic: (lxxviii) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network. (lxxix) H6.8.2 (3)(k)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone. (ee) ~~Safe walkability and accessibility of route to frequent public transport:~~ (lxxx) ~~the extent to which the immediate urban road environment allows for safe pedestrian movement from the development the nearest frequent public transport stop by a combination of the following:~~ • ~~Footpaths of at least 1.8m in width;~~ • ~~Facilities to safely and conveniently cross the road including pram crossings, and tactile paving;~~ • ~~Narrowed pedestrian crossing distances of vehicle carriageways;~~ • ~~Front berms to separate pedestrians from traffic; and~~ • ~~Other traffic management measures as relevant to improve the safety of pedestrians.~~ (27) [deleted] ~~For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:~~ ~~**Visual dominance**~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					~~(a) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:~~ ~~(i) the planned urban built character of the zone;~~ ~~(ii) the location, orientation and design of development; and~~ ~~(iii) the physical characteristics of the site and the neighbouring site.~~ ~~**Attractiveness and safety of the street**~~ ~~(b) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:~~ ~~(i) providing doors, windows and balconies facing the street;~~ ~~(ii) optimising front yard landscaping;~~ ~~(iii) providing safe pedestrian access to buildings from the street; and~~ ~~(iv) minimising the visual dominance of garage doors as viewed from the street.~~ ~~**Overlooking and privacy**~~ ~~(c) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.~~ (28) for building height: i. refer to Policy H6.3(1); (ff) refer to Policy H6.3(2); (gg) refer to Policy H6.3(A4); ~~and~~ (hh) refer to Policy H6.3(5); (ii) refer to Policy H6.3(4) **(jj) Visual dominance** (kk) The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, ~~infringements~~ taking into account: (i) the planned urban built character of the zone; and (ii) the location, orientation and design of development. ~~(iii) the effect of the proposed height on the surrounding and neighbouring development.~~ **(ll)** ~~**Character and Visual Amenity**~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(mm) ~~The extent to which the form and design of the building and any additional height infringement responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast.~~ (nn) ~~The way in which buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:~~ ~~(i) whether roof plant, services and equipment are hidden from views; and~~ ~~(ii) whether the expression of the top of the building provides visual interest and variation.~~ (29) for height in relation to boundary infringements: (a) refer to Policy H6.3(1); (b) refer to Policy H6.3(2); (c) refer to Policy H6.3(4A); ~~and~~ ~~(d) [Deleted] refer to Policy H6.3(5); and~~ ~~(e) [Deleted] refer to Policy H6.3(6);~~ **Visual dominance** (f) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account: (i) the planned urban built character of the zone; (ii) the location, orientation and design of development; and (iii) the physical characteristics of the site and the neighbouring site. (iv) the design of side and rear walls, including appearance and dominance; and (v) providing ~~adequate~~ for the visual and/or physical break up of long continuous building forms. ~~**Attractiveness and safety of the street**~~ ~~(g) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:~~ ~~(i) providing doors, windows and balconies facing the street;~~ ~~(ii) optimising front yard landscaping;~~ ~~(iii) providing safe pedestrian access to buildings from the street; and~~ ~~(iv) minimising the visual dominance of garage doors as viewed from the street.~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					Overlooking and privacy (h) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening. (30) [deleted]~~for alternative height in relation to boundary infringements:~~ (a) ~~refer to Policy H6.3(1);~~ (b) ~~refer to Policy H6.3(2);~~ (c) ~~refer to Policy H6.3(3);~~ (d) ~~refer to Policy H6.3(4);~~ (e) ~~refer to Policy H6.3(5); and~~ (f) ~~refer to Policy H6.3(6).~~ (31) [deleted]~~for height in relation to boundary adjoining lower density zones:~~ (a) ~~refer to Policy H6.3(1);~~ (b) ~~refer to Policy H6.3(2);~~ (c) ~~refer to Policy H6.3(4);~~ (d) ~~refer to Policy H6.3(5); and~~ (e) ~~refer to Policy H6.3(6).~~ (32) for yards: (a) refer to Policy H6.3(1); (b) refer to Policy H6.3(2); (c) refer to Policy H6.3(A4); and (d) [deleted]~~refer to Policy H6.3(5);~~ (e) [deleted] ~~refer to Policy H6.3(6);~~ (f) refer to Policy H6.3(11). (33) for maximum impervious areas: j. refer to Policy H6.3(~~8~~ A4). (34) for building coverage: (a) refer to Policy H6.3(1);

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(b) refer to Policy H6.3(2); (c) refer to Policy H6.3(~~A~~4); and (d) [deleted]~~refer to Policy H6.3(5); and~~ (e) [deleted]~~refer to Policy H6.3(6).~~ (f) whether the non-compliance is appropriate to the context taking into account: (i) Whether the balance of private open space and buildings is ~~high-quality and~~ consistent with the planned urban character anticipated for the zone; (ii) The degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas; (iii) The proportion of the building scale in relation to the proportion of the site. (35) for landscaped area: (a) refer to Policy H6.3(1); (b) refer to Policy H6.3(2); (c) refer to Policy H6.3(~~A~~4); and (d) [deleted] ~~refer to Policy H6.3(5).~~ (e) the extent to which existing trees are retained; and (36) for outlook space: (a) refer to Policy H6.3(1); (b) refer to Policy H6.3(2); (ba) refer to Policy H6.3(A4); (c) ~~[deleted]~~ refer to Policy H6.3(4);~~ and~~ (d) ~~[deleted]~~ refer to Policy H6.3(5); and (e) ~~[deleted~~] refer to Policy H6.3(6) (f) the extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be reasonably minimised through the placement and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening ~~which is integrated part of the overall building design.~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(37) for daylight: (a) refer to Policy H6.3(2); (aa) refer to Policy H6.3(A4); and (b) [deleted] ~~refer to Policy H6.3(4);~~ (c) [deleted] ~~refer to Policy H6.3(5); and~~ (d) [deleted] ~~refer to Policy H6.3(6).~~ (38) for outdoor living space: (a) refer to Policy H6.3(1); (b) refer to Policy H6.3(2); (ba) refer to Policy H6.3(A4); (c) [deleted] ~~refer to Policy H6.3(5);~~ (d) [deleted] ~~refer to Policy H6.3(6); and~~ (e) refer to Policy H6.3(7) and (f) The extent to which residential units provide private open space and communal open space that is useable, accessible and attractive for occupants. (15A) For windows to street and private ways k. refer to Policy H6.3(C1) (oo) refer to Policy H6.3(3) ~~H6.3(A4);~~ and (pp) The extent to which the glazing: i. allows views to the street ~~and/or accessways~~ to ensure passive surveillance; and ii. provides a good standard of privacy for occupants. (39) For front, side and rear fences and walls: (a) [deleted] ~~refer to Policy H6.3(2);~~ (b) ~~[deleted]~~refer to Policy H6.3(3); (c) ~~[deleted]~~refer to Policy H6.3(5); and

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(d) ~~[deleted]~~refer to Policy H6.3(6) ~~and~~ (e) refer to Policy H6.3(C1); and (f) ~~refer to Policy H6.3(A4);~~ (40) For minimum dwelling size (a) ~~[deleted]~~refer to Policy H6.3(6); (b) ~~refer to Policy H6.3(A4);~~ (c) refer to Policy H6.3(10); ~~and~~ (d) ~~The extent to which each residential unit is designed to:~~ ~~(i) provide simple and convenient access and circulation;~~ ~~(ii) include adequate storage; and~~ ~~(iii) be large enough to allow the use of typical furnishings that meet the needs of the intended number of occupants.~~ (41) ~~For deep soil area and canopy tree~~ ~~I. Refer to Policy H6.3(A4);~~ (qq) ~~The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and~~ (42) ~~For safety and privacy buffer from private pedestrian and vehicle accessways:~~ ~~(a) refer to Policy H6.3(A4);~~ ~~(b) the extent to which the buffer is:~~ (i) ~~free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas; and~~ (ii) ~~planted with suitable and low level plants.~~ (43) ~~For residential waste management~~ ~~m. refer to Policy H6.3(A4)~~ (rr) ~~refer to Policy H6.3(10);~~ (e) ~~The extent to which the development provides sufficient space for residential waste management that is suitably located for ease of movement to collection points;~~ (f) ~~The extent to which the waste management area is designed to minimise visibility;~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					(g) ~~How the development intends to ensure the on-going management and maintenance of any communal waste management area;~~ (h) ~~Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and~~ (i) ~~Whether waste management vehicle can safely undertake collection.~~ (44) ~~For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control~~ ~~n. Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).~~ (ss) ~~Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.~~ (tt) ~~Whether there is the ability connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future.~~ (45) ~~For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control~~ (a) ~~Whether there is the ability to adequately dispose of stormwater from the site via a connection to the public stormwater network.~~ (b) ~~Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice~~.
75.	H6	H6.9. Special information requirements	Oppose	Kāinga Ora opposes the proposed special information requirements. The proposed requirements are considered to be unnecessarily onerous and do not relate to zone-specific matters as expected within the Mixed Housing Urban Zone framework.	Delete the special information required proposed, as follows: **H6.9. Special information requirements** There are no special information requirements in this zone. ~~**Landscape Plans for all other developments as required by H6.6.12. Landscape area**~~ ~~(1) A scaled landscape plan must be provided that contains landscaped areas and includes:~~ (a) ~~Plant and tree species, number of each species to be planted and planting grades;~~ (b) ~~Canopy of existing trees to be retained;~~ (c) ~~Any area of grass; and~~ (d) ~~Any paths included in landscaped area.~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					~~Deep Soil Area and Canopy Tree~~ ~~(2) The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:~~ (a) ~~plant and tree species, number of each species to be planted and planting grades;~~ (b) ~~location of existing trees to be retained;~~ (c) ~~dimensions of individual mature tree canopy;~~ (d) ~~any areas of grass;~~ (e) ~~Minimum tree canopy dimensions are specified in Table H6.9(3) below.~~

~~Table H6.9(3) Minimum tree canopy dimensions~~

~~Residential waste management~~

	~~Minimum mature tree height~~	~~Minimum mature canopy diameter~~	~~Minimum tree height above ground when planted~~	~~Indicative tree planting grade~~
~~Small~~	~~8m~~	~~6m~~	~~2m~~	~~120L~~
~~Medium~~	~~10m~~	~~8m~~	~~2.5m~~	~~160L~~
~~Large~~	~~15m~~	~~12m~~	~~3m~~	~~200L~~

(3) ~~Applications where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council's Solid Waste Calculator (Standard H6.6.22(1)(b)).~~

(4) ~~When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided as a minimum:~~

~~a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of;~~

~~b) the frequency, location, access and on-site route of waste collection or transportation; and~~

~~c) the method of waste collection, transportation or disposal.~~

Business - City Centre Zone					

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
76.	H8	H8.2(1)-(13) – Objectives H8.3(1)-(12), (13)-(38) – Policies	Support	Kāinga Ora supports the amendments to the objectives and policies to give effect to the National Policy Statement on Urban Development 2020. In particular, Kāinga Ora supports the incorporation of the concept and terms of "well-functioning urban environment" and "qualifying matters" within the policy framework.	Retain the objectives and policies, as notified.
77.	H8	H8.2(13) – Business – City Centre Zone objectives	Support	Kāinga Ora supports proposed objective H8.2(13) insofar as the approach to enable building heights to realise as much development capacity as possible, unless a qualifying matter (or matters) applies that to a site which restricts the height.	Retain the approach to height limits in the City Centre Zone as directed through Policy H8.2(13), as notified. Building heights are enabled to realise as much development capacity as possible, unless qualifying matters apply which modify the relevant building height and/or density of urban form.
78.	H8	H8.3(12A) – Policies	Support in part	Kāinga Ora opposes proposed Policy H8.3(12A) which appears to pertain to the height limit of adjoining zones within the walkable catchment of the Business – City Centre Zone. Height limits within a walkable catchment of the City Centre Zone are regulated within the respective zone provisions and should not be addressed within the objectives and policies of the City Centre Zone.	Delete proposed Policy H8.3(12A), as follows: ~~(12A) Enable building height of at least six storeys (21m) within walkable catchments unless a qualifying matter applies that reduces height.~~
79.	H8	H8.6.2 – General Building Height	Oppose	Kāinga Ora opposes retaining a suite of building height limits within the zone and seeks to enable an unlimited height across all the City Centre Zone except for those areas subject to qualifying matters – for which the overlay applies. This approach is considered to be more consistent with Policy H8.2(13).	Delete the maximum height limit in the General Height Area and apply an unlimited height across all the City Centre Zone.
80.	H8	H8.6 – Standards H8.7 – Assessment Criteria	Support	Kāinga Ora supports the amendments to the activity standards and associated assessment criteria which provides an overall less restrictive rule framework (in terms of activity status) to support greater levels of intensification within the City Centre Zone. Moreover, Kāinga Ora	Retain the proposed amendments to the rule framework and assessment criteria.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				supports the proposed sunlight, access, public amenity and safety standards introduced to the rule framework (and associated assessment criteria).	
81.	H8	Various Rules and Standards identified as Qualifying Matters	Oppose	Kāinga Ora opposes the identification of numerous existing rules and standards within the City Centre Zone as 'qualifying matters' and queries the adequacy and appropriateness of the evidential basis for these provisions which has led to their identification as qualifying matters as part of PC78.	Delete the identification of the following rules and standards as 'qualifying matters' within the City Centre Zone: • H8.6.3 – Admission of sunlight to public places; • H8.6.22 – Building in relation to boundary; • H8.6.23 – Streetscape improvement and landscaping; • H8.6.30 – Special amenity yards; • H8.6.31 – Street sightlines; and • H8.6.32 – Outlook space. Make further consequential amendments throughout the City Centre Zone to delete further references to these rules / standards and associated matters of discretion / assessment criteria as 'qualifying matters'.
82.	H8	H8.6.11-20 Bonus floor area ratio standards	Support	Kāinga Ora supports the deletion of the relevant bonus floor area standards to provide certainty of the built form enabled in the City Centre and allows development capacity to be maximised as much as possible.	Retain the deletion of standards H8.6.11-20, as notified.
83.	H8	H8.6.21 Maximum total floor area ratio	Support	Kāinga Ora supports the deletion of maximum total floor area ratio to provide certainty of the built form enabled in the City Centre and allow development capacity to be maximised as much as possible.	Retain the deletion of standard H6.8.21, as notified.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
84.	H8	H8.10.1 – Alterations and additions to building identified as historic heritage and special character.	Oppose	Kāinga Ora opposes the proposed Special information requirements regarding alterations and additions to buildings identified as historic heritage and special character.	Delete standard H8.10.1, as follows: **H8.10. Special information requirements** There are no special information requirements in this section. ~~**H8.10.1. Alterations and additions to buildings identified as historic heritage and special character**~~ ~~(1) For scheduled historic heritage buildings, the applicant must prepare a conservation plan (or update an existing conservation plan where one already exists) and demonstrate that a programme of works will be undertaken including a maintenance plan to guide ongoing regular maintenance and cleaning. This information shall be provided where the application is for:~~ ~~(a) substantial demolition or destruction;~~ ~~(b) relocation within the scheduled extent of place; or~~ ~~(c) significant restoration or modification works.~~ ~~For any application for works affecting identified special character buildings, the applicant must prepare a character plan that details how the significant features of the building that contribute to streetscape amenity will be retained and enhanced. The plan must demonstrate that a programme of works will be undertaken, including a maintenance plan to guide ongoing regular maintenance and cleaning. The plan shall be commensurate with the effects of the proposed works on special character values. For the purpose of this information requirement, 'identified special character buildings' are all pre-1940s buildings within the Queen Street Valley precinct and those identified on Map H8.11.1.~~
Business – Metropolitan Centre Zone					
85.	H9	H9.3(12A) – Policies	Support in part	Kāinga Ora opposes proposed Policy H9.3(12A) which appears to pertain to the height limit of adjoining zones within the walkable catchment of the Business – Metropolitan Centre Zone. Height limits within a walkable catchment of the Metropolitan Centre Zone are regulated within the respective zone provisions and should not be addressed within the objectives and policies of the Metropolitan Centre Zone.	Delete proposed Policy H9.3(12A), as follows: ~~(12A) Enable building height of at least six storeys (21m) within walkable catchments unless a qualifying matter applies that reduces height.~~
86.	H9	H9.3(15A) – Policies	Support	Kāinga Ora supports proposed Policy 15A insofar as it stipulates that the Business – Metropolitan Zone enables greater building heights and densities than in town, local or neighbourhood centres.	Retain proposed Policy H9.3(15) as notified.
87.	H9	H9.6.1 – Building Height	Oppose	Kāinga Ora opposes retaining the 72.5m total building height limit and seeks to remove the maximum height limit to provider for an unlimited total building	Delete a maximum permitted total building height in the Business – Metropolitan Centre Zone, as follows: (1) Building~~s~~ height is unlimited ~~must not exceed 72.5m, unless otherwise specified in the Height Variation Control on the planning maps~~

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td></td><td></td><td></td><td></td><td>height within the zone. Given the high level of employment opportunities and services available within a metropolitan zone, it is considered appropriate to maximise intensification enablement within this zone comparative to the other business zones (except for the City Centre Zone).</td><td>~~(2) If a site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H9.6.1.1 below and for the site on the planning maps.~~

(3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

~~Table H9.6.1.1 Total building height shown in the Height Variation Control on the planning maps~~

<table><tr><th>~~Occupiable building height~~</th><th>~~Height for roof form~~</th><th>~~Total building height shown on Height Variation Control on the planning maps~~</th></tr><tr><td>~~11m~~</td><td>~~2m~~</td><td>~~13m~~</td></tr><tr><td>~~16m~~</td><td>~~2m~~</td><td>~~18m~~</td></tr><tr><td>~~19m~~</td><td>~~2m~~</td><td>~~21m~~</td></tr><tr><td>~~25m~~</td><td>~~2m~~</td><td>~~27m~~</td></tr><tr><td>~~Same as on the planning maps~~</td><td>~~NA~~</td><td>~~Exceeding 27m~~</td></tr></table></td></tr>
<tr><td colspan="6">Business – Town Centre Zone</td></tr>
<tr><td>88.</td><td>H10</td><td>H10.2(10) - Objectives
H10.3(12A) – Policies</td><td>Oppose</td><td>Kāinga Ora opposes proposed Objective H10.2(10) and Policy H10.3(12A) which appears to pertain to the height limit of adjoining zones within the walkable catchment of the Business – Town Centre Zone. Height limits within a walkable catchment of the Town Centre Zone are regulated within the respective zone provisions and should not be addressed within the objectives and policies of the Town Centre Zone.</td><td>Delete proposed Objective H10.2(10) and Policy H10.3(12A), as follows:

~~(10) Building height of at least six storeys is enabled within walkable catchments unless qualifying matters apply that modifies height.~~

~~(12A) Enable building height of at least six storeys (21m) within walkable catchments unless a qualifying matter applies that reduces height.~~</td></tr>
<tr><td>89.</td><td>H10</td><td>H10.6.1 – Building Height</td><td>Support in part</td><td>Kāinga Ora supports, in part the amendments to standard H10.6.1 to increase the building heights within a walkable catchment. However, Kāinga Ora seeks to increase the permitted base building height across Town Centre Zone to 22m (six storeys), with additional heights enabled through the Height Variation Control. It is considered that this proposed total building height limit is</td><td>Amend the maximum permitted total building height to a base height of 22m (6 storeys) in the Business – Town Centre Zone, as follows:

(1) Buildings must not exceed 22m (6 storeys), unless otherwise specified ~~the height in metres as shown~~ in ~~Table H10.6.1.1 below for sites subject to~~ the Height Variation Control on the planning maps.

~~(2) In walkable catchments, building heights must not exceed 21m (6 storeys) in height, unless otherwise specified in the Height Variation Control on the planning maps~~

(3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H10.6.1.1 Total building height shown in the Height Variation Control on the planning maps</td></tr>
</table>

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td></td><td></td><td></td><td></td><td>commensurate with those amendments sought in this submission to the other business zones and residential building heights.
In addition, Kāinga Ora seeks the removal of any height restrictions contained in the operative Height Variation Control, or any other rule, below the heights sought in the submission for Town Centre Zone.</td><td>
<table>
<tr><th>Occupiable building height</th><th>Height for roof form</th><th>Total building height shown on Height Variation Control on the planning maps</th></tr>
<tr><td>~~Same as on the planning maps~~</td><td>~~NA~~</td><td>~~Less than or equal to 11m~~</td></tr>
<tr><td>~~11m~~</td><td>~~2m~~</td><td>~~13m~~</td></tr>
<tr><td>~~16m~~</td><td>~~2m~~</td><td>~~18m~~</td></tr>
<tr><td>~~19m~~</td><td>~~2m~~</td><td>~~21m~~</td></tr>
<tr><td>25m</td><td>2m</td><td>27m</td></tr>
<tr><td>Same as on the planning maps</td><td>NA</td><td>Exceeding 27m</td></tr>
</table>
As per its submission to rule H10.6.1 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H10.6.1 are deleted in full from the plan.
</td></tr>
<tr><td>90.</td><td>H10</td><td>H10.6.2 – Height in relation to boundary</td><td>Support in part</td><td>Kāinga Ora supports, in part the amendments to Table H10.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from for buildings that are within the walkable catchments. Nevertheless, Kāinga Ora seeks to further apply the highest angle of recession plane and height above ground to measure from as the height in relation to boundary control in TCZ in order to enable an overall increase in development capacity in this centre zone, in line with Kāinga Ora's other submissions.</td><td>Amend the building in relation to boundary control to apply 60^{o} as the angle of recession plane and 19m as the height above ground level which the recession plane will be measured from in the Business – Town Centre Zone, as follows:
Table H10.6.2.1 Height in relation to boundary
<table>
<tr><th>~~Location~~</th><th>Zoning of adjacent site</th><th>Angle of recession plane (identified as x in Figure Error! No text of specified style in document..6. 2.1 or Figure Error! No text of specified</th><th>Height above ground level which the recession plane will be measured from (identified as y in Figure Error! No text of specified style in document..6.2.1 or Figure Error! No text of specified style in document..6.2.2)</th></tr>
</table>
</td></tr>
</table>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought				
								style in document..**6.2.2)**	
						~~NA Buildings outside walkable catchments~~	~~Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone~~	~~45º~~	~~2.5m~~
							~~Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone~~	~~4560º~~	~~34m~~
							~~Residential – Terrace Housing and Apartment Buildings Zone~~	~~60º~~	~~8m~~
							~~Special Purpose – Māori Purpose Zone; or Special Purpose School Zone~~	~~45º~~	~~6m~~
							~~Business – Mixed Use Zone; or Business – General Business Zone~~	~~60º~~	~~8m~~
							~~Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone~~	~~45º~~	~~8.5m~~
						~~Buildings outside walkable catchments located on the~~	~~Open Space – Conservation Zone; Open Space – Informal Recreation Zone;~~	~~45º~~	~~16.5m~~

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought			
					~~southern boundary of the adjacent site~~	~~Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone~~		
					NA ~~Buildings within walkable catchments~~	Residential – Low Density Residential Zone; Residential – Mixed Housing Urban Zone; Residential – Terrace Housing and Apartment Buildings Zone; Special Purpose – Māori Purpose Zone; or Special Purpose - School Zone; Business – Mixed Use Zone; Business – General Business Zone; Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	60º	19m
Business – Local Centre Zone								
91.	H11	H11.3(12A) – Policies	Support in part	Kāinga Ora generally supports providing for heights of at least six storeys within the centres, including the Business – Local Centre Zone. However, Kāinga Ora seek a consequential change to reflect the 22m height limit sought within this submission.	Amend proposed Policy H11.3(12A), as follows: (12A) Enable building height of at least six storeys (22~~1~~m) within walkable catchments unless a qualifying matter applies that reduces height or a Height Variation Control applies that enables additional height.			

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td>92.</td><td>H11</td><td>H11.6.1 – Building Height</td><td>Support in part</td><td>Kāinga Ora supports, in part the amendments to standard H11.6.1 to increase the building heights within a walkable catchment. However, Kāinga Ora seeks to increase the permitted base building height across Local Centre Zone to 22m (six storeys), with additional heights enabled through the Height Variation Control. It is considered that this proposed total building height limit is commensurate with those amendments sought in this submission to the other business zones and residential building heights.

In addition, Kāinga Ora seeks the removal of any height restrictions contained in the operative Height Variation Control below the proposed base height for Local Centre Zone, or any other rule other than those specified across the plan that seeks to reduce the building heights below those sought in its submission.</td><td>Amend the maximum permitted total building height to a base height of 22m (6 storeys) in the Business – Local Centre Zone, as follows:

(1) Buildings must not exceed 22m (6 storeys), ~~the height in metres as specified in Table H11.6.1.1 below,~~ unless otherwise specified in the Height Variation Control on the planning maps.

~~Table H11.6.1.1 Building Height~~
<table><tr><th>~~Location~~</th><th>~~Occupiable building height~~</th><th>~~Height for roof form~~</th><th>~~Total building height~~</th></tr><tr><td>~~Buildings outside a walkable catchment~~</td><td>~~16m~~</td><td>~~2m~~</td><td>~~18m~~</td></tr><tr><td>~~Buildings in a walkable catchment~~</td><td>~~N/A~~</td><td>~~N/A~~</td><td>~~21m (6 storeys)~~</td></tr></table>
~~(2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H11.6.1.2 and for the site on the planning maps.~~

(3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H11.6.1.1 Total building height shown in the Height Variation Control on the planning maps
<table><tr><th>Occupiable building height</th><th>Height for roof form</th><th>Total building height shown on Height Variation Control on the planning maps</th></tr><tr><td>~~11m~~</td><td>~~2m~~</td><td>~~13m~~</td></tr><tr><td>~~16m~~</td><td>~~2m~~</td><td>~~18m~~</td></tr><tr><td>~~19m~~</td><td>~~2m~~</td><td>~~21m~~</td></tr><tr><td>25m</td><td>2m</td><td>27m</td></tr><tr><td>Same as on the planning maps</td><td>NA</td><td>Exceeding 27m</td></tr></table>
As per its submission to rule H11.6.1 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H11.6.1 are deleted in full from the plan.</td></tr>
</table>

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td>93.</td><td>H11</td><td>H11.6.2 – Height in relation to boundary</td><td>Support in part</td><td>Kāinga Ora supports, in part the amendments to Table H11.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from for buildings that are within the walkable catchments. Nevertheless, Kāinga Ora seeks to further apply the highest angle of recession plane and height above ground to measure from as the height in relation to boundary control in LCZ in order to enable an overall increase in development capacity in this centre zone, in line with Kāinga Ora's other submissions.</td><td>Amend the building in relation to boundary control to apply 60º as the angle of recession plane and 19m as the height above ground level which the recession plane will be measured from in the Business – Local Centre Zone, as follows:

Table H11.6.2.1 Height in relation to boundary
<table><tr><th>~~Location~~</th><th>Zoning of adjacent site</th><th>Angle of recession plane (identified as x in Figure 1.6.2.1 or Figure Error! No text of specified style in document.1. 6.2.2)</th><th>Height above ground level which the recession plane will be measured from (identified as y in Figure Error! No text of specified style in document.1.6.2.1 or Figure Error! No text of specified style in document..6.2.2)</th></tr><tr><td>~~NA Buildings outside walkable catchments~~</td><td>~~Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone~~</td><td>~~45º~~</td><td>~~2.5m~~</td></tr><tr><td></td><td>~~Residential – Low Density Residential Zone; or Residential – Mixed Housing Urban Zone~~</td><td>~~4560º~~</td><td>~~34m~~</td></tr><tr><td></td><td>~~Residential – Terrace Housing and Apartment Buildings Zone~~</td><td>~~60º~~</td><td>~~8m~~</td></tr><tr><td></td><td>~~Special Purpose – Māori Purpose Zone; or Special Purpose School Zone~~</td><td>~~45º~~</td><td>~~6m~~</td></tr><tr><td></td><td>~~Open Space – Conservation Zone; Open Space – Informal Recreation Zone;~~</td><td>~~45º~~</td><td>~~4.5m~~</td></tr></table></td></tr>
</table>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought			
						~~Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone~~		
					~~Buildings outside walkable catchments located on the southern boundary of the adjacent site~~	~~Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone~~	~~45º~~	~~8.5m~~
					NA ~~Buildings within walkable catchments~~	Residential – Low Density Residential Zone; Residential – Mixed Housing Urban Zone; Residential – Terrace Housing and Apartment Buildings Zone; Special Purpose – Māori Purpose Zone; or Special Purpose - School Zone; Business – General Business Zone; Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	60º	19m
Business – Neighbourhood Centre Zone								
94.	H12	H12.3(12A) – Policies	Support	Kāinga Ora generally supports providing for heights of at least six storeys within the centres, the Business – Mixed Use	Amend proposed Policy H12.3(12A), as follows: (12A) Enable building height of at least six storeys (2~~1~~m) within walkable catchments unless a qualifying matter applies that reduces height or a Height Variation Control applies that enables additional height.			

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td></td><td></td><td></td><td></td><td>Zone and the Business – General Business Zone (as required by the NPS-UD). However, Kāinga Ora seek a consequential change to reflect the 22m height limit sought within this submission.</td><td></td></tr>
<tr><td>95.</td><td>H12</td><td>H12.6.1 – Building Height</td><td>Support in part</td><td>Kāinga Ora supports, in part the amendments to standard H12.6.1 to increase the building heights within a walkable catchment. However, Kāinga Ora seeks additional heights enabled where the zone adjoins or abuts the Residential – Terraced Housing and Apartment Buildings through the Height Variation Control. It is considered that this proposed total building height limit is commensurate with those amendments sought in this submission to the other business zones and residential building heights.</td><td>Amend the maximum permitted total building height for all Business - Neighbourhood Centre Zones that adjoin or abut the Residential – Terraced Housing and Apartment Buildings to a height of at least 22m (six storeys) through the use of a Height Variation Control.

As per its submission to rule H12.6.1 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H12.6.1 are deleted in full from the plan.</td></tr>
<tr><td>96.</td><td>H12</td><td>H12.6.2 – Height in relation to boundary</td><td>Support in part</td><td>Kāinga Ora supports, in part the amendments to Table H12.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from where buildings are located within walkable catchment. Nevertheless, Kāinga Ora seeks further amendments to Table H12.6.2.1 to align with other amendments sought in NCZ to enable an overall increase in development capacity in this centre zone.
As a result of Kāinga Ora other submission points seeking that the Single House, Mixed Housing Suburban and Low Density Residential zones are removed from the plan, consequential amendments are sought to remove reference to these zones.</td><td>Amend the building in relation to boundary control to apply 60º as the angle of recession plane and 22m as the height above ground level which the recession plane will be measured from in the Business – Neighbourhood Centre Zone, as follows:

Table H12.6.2.1 Height in relation to boundary

<table>
<tr><th>Location</th><th>Zoning of adjacent site</th><th>Angle of recession plane (identified as x in Figure H12.6.2.1 or Figure H12.6.2.2)</th><th>Height above ground level which the recession plane will be measured from (identified as y in Figure H12.6.2.1 or Figure H12.6.2.2)</th></tr>
<tr><td>NA
~~NA~~ ~~Buildings outside walkable catchments~~</td><td>~~Residential – Single House Zone; or~~
~~Residential – Mixed Housing Suburban Zone~~</td><td>~~45º~~</td><td>~~2.5m~~</td></tr>
<tr><td></td><td>~~Residential – Low Density Residential Zone; or~~
Residential – Mixed Housing Urban Zone</td><td>~~45~~60º</td><td>~~3~~4m</td></tr>
<tr><td></td><td>Residential – Terrace Housing and Apartment Buildings Zone</td><td>60º</td><td>~~8~~19m</td></tr>
</table>
</td></tr>
</table>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought			
						Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45º	6m
						Open Space –Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45º	4.5m
					Buildings ~~outside walkable catchments~~ located on the southern boundary of the adjacent site	Open Space –Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45º	8.5m
					Buildings subject to Height Variation Control on the planning maps ~~within walkable catchments~~	~~Residential – Low Density Residential Zone;~~ Residential – Mixed Housing Urban Zone; Residential – Terrace Housing and Apartment Buildings Zone; Special Purpose – Māori Purpose Zone; Special Purpose - School Zone; Business – Mixed Use Zone; Business – General Business Zone; Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	60º	22m
Business – Mixed Use Zone								
97.	H13	H13.3(12A) – Policies	Support	Kāinga Ora generally supports providing for heights of at least six storeys within the centres, the Business – Mixed Use Zone and the Business – General Business Zone (as required by the NPS-UD).	Amend proposed Policy H13.3(12A), as follows: (12A) Enable building height of at least six storeys (2~~1~~m) within walkable catchments unless a qualifying matter applies that reduces height or a Height Variation Control applies that enables additional height.			

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td></td><td></td><td></td><td></td><td>However, Kāinga Ora seek a consequential change to reflect the 22m height limit sought within this submission.</td><td></td></tr>
<tr><td>98.</td><td>H13</td><td>H13.6.1 – Building Height</td><td>Support in part</td><td>Kāinga Ora supports, in part the amendments to standard H13.6.1 to increase the building heights within a walkable catchment. However, Kāinga Ora seeks additional heights enabled where the zone adjoins or abuts the Residential – Terraced Housing and Apartment Buildings through the Height Variation Control. It is considered that this proposed total building height limit is commensurate with those amendments sought in this submission to the other business zones and residential building heights.</td><td>Amend the maximum permitted total building height for all Business - Mixed Use Zones that adjoin or abut the Residential – Terraced Housing and Apartment Buildings to a base height of 22m (six storeys) through the use of a Height Variation Control.

As per its submission to rule H13.6.1 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H13.6.1 are deleted in full from the plan.</td></tr>
<tr><td>99.</td><td>H13</td><td>H13.6.2 – Height in relation to boundary</td><td>Support in part</td><td>Kāinga Ora supports, in part the amendments to Table H13.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from where buildings are located within walkable catchment. Nevertheless, Kāinga Ora seeks further amendments to Table H13.6.2.1 to align with other amendments sought in MUZ to enable an overall increase in development capacity in this business zone.
As a result of Kāinga Ora other submission points seeking that the Single House, Mixed Housing Suburban and Low Density Residential zones are removed from the plan, consequential amendments are sought to remove reference to these zones.</td><td>Amend the building in relation to boundary control to apply 60º as the angle of recession plane and 19m as the height above ground level which the recession plane will be measured from in the Business – Mixed Use Zone, as follows:

Table H13.6.2.1 Height in relation to boundary
<table>
<tr><th>Location</th><th>Zoning of adjacent site</th><th>Angle of recession plane (identified as x in Figure H13.6.2.1 or Figure H13.6.2.2)</th><th>Height above ground level which the recession plane will be measured from (identified as y in Figure H13.6.2.1 or Figure H13.6.2.2)</th></tr>
<tr><td>NA
~~NA~~ ~~Buildings outside walkable catchments~~</td><td>~~Residential – Single House Zone; or~~
~~Residential – Mixed Housing Suburban Zone~~</td><td>~~45º~~</td><td>~~2.5m~~</td></tr>
<tr><td></td><td>~~Residential – Low Density Residential Zone; or~~
Residential – Mixed Housing Urban Zone</td><td>~~45~~60º</td><td>~~3~~4m</td></tr>
<tr><td></td><td>Residential – Terrace Housing and Apartment Buildings Zone</td><td>60º</td><td>19~~8~~m</td></tr>
<tr><td></td><td>Special Purpose – Māori Purpose Zone; or
Special Purpose – School Zone</td><td>45º</td><td>6m</td></tr>
</table></td></tr>
</table>

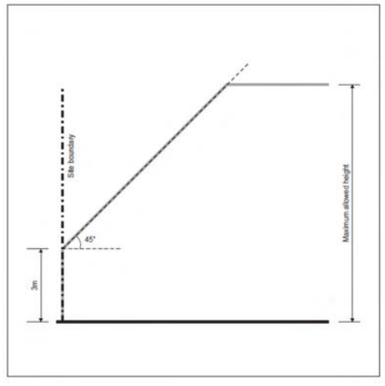
ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought				
						Open Space –Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45º	8.5m	
					Buildings ~~outside walkable catchments~~ located on the southern boundary of the adjacent site	Open Space –Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45º	16.5m	
					Buildings subject to Height Variation Control on the planning maps ~~within walkable catchments~~	~~Residential – Low Density Residential Zone;~~ Residential – Mixed Housing Urban Zone; Residential – Terrace Housing and Apartment Buildings Zone; Special Purpose – Māori Purpose Zone; Special Purpose - School Zone; Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	60º	19m	
Business – General Business Zone									
100.	H14	H14.3(24) – Policies	Support	Kāinga Ora generally supports providing for heights of at least six storeys within the centres, the Business – Mixed Use Zone and the Business – General Business Zone (as required by the NPS-UD). However, Kāinga Ora seek a consequential change to reflect the 22m height limit sought within this submission.	Amend proposed Policy H14.3(12A), as follows: (12A) Enable building height of at least six storeys (2~~1~~m) within walkable catchments unless a qualifying matter applies that reduces height or a Height Variation Control applies that enables additional height.				

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td>101.</td><td>H14</td><td>H14.6.1 – Building Height</td><td>Oppose</td><td>Kāinga Ora opposes retaining the 16.5m maximum height limit within the Business – General Business Zone. However, Kāinga Ora seeks additional heights enabled where the zone adjoins or abuts the Residential – Terraced Housing and Apartment Buildings through the Height Variation Control. It is considered that this proposed total building height limit is commensurate with those amendments sought in this submission to the other business zones and residential building heights.</td><td>Amend the maximum permitted total building height for all Business- General Business Zones that adjoin or abut the Residential – Terraced Housing and Apartment Buildings to a base height of 22m (six storeys) through the use of a Height Variation Control.</td></tr>
<tr><td>102.</td><td>H14</td><td>H14.6.2 – Height in relation to boundary</td><td>Support in part</td><td>Kāinga Ora supports, in part the amendments to Table H14.6.2.1 to maximise the angle of recession plane and the height above ground level which the recession plane will be measured from where buildings are located within walkable catchment. Nevertheless, Kāinga Ora seeks further amendments to Table H14.6.2.1 to align with other amendments sought in GBZ to enable an overall increase in development capacity in this business zone.</td><td>Amend the building in relation to boundary control to apply 60º as the angle of recession plane and 19m as the height above ground level which the recession plane will be measured from in the Business – General Business Zone, as follows:

Table H14.6.2.1 Height in relation to boundary

<table>
<tr><th>Location</th><th>Zoning of adjacent site</th><th>Angle of recession plane (identified as x in Figure H14.6.2.1 or Figure H14.6.2.2)</th><th>Height above ground level which the recession plane will be measured from (identified as y in Figure H14.6.2.1 or Figure H14.6.2.2)</th></tr>
<tr><td>NA
~~NA Buildings outside walkable catchments~~</td><td>~~Residential – Single House Zone; or~~
~~Residential – Mixed Housing Suburban Zone~~</td><td>~~45º~~</td><td>~~2.5m~~</td></tr>
<tr><td></td><td>~~Residential – Low Density Residential Zone; or~~
Residential – Mixed Housing Urban Zone</td><td>~~45~~60º</td><td>~~3~~4m</td></tr>
<tr><td></td><td>Residential – Terrace Housing and Apartment Buildings Zone</td><td>60º</td><td>8m</td></tr>
<tr><td></td><td>Special Purpose – Māori Purpose Zone; or
Special Purpose – School Zone</td><td>45º</td><td>6m</td></tr>
<tr><td></td><td>Open Space –Conservation Zone;
Open Space – Informal Recreation Zone;
Open Space – Sports and</td><td>45º</td><td>4.5m</td></tr>
</table>
</td></tr>
</table>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought					
							Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone			
						Buildings subject to Height Variation Control on the planning maps ~~within walkable catchments~~	~~Residential – Low Density Residential Zone;~~ Residential – Mixed Housing Urban Zone; Residential – Terrace Housing and Apartment Buildings Zone; Special Purpose – Māori Purpose Zone; Special Purpose - School Zone; Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	60º	19m	
H27 – Special Purpose – Maori Purpose Zone										
103.	H27	General	Oppose	Kāinga Ora opposes that the Special Purpose – Māori Purpose Zone has not been included for intensification as part of notified amendments for PPC78. One of the requirements of NPS-UD is to enable Māori to express their cultural traditions and norms (Policy 1(a)(ii)) and that any analysis of housing market and impact of planning must include the consideration of housing demands by Māori. Kāinga Ora recognises that this zone is not considered a 'residential zone'. However, in accordance with section 80E(1)(b)(ii) – regarding the enablement of papakāinga housing through the IPI process - and the requirements of Policy 3(c) of the NPS-UD – regarding the enablement of building heights and densities of at least 6 storeys when located within specified walkable	Apply MDRS provisions within the Special Purpose – Māori Purpose Zone, and seek consequential amendments to several density standards as per below submissions.					

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				catchments - it is considered that there is scope to realise intensification in this zone.	
104.	H27	H27.6.2 Building Height		Apply MDRS provision as per the requirements of the Housing Supply Act to a zone that provides for papakāinga housing. The amendment sought to the building height standard will enable the provision of papakāinga housing of different format to suit different housing needs by Māori. Where the Special Purpose – Māori Purpose Zone is located within walkable catchments, increased heights shall be further enabled as per the level of development envisaged by Policy 3(c) of the NPS-UD through HVCs.	Amend to apply MDRS provisions as follow: (3) All other buildings must not exceed ~~8~~11m in height. Apply the HVC within the Special Purpose – Māori Purpose Zone where it is located within the following walkable catchments indicated on the maps attached in Appendix 2 of this submission. As per its submission to rule H27.6.2 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H27.6.2 are deleted in full from the plan.
105.	H27	H27.6.3 Height in relation to boundary		Apply MDRS provision as per the requirements of the Housing Supply Act to a zone that provides for papakāinga housing. The amendment sought to the height in relation to boundary standard will enable the provision of papakāinga housing of different format to suit different housing needs by Māori.	Amend to apply MDRS provisions as follow: (1) Buildings must not exceed a height of ~~3~~4m measured vertically above ground level at side and rear boundaries. Thereafter buildings must be set back 1m for every additional metre in height (~~45~~60 degrees) up to the maximum building height as shown in Future H27.6.3.1 Height in relation to boundary. Replace Figure H27.6.3.1 Height in relation to boundary with the dimensions sought (60 degrees angle recession plane and 4m vertical height from ground to measure from). 

<table>
<tr><th>ID</th><th>Section of Plan</th><th>Specific Provision</th><th>Support/Support in Part/Oppose</th><th>Reasons</th><th>Relief Sought</th></tr>
<tr><td></td><td>H27</td><td>H27.6.4 Yards</td><td></td><td>Apply MDRS provision as per the requirements of the Housing Supply Act to a zone that provides for papakāinga housing. The amendment sought to the yard standard will enable the provision of papakāinga housing of different format to suit different housing needs by Māori.</td><td>Amend to apply MDRS provisions as follow:

(1) A building or parts of the building must be set back from the relevant boundary by the minimum depth listed in Table H27.6.4.1 Yards.

Table H27.6.4.1 Yards
<table><tr><th>Yard</th><th>Minimum depth</th></tr><tr><td>Front</td><td>~~3~~1.5m</td></tr><tr><td>Side</td><td>1m</td></tr><tr><td>Rear</td><td>1m</td></tr><tr><td>Riparian</td><td>10m from the edge of all other permanent and intermittent streams</td></tr><tr><td>Lakeside</td><td>30m</td></tr><tr><td>Coastal protection yard</td><td>10m, or as otherwise specified in Appendix 6 Coastal protection yard</td></tr></table></td></tr>
<tr><td>106.</td><td>H27</td><td>H27.6.8 Outdoor living space</td><td></td><td>Apply MDRS provision as per the requirements of the Housing Supply Act to a zone that provides for papakāinga housing. The amendment sought to the outdoor living space standard will enable the provision of papakāinga housing of different format to suit different housing needs by Māori.</td><td>Amend to apply MDRS provisions as follow:
(1) A dwelling at ground level must have an outdoor living space that is at least 20m² that comprises ground floor and/or balcony/roof terrace space that:
(a) where located at ground level has no dimension less than ~~4~~3m for three or more dwellings; and ~~has a gradient not exceeding 1 in 20; and/or~~
(b) where provided in the form of balcony, patio or roof terrace, is at least ~~5~~8m² and has a minimum dimension of 1.8m; and
(c) is accessible from the dwelling; and
(d) is free of buildings, parking spaces, servicing and manoeuvring areas.

(2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
(a) is at least ~~5~~8m² ~~for studio and one bedroom dwellings~~ and has a minimum dimension of 1.8m for three or more dwellings;~~or~~ and
~~(b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and~~
(~~c~~b) is accessible from the dwelling~~.~~;
(c) may be
(i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or located directly adjacent to the unit.</td></tr>
</table>

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought	
Chapter I Precincts – South						
112.	I412	I412 Flat Bush Precinct	Oppose	Kāinga Ora oppose the proposed blanket density restrictions for residential sites within the moderate aircraft noise area overlay. It is not considered that restricting the density of residential sites within this overlay is not an appropriate response to managing the issue.	Delete the density restriction standards pertaining to the 'moderate aircraft noise are overlay' from the Flat Bush Precinct framework. Kāinga Ora seeks that the provisions relating to the MANA are removed from the precinct and that the city wide overlay provisions apply within the precinct.	873.559 873.3778
113.	I425	I425 – Manukau Precinct	Oppose	Kāinga Ora opposes the identification of 'sunlight admission' as a qualifying matter within the Manukau Civic Centre Precinct framework. It is not considered that 'sunlight admission' meets the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct. It is noted that land adjacent to open space does not fall under section 77I(f) of the RMA.	Delete the identification of 'sunlight admission' as a qualifying matter from I425 Manukau Centre Precinct.	873.600 873.378
114.	I433	I433 – Pukekohe Hill Precinct	Oppose in part	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matter/s to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying	Delete qualifying matters pertaining to 'Notable Trees' and 'Flooding' from the Pukekohe Hill Precinct framework where these matters have been applied beyond the spatial extent of the identify overlay / control.	873.61

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				to the whole site and / or adjoining sites, as proposed).	
115.	I438	I438 – Takanini Precinct	Oppose in part	Kāinga Ora oppose the proposed blanket density restrictions for residential sites within the moderate aircraft noise area overlay. It is not considered that restricting the density of residential sites within this overlay is an appropriate response to managing the issue. In addition, Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matter/s to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed). Moreover, Kāinga Ora opposes re-zoning residential land to Mixed Housing Urban or THAB, as appropriate, on the basis that a designation applies to that site. Designations should not restrict 'up-zoning' as if the designation is ever relinquished, the underlying land and zone still needs to be enabled for housing commensurate with the NPS-UD and MDRS requirements.	Delete the density restriction standards pertaining to the 'moderate aircraft noise area overlay' and fom the Takanini Precinct framework. As with other submissions Kāinga Ora considers that the MANA overlay can address the city city wide. Delete qualifying matters pertaining to 'Flooding' from the Takanini Precinct framework where this matter has been applied beyond the spatial extent of the identified control. Review the residential zones that are affected by the designation and re-zone either Mixed Housing Urban or THAB Zone, as appropriate.
Chapter I Precincts – North					

8733.62

8733.378

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought	
117.	I529	I529 – Orewa 1 Precinct	Oppose in part	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matters to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed).	Delete qualifying matters pertaining to the 'Significant Ecological Area Overlay' from the Orewa 1 Precinct framework where this matter has been applied to sites adjoining the spatial extent of this overlay.	873.63
118.	I533	I533 – Red Beach Precinct	Oppose	Kāinga Ora opposes the identification of a 'precinct interface' as a qualifying matter within the Red Beach Precinct framework. It is not considered that the development on the boundary of a precinct meets the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct.	Delete the identification of a 'precinct interface' as a qualifying matter from the Red Beach Precinct.	873.64
119.	I539	I538 – Smales 2 Precinct	Oppose	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matters to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays /	Delete qualifying matters pertaining to the 'Outstanding Natural Features Overlay' from the Smales 2 Precinct framework where this matter has been applied beyond the spatial extent of this overlay. Delete the proposed application of the Low Density Residential Zone on properties subject to the 'Outstanding Natural Features Overlay'. The underlying zoning should be either Mixed Housing Urban or THAB Zone, as identified on maps appended to the submission.	873.65

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed). Moreover, Kāinga Ora opposes the blanket approach of 'down-zoning' precinct affected by the 'Outstanding Natural Features Overlay' to the Low Density Residential Zone. This approach appears to have been taken regardless of the fact that the precinct is not 100% affected by the overlay. As such, it is considered that this approach is a non-proportionate response to the management of an identified qualifying matter and poses questions to the evidence-based justification for proposing this approach.	
121.	I550	I550 – Millwater South Precinct	Oppose in part	Kāinga Ora opposes the identification of a 'precinct interface' as a qualifying matter within the Millwater South Precinct framework (that is, identifying the effects of development on sites neighbouring the precinct as a qualifying matter). It is not considered that the development on the boundary of a precinct meets the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct. It is noted that there is already a rule framework within the plan that considers the potential effects along boundaries.	Delete the identification of a 'precinct interface' as a qualifying matter from the Millwater South Precinct.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought	
122.	I552	I552 – Warkworth Clayden Road Precinct	Oppose in part	Kāinga Ora opposes the identification of 'helicopter noise' and the 'rural-urban interface' as qualifying matters within the Warkworth Clayden Road Precinct framework. It is not considered that these meet the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct. It is noted that there is already a rule framework within the plan that considers the potential effects arising from helicopter noise.	Delete the identification of 'helicopter noise' and the 'rural-urban precinct' as qualifying matters from the Warkworth Clayden Road Precinct.	873.67
123.	I553	I553 – Warkworth North Precinct	Oppose in part	Kāinga Ora opposes the identification of 'reverse sensitivity effects' as qualifying matters within the Warkworth North Precinct framework. It is not considered that these meet the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct. It is noted that the RMA already provides a framework which governs the potential effects arising from reverse sensitivity issues.	Delete the identification of 'reverse sensitivity effects' as a qualifying matter from the Warkworth North Precinct.	873.68
Chapter I Precincts – West						
124.	I605	I605 – Hobsonville Point Precinct	Oppose in part	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matters to entire sites where only a portion of that site is subject to an overlay	Delete qualifying matters pertaining to flooding from the Hobsonville Point Precinct framework where this matter has been applied beyond the spatial extent of this control.	873.69

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought	
				/ control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed).		
125.	I607	I607 – New Lynn Precinct	Oppose in part	Kāinga Ora opposes applying qualifying matters beyond the spatial extent of the overlays / controls deemed to be qualifying matters (that is, extending qualifying matters to entire sites where only a portion of that site is subject to an overlay / control and / or applying qualifying matters to sites adjoining those sites containing identified overlays / controls). Kāinga Ora considers that qualifying matters (and their associated overlays / controls) are to be applied to issues that have spatial extents and that the related rules / restrictions should be confined to those spatial extents (rather than applying to the whole site and / or adjoining sites, as proposed).	Delete qualifying matters pertaining to 'historic heritage buildings' from the New Lynn Precinct framework where these matters have been applied to sites adjoining sites with identified historic heritage buildings.	873.70
126.	I609	I609 – Penihana North Precinct	Oppose	Kāinga Ora opposes the identification of what is assumed to be the 'rural-urban interface' (that is, Christian Road) as a qualifying matter within the Penihana North Precinct framework. It is not considered that this meets the requirements of section 77I of the RMA nor that the supplied evaluation criteria (required in accordance with section 77R of the RMA) is sufficient within the section 32 report to justify its inclusion as a qualifying	Delete the identification of the 'rural-urban precinct' (being Christian Road) as a qualifying matter from the Penihana North Precinct.	873.71

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought	
				matter – thus restricting the application of Policy 3 of the NPS-UD within this precinct.		
Chapter J – Definitions						
127.	J	Canopy Tree	Oppose	Kāinga Ora opposes the proposed definitions of canopy tree as a consequential relief to the submissions seeking the deletion of these standards and associated assessment matters from the residential zone framework.	Delete the definitions Canopy tree from the definitions chapter. ~~Canopy tree~~ ~~A tree that that has a minimum mature height of 8 metres and canopy diameter of 6 metres.~~	873.72
128.	J	Coastal erosion hazard area	Oppose	Kāinga Ora opposes the proposed addition to the definition of coastal erosion hazard area on the basis that it is not required and will cause administrative burden to later remove.	Delete the proposed following addition to the Coastal erosion hazard area definition: ~~Note: Auckland Council may prepare a future plan change that applies to coastal erosion hazard areas~~	873.73
129.	J	Deep soil area	Oppose	Kāinga Ora opposes the proposed definition of deep soil area as consequential relief to the submissions seeking the deletion of these standards and associated assessment matters from the residential zone framework.	Delete the definition of Deep soil area from the chapter. ~~Deep soil area~~ ~~A vegetated or mulched area which supports tree growth and promotes infiltration of stormwater with no obstructing structure above or below ground level.~~ ~~Deep soil areas must be free of buildings, parking spaces, servicing and manoeuvring areas below or above them.~~ ~~The surface of deep soil areas must be either vegetated in natural grass, trees or plants or in a natural mulch.~~ ~~Artificial grass and pavers are excluded from the deep soil area.~~	873.74
130.	J	Dwelling	Support in part/oppose in part	Kāinga Ora support the inclusion of the text regarding a residential unit having the same meaning as in Section 2 of the Resource Management Act 1991 but query why the existing definition text has remained. Kāinga Ora submit that the newly added text could instead form the entire definition.	Amend definition of dwelling as below: ~~Living accommodation used or designed to be used for a residential purpose as a single household residence contained within one or more buildings, and served by a food preparation facility/kitchen. A food preparation facility/kitchen includes all of the following:~~ ~~• means for cooking food, food rinsing, utensil washing and waste water disposal; and~~ ~~• space for food preparation (including a suitable surface) and food storage including a refrigerator or a perishable food storage area capable of being cooled.~~ ~~Includes a residential unit which~~ Has the same meaning as in section 2 of the Resource Management Act 1991. This definition is nested within the Residential nesting table.	873.75

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
131.	J	Floodplain	Oppose in part	Kāinga Ora opposes in part the proposed amendments to the note pertaining to the definition of *floodplain*. In particular, the proposed amendment to delete the word "may" from the note and replace it with the phrase, "will usually be required to". This change relates to the provisions of a site-specific technical report to establish the frequency, extent, depth and flow characteristics of a floodplain specific to the property and development proposal. The proposed change from "may" - which implies it is not always required to provide a report – to "will usually be required" – which implies more often than not a report will be required – is not supported. It is considered more appropriate to retain "may" noting that the mapped floodplains are indicative only and therefore there will be a reasonably amount of instances where a report will not be provided. Kāinga Ora also oppose the inclusion of '(or stormwater)' and the deletion of 'although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain' as these increase uncertainty for landowners.	Delete the proposed amendment to the definition of *floodplain* which seeks to delete "may" and replace with "will usually be required to provide", as follows: *Note: The Council holds publicly available information showing the modelled extent of floodplains, developed at a catchment level, ~~affecting specific properties~~ in its GIS viewer for the one per cent annual exceedance probability (AEP) rainfall event (the floodplain maps). The floodplain maps ~~is~~ are indicative only although Council accepts its accuracy with regard to land shown on the floodplain map as being outside the floodplain. A party may ~~will usually be required to~~ provide the Council with a site specific technical report prepared by a suitably qualified and experienced person to establish the frequency, extent, depth and flow characteristics of the floodplain specific to their property and development proposal.* *~~When taking~~ Site assessments will need to take account of impervious areas that would arise from changes in land use enabled by the policies and zonings of the Plan, and recognition should be given to ~~any~~ existing or planned flood attenuation works either existing or planned in an integrated catchment ~~(or stormwater)~~ management plan.* *Council will continually update the floodplain maps to reflect the best information available.*
132.	J	Landscaped area	Oppose	Kāinga Ora opposes the amendments to the definition of *landscaped area*, as notified. The proposed amendments exclude many of the allowances previously provided for under the operative definition. While the proposed amendments to the definition stipulate that the definition does not apply to any development of up to 3 dwellings in accordance with the MDRS, the definition is used across numerous zones within the AUP: OP and, therefore, increases the threshold for compliance across Auckland.	Delete the amendments to the definition of *landscaped area* and retain the previous definition and seeks the following relief: any part of that site not less than 5m² in area which is grassed and planted in trees, shrubs, or ground cover plants and may include: (1) One or more of the features in (a) (b) or (c) where the total land area occupied does not collectively cover more than 25 per cent of the landscaped area: (a) ornamental pools; (b) areas paved with open jointed slabs, bricks or gobi or similar blocks where the maximum dimension of any one paver does not exceed 650mm; (c) terraces or uncovered timber decks where no part of such terrace or deck exceeds more than 1m in height above the ground immediately below;

8733.76

8733.77

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
				Moreover, the definition, as drafted, would apply to development of up to 3 dwellings that may infringe one of the standards or any developments of 4+ dwellings. In addition, it is noted that the section 32 report specifically notes[1] that *landscaped areas* is a common standard in various zones that can impact heights and density of urban forms. Therefore, it is queried why this standard is been made more restrictive as part of an intensification plan change. Kāinga Ora seek that the existing definition be retained with an amendment to refer to MDRS Landscaped Area standard regarding the canopy of trees being included no matter the ground treatment below them.	(2) non permeable pathways not exceeding 1.5m in width; (3) permeable artificial lawn in the residential zones, except: (a) that permeable artificial lawn must not cover more than 50 per cent of the landscaped area of the front yard; (b) Permeable artificial lawn must: • be permeable; • resembles grass in colour including a mix of natural looking green tones; • have piles that are a minimum 30mm pile height, straight cut (not looped pile), and of a density and form that resembles grass; • is resistant to ultra violet degradation, weathering and ageing during its normal service life; and • is recyclable. (4) Any part of a landscaped area may be situated over an underground structure with adequate soil depth and drainage. (5) includes the area covered by the canopy of trees regardless of the ground treatment below them. Excludes any area which: • falls within the definition of building coverage; • is part of a non permeable pathway that is greater than 1.5m in width; • is used for the parking, manoeuvring or loading of motor vehicles.
133.	J	Relevant residential zone	Oppose	Kāinga Ora opposes the proposed definition of 'relevant residential zone' to the extent that it is inconsistent with the RMA definition.	Delete the proposed definition and adopt the RMA definition. ~~Relevant residential zone Includes:~~ • ~~Residential – Low Density Residential Zone~~ • ~~Residential – Mixed Housing Urban Zone~~ • ~~Residential – Terrace Housing and Apartment Buildings Zone~~ ~~Excludes:~~ • ~~Residential – Large Lot Zone~~ • ~~Residential – Rural and Coastal Settlement Zone~~ • ~~an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000 (Residential – Single House Zone, Residential – Mixed Housing Suburban)~~ • ~~an offshore island~~
134.	J	New definition – street-facing facade	New definition sought	Kāinga Ora seeks introduction of a new definition for 'street-facing facade' so as to clarify glazing standards and when they apply within residential zones.	Kāinga Ora proposes a new definition for the term 'street-facing facade,' which largely aligns with the existing operative definition for 'street facing building facade:' **Street-facing facade**

873.78

873.79

[1] *Proposed Plan Change 78 – Intensification (PC78). Section 32 – Implementation of Policy 3 of the National Policy Statement – Urban Development: Evaluation Report*. Appendix 7. Section 1.4.1, pg. 200.

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
					A wall or facade of a building that faces, directly or obliquely, the front boundary or boundaries of the site, is located within 20 metres of the front boundary, and is largely visible (and not obscured) from the road. In the case of a curved or circular wall or building it must be 45 degrees either side of that point of the wall that is nearest to the front boundary.
135. 873.80	J	Servicing Area	Oppose	Kāinga Ora opposes the proposed definition of Servicing Area as a consequential relief to the submissions seeking the deletion of these standards and associated assessment matters from the residential zone framework.	Delete the definition of Servicing Area from the chapter. ~~Servicing area~~ ~~The area used to accommodate facilities necessary for the day to day needs of residential occupants, including:~~ ~~• Storage sheds~~ ~~• External hot water cylinders~~ ~~• Waste storage areas~~ ~~• Bicycle parking and storage~~ ~~• Heat pump or air conditioning external units~~ ~~• Washing lines (excludes where these can be fully retracted or folded down)~~
136. 873.81	J	Urban Heat Island	Oppose	Kāinga Ora opposes the proposed definition of Urban Heat Island as a consequential relief to the submissions seeking the deletion of these standards and associated assessment matters from the residential zone framework.	Delete the definition of Urban Heat Island from the chapter. ~~Urban heat island~~ ~~Heat islands are urbanized areas that experience higher temperatures than outlying areas. Structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies. In these areas where these structures are highly concentrated and greenery is limited, these become "islands" of higher temperatures relative to outlying areas.~~
Chapter K – Designations					
137. 873.82	K	K – Designations	Support	Kāinga Ora support the approach taken to designations whereby Qualifying Matters status is applied but the current designations are retained in full and the provisions of the MDRS and Policy 3of the NPS-UD are applied as required.	Retain Chapter K as notified.

Appendix 1 Table 2: Mixed Housing Urban

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
H5 Mixed Housing Urban					
138.	H5	H5.2.(A1)-(B1), H5.2.2, H5.3.(A1)-(E1), H5.3.(1)-(6), H5.4.1.(A33), H5.5.(1).(a), (c)-(e), H5.5.(4), H5.6.3A.(1), H5.6.4.(1), H5.6.5, H5.6.6, H5.6.7, H5.6.8.1, H5.6.10.(1), H5.6.11.(1)-(4), H5.6.12.(A1), H5.6.14.(A1), H5.6.18.(1), H5.8.1.(5) and H5.8.2.(5), (7)-(8) // Chapter Wide	Support	Kāinga Ora supports the inclusion of the prescribed Medium Density Residential Standard (MDRS) as required by the Housing Supply Act into the District Plan.	Retain, as notified, where the provisions are consistent with the prescribed MDRS (including the consequential amendments and deletions to ensure the correct references within the framework).
139.	H5	H5.1 Zone description	Support in part	Kainga Ora supports the provisions as notified, with amendments consistent with its submission. In particular, Kainga Ora seeks the introduction of a Height Variation Control to land zoned MHU where it adjoins land zoned for 10 storey THAB (sought via Height Variation Control through Kainga Ora's submission), to allow for an appropriate transition and 'stepping down' of building heights.	Amend Zone description as follows. **H5.1 Zone description** The Residential – Mixed Housing Urban Zone is the most widespread residential zone covering most of urban Auckland. It is a reasonably high-intensity zone. ~~enabling a greater intensity of development than previously provided for~~. The zone incorporates Medium Density Residential Standards (MDRS). It is a relevant residential zone. The development outcomes anticipated under the RMA and enabled in the zone are restricted where one or more qualifying matters apply. Over time, the appearance of neighbourhoods within this zone will change, with development of typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. Further heights of up to 5 storeys are also provided for in identified locations, within proximity to the City Centre and Metropolitan Centres. This supports increasing ~~the~~ capacity and choice of housing ~~within neighbourhoods as well as promoting walkable neighbourhoods~~, ~~fostering a sense of community and increasing the vitality of centres~~. Up to three dwellings are permitted as of right subject to compliance with ~~the~~ development standards. This ~~is to~~ ensures a quality outcome for adjoining sites and the neighbourhood, as well as for residents living within the development site. Resource consent is required for four or more dwellings and for other specified buildings in order to: • achieve the planned urban built character of the zone; • achieve attractive and safe streets and public open spaces;

					• manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and • achieve high quality on-site living environments. The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.
140.	H5	H5.2 Objectives	New Objective sought	Kāinga Ora requests the addition of a new Objective to enable five storeys in appropriate locations. In particular, Kainga Ora seeks the introduction of a Height Variation Control to land zoned MHU where it adjoins land zoned for 10 storey THAB (sought via Height Variation Control through Kainga Ora's submission), to allow for an appropriate transition and 'stepping down' of building heights.	Kāinga Ora requests the insertion of a new Objective as follows: Development of up to five-storeys in a variety of forms is enabled in identified locations, where adjacent to land zoned for ten-storey Terrace Housing and Apartment Buildings, and provides for a 'stepping down' of building heights to appropriately manage building scale and related effects.
141.	H5	H5.2(8) Objectives	Oppose in part	Kāinga Ora opposes, in part, Objective H5.2(8) insofar as requiring the "enablement" of safe street environments for pedestrians through the development of the Mixed Housing Urban Zone. Rather, Kāinga Ora supports the "contribution" that development within the Mixed Housing Urban Zone can have on increasing the safety of street environments for pedestrians. This is considered a more appropriate threshold for developments to meet within the Mixed Housing Urban Zone.	Amend Objective H5.2(8), as follows: (8) ~~Enable~~Contribute to a safe street environment for pedestrians.
142.	H5	H5.2(9) Objectives	Oppose	Kāinga Ora opposes proposed Objective H5.2(9) and considers Significant Ecological Areas are already appropriately dealt with via the D9 overlay provisions.	Delete Objective H5.2(9) from the Mixed Housing Urban Zone chapter, as follows: ~~(9) Development is enabled on sites within significant ecological areas where it provides for the protection and management of the significant ecological values~~
143.	H5	H5.2(10) Objectives	Oppose	Kāinga Ora opposes proposed Objective H5.210 as consequential relief to its wider submission that any overlay constraint / control should be removed from the zone provisions	Delete Objective H5.2(10) from the Mixed Housing Urban Zone chapter, as follows: (10) ~~Intensification is avoided in areas with significant transport infrastructure constraints.~~

				and relocated into the appropriate overlay (if appropriate as a Qualifying Matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards. In addition, Kāinga Ora opposes the absolute language of the policy through the use of "avoid".	
144.	H5	H5.3(6A) Policies	Oppose	Kāinga Ora considers that operative policies H5.3(2), (3), (4), (5), (6), and (7) sufficiently address the matters raised in Policy H5.3(6A). In relation to those items in Policy H5.3(6A) not explicitly covered by operative policies: • Clause (e) – there are no relevant standards and / or assessment criteria relating to "garages" within the Mixed Housing Urban Zone chapter that would warrant a policy framework specific to the control of garages. Carparking is addressed within Chapter E27. • Clause (g) - forms part of the policy framework supporting the deep soil area standard. This standard is sought to be deleted as part of this submission and, therefore, the deletion of this clause is sought as consequential relief. • Clause (i) – it is not considered appropriate to control the internal layout / configuration of a residential dwelling through the resource consent process – particularly given the subjective nature on what constitutes "practical" and / or "sufficient" or how the landowner wishes to configure the internal space of	Reinstate and amend Polices 2, 3, 4, 5, 6, and 7, and delete Policy 6A as follows: (2) Require the height and bulk, form and appearance of development and the provision of have sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys and up to five storeys where enabled by the Height Variation Control, in a variety of forms. [Deleted] (3) Encourage development to achieve attractive and safe streets and public open spaces including by: a. providing for passive surveillance b. optimising front yard landscaping c. minimising visual dominance of garage doors. [Deleted] (4) [Deleted] Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites. (5) [Deleted] Require accommodation to be designed to meet day to day needs of residents by: a. providing privacy and outlook; and b. providing access to daylight and sunlight and providing the amenities necessary for those residents. (6) [Deleted]Encourage accommodation to have useable and accessible outdoor living space. (6A) Require development to achieve a built form that contributes to high-quality built environment outcomes by: (a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site; (b) providing for residents' safety and privacy while enabling passive surveillance on the street; (c) minimising visual dominance effects to adjoining sites; (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites; (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways; (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; (h) designing practical, sufficient space for residential waste management; and (i) designing practical, sufficient space for internal storage and living areas.

				their property to meet their individual needs. Based on the above, Kāinga Ora seeks deletion of proposed Policy H5.3(6A) and reinstatement of operative Policies H5.3(2), (3), (4), (5), (6), and (7) with amendments to provide for five storey development where located within the Height Variation Control (as per Kāinga Ora submission maps).	
145.	H5	H5.3(12) Policies	Oppose	Kāinga Ora considers that Policy H5.3(12) is already addressed via other legislation (i.e. the Building Act) such that a policy is not required within the MHU Zone.	Delete Policy H5.3(12) from the Mixed Housing Urban Zone Chapter, as follows: ~~(12)Require dwellings to be provided with access to safe and reliable drinking water, wastewater and stormwater disposal services.~~
146.	H5	H5.3(13)-(17) Policies	Oppose	Kāinga Ora opposes newly proposed Policies H5.3(13)-(17) as consequential relief to its wider submission that any overlay constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards. Of note, proposed Policy 14 is already addressed in Chapter E27, Policy 15 is addressed within the suite of Significant Ecological Overlay provisions and Policy 17 should be addressed within Chapter D21. Consistent with its submission, Kāinga Ora seeks that these matters be addressed through the overlay rather than the zone.	Delete Policies H5.3(13)-(17) from the Mixed Housing Urban Zone chapter and address policy 17 in Chapter D21, as follows: ~~(13)Require development of new dwellings in areas identified on the planning maps as subject to water, wastewater or stormwater infrastructure constraints, are provided with appropriate infrastructure.~~ ~~(14)Require development of four or more dwellings per site to contribute to a safe urban road environment for pedestrians through improvements to the adjacent road network.~~ ~~(15)Require buildings on sites subject to significant ecological areas to be of a scale that protects and maintains the significant ecological values of those areas.~~ ~~(16)Avoid developments of more than one dwelling per site in areas identified on the planning maps as subject to significant transport infrastructure constraints~~ ~~(17)Building height is restricted to respond to the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga, where located adjacent to Pukekiwiriki Pā Historic Reserve, Red Hill.~~

147.		H5.4 Activity table	Oppose	Kāinga Ora opposes the inclusion of rules regarding Significant Ecological Areas within zones in the first instance but also considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. If the amended provisions are required, they should be located within the overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards. Moreover, Kāinga Ora opposes the proposed approach to split the activity standards into a "up to 3 dwellings" and "4 or more dwellings" framework, particularly where relating to standards addressing on-site amenity. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the Mixed Housing Urban Zone. Moreover, this approach creates additional complexity for plan users.	Delete activities that should more appropriately be located in the relevant overlay chapter. Delete references to standards that are sought to be deleted within this submission. In addition, delete the approach to splitting "up to 3 dwellings" and "4 or more dwellings", as follows: **Table H5.4.1 Activity table** **Activity** / **Activity status** / **Standards to be complied with** **Residential** ~~(A2A)~~ ~~One dwelling per site subject to a Significant Ecological Area Overlay which complies with Standards E15.4.2(A29) and E15.6.5~~ ~~C~~ ~~H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas; Standard **Error! No text of specified style in document.**.6.10(2) Building coverage; Standard **Error! No text of specified style in document.**.6.11(3) and (4) Landscaped area; Standard **Error! No text of specified style in document.**.6.12(A1) Outlook space; Standard **Error! No text of specified style in document.**.6.14 Outdoor living space(A1) and (B1); Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways.~~ ~~(A2B)~~ ~~Two or more dwellings per site subject to a Significant Ecological Area Overlay (refer to Vegetation management and biodiversity E15.4.2(A43) and E15.6.5)~~ ~~D~~ ~~H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps; Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas; Standard **Error! No text of specified style in document.**.6.10(2) Building coverage; Standard **Error! No text**

			~~**of specified style in document.**.6.11(3) and (4) Landscaped area; Standard **Error! No text of specified style in document.**.6.12(A1) Outlook space; Standard **Error! No text of specified style in document.**.6.14 Outdoor living space(A1) and (B1); Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; Standard H5.6.18(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management.~~
(A3)	Up to three dwellings per site	P	~~Standard H5.6.3A Number of dwellings per site; H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps;~~ Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; ~~Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones~~; Standard H5.6.8 Yards; ~~Standard H5.6.9 Maximum impervious areas~~; Standard H5.6.10~~(1)~~ Building coverage; Standard H5.6.11~~(3) and (4)~~ Landscaped area; Standard H5.6.12~~(A1)~~ Outlook space; ~~Standard H5.6.13 Daylight;~~ Standard H5.6.14 Outdoor living space~~(A1) and (B1);~~ Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.18~~(1) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management.~~
(A4)	Four or more dwellings per site	RD	~~H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps; H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control as identified on the planning maps;~~ Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; ~~Standard H5.6.6 Alternative height in relation to boundary~~ Standard H5.6.8 Yards; ~~Standard H5.6.9 Maximum impervious areas~~; Standard H5.6.10~~(1)~~ Building coverage; Standard H5.6.11~~(5), (6) and (7)~~ Landscaped Area; H5.6.12~~(1) – (9)~~ Outlook space; Standard H5.6.13 Daylight; H5.6.14~~(1) – (4)~~ Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum Dwelling Size; ~~Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways; Standard H5.6.21 Residential waste management.~~

(A5)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H5.6.3 The conversion of a principal dwelling into a maximum of two dwellings.
(A6)	Home occupations	P	Standard H5.6.2 Home occupations
(A7)	Home occupations that do not meet Standard H5.6.2	D	
(A8)	Integrated residential development	RD	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones~~ Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard H5.6.9 Maximum impervious area;~~ Standard **Error! No text of specified style in document.**.6.10~~(1)~~ Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(5), (6) and (7)~~ Landscaped area; H5.6.12~~(1) – (9)~~ Outlook space; Standard **Error! No text of specified style in document.**.6.13 Daylight; H5.6.14~~(1) and (4)~~ Outdoor living space; Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; ~~Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.~~
(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones;~~ Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas~~; Standard **Error! No text of specified style in document.**.6.10~~(1)~~ Building coverage; Standard **Error! No text of specified style in document.**.6.11(5), (6) and (~~7~~) Landscaped area; Standard **Error! No text of specified style in document.**.6.12~~(1) – (9)~~ Outlook space; Standard **Error! No text of specified style in document.**.6.13 Daylight; Standard **Error! No text of specified style in document.**.6.14 ~~(1) – (3)~~ Outdoor living space; Standard **Error! No text of specified style in**

			document..6.15 Front, side and rear fences and walls; ~~Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree~~; ~~Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways.~~
(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones;~~ Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.11~~(5), (6) and (7)~~ Landscaped area; Standard **Error! No text of specified style in document.**.6.12~~(1) – (9)~~ Outlook space; Standard **Error! No text of specified style in document.**.6.13 Daylight; Standard **Error! No text of specified style in document.**.6.14 ~~(1) – (4)~~ Outdoor living space; Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; ~~Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways.~~
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones~~; Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas~~; Standard **Error! No text of specified style in document.**.6.10~~(1)~~ Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(5), (6) and (7)~~ Landscaped area; Standard **Error! No text of specified style in document.**.6.12~~(1) – (9)~~ Outlook space; Standard **Error! No text of specified style in document.**.6.13 Daylight; Standard **Error! No text of specified style in document.**.6.14 ~~(1) – (3)~~ Outdoor living space; Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; ~~Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and~~

			~~canopy tree~~; ~~Standard H5.6.20 Safety and privacy buffer from private pedestrian vehicle accessways.~~
(A12)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.6 Alternative height in relation to boundary;~~ Standard ~~**Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones~~; Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.11~~(5), (6) and (7)~~ Landscaped area; Standard **Error! No text of specified style in document.**.6.12~~(1) – (9)~~ Outlook space; Standard **Error! No text of specified style in document.**.6.13 Daylight; Standard **Error! No text of specified style in document.**.6.14 ~~(1) – (4)~~ Outdoor living space; Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; ~~Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways.~~
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones~~; Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas~~; Standard **Error! No text of specified style in document.**.6.10~~(1)~~ Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(5), (6) and (7)~~ Landscaped area; and Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; ~~Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.~~
(A14)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.6 Alternative height in relation to boundary;~~ Standard ~~**Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower~~

			~~intensity zones~~; Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; ~~Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways.~~
~~(A14A)~~	~~Two or more per site Dwellings within the Infrastructure – Beachlands Transport Constraints Control;~~	~~NC~~	
~~(A14B)~~	~~One dwelling per site in the Infrastructure – Water and Wastewater Constraints Control~~	~~P~~	
~~(A14C)~~	~~Two or more dwellings per site in the Infrastructure - Water and Wastewater Constraints Control~~	~~RD~~	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones~~; Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas~~; Standard **Error! No text of specified style in document.**.6.10~~(1)~~ Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(5), (6) and (7)~~ Landscaped area; and Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls~~; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.~~
(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.6 Alternative height in relation to boundary;~~ Standard ~~**Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones;~~ Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard **Error! No text of specified style~~**

			~~**in document.**~~.6.9 ~~Maximum impervious areas~~; Standard **Error! No text of specified style in document.**.6.10~~(1)~~ Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(5), (6) and (7)~~ Landscaped area; and Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; ~~Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree.~~
(A20)	Community facilities	RD	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; Standard ~~**Error! No text of specified style in document.**~~.6.6 ~~Alternative height in relation to boundary; Standard **Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones~~; Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas~~; Standard **Error! No text of specified style in document.**.6.10~~(1)~~ Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(5), (6) and (7)~~ Landscaped area; and Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; ~~Standard H5.6.19 Deep soil area and canopy tree.~~
(A24)	Healthcare facilities up to 200m² gross floor area per site	RD	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.6 Alternative height in relation to boundary;~~ Standard ~~**Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones;~~ Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas~~; Standard **Error! No text of specified style in document.**.6.10~~(1)~~ Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(5), (6) and (7)~~ Landscaped area; and Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; ~~Standard H5.6.19 Deep soil area and canopy tree.~~
Development			

					(A30)	Internal and external alterations to buildings ~~for a development of up to three dwellings~~	P	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones;~~ Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas~~; Standard **Error! No text of specified style in document.**.6.10 Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(3) and (4)~~ Landscaped area; Standard **Error! No text of specified style in document.**.6.12~~(A1)~~ Outlook space; ~~Standard **Error! No text of specified style in document.**.6.13 Daylight;~~ Standard **Error! No text of specified style in document.**.6.14~~(A1) and (B1)~~ Outdoor living space; Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size; Standard H5.6.18~~(1)~~ Windows to street ~~and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways;~~
					~~(A30A)~~	~~Internal and external alterations to buildings for a development of four or more dwellings~~	~~P~~	~~Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas; Standard **Error! No text of specified style in document.**.6.10 Building coverage; Standard **Error! No text of specified style in document.**.6.11(5), (6) and (7) Landscaped area; Standard **Error! No text of specified style in document.**.6.12(1) – (9) Outlook space; Standard **Error! No text of specified style in document.**.6.13 Daylight; Standard **Error! No text of specified style in document.**.6.14(1) – (4) Outdoor living space; Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size; Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area and canopy tree; Standard~~

			~~H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways.~~
(A31)	Accessory buildings ~~associated with developments of up to three dwellings~~	P	Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; Standard **Error! No text of specified style in document.**.6.8 Yards; ~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas;~~ Standard **Error! No text of specified style in document.**.6.10 Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(3) and (4)~~ Landscaped area; ~~Standard H5.6.19 Deep soil area and canopy tree.~~
~~(A31A)~~	~~Accessory buildings associated with developments of four or more dwellings~~	~~P~~	~~Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas; Standard **Error! No text of specified style in document.**.6.10 Building coverage; Standard **Error! No text of specified style in document.**.6.11(5), (6) and (7) Landscaped area; Standard H5.6.19 Deep soil area and canopy tree.~~
(A32)	Additions to an existing dwelling ~~for a development of up to three dwellings~~	P	Standard H5.6.3A Number of dwellings per site; Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; ~~Standard **Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones;~~ Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas; Standard **Error! No text of specified style in document.**.6.10 Building coverage; Standard **Error! No text of specified style in document.**.6.11~~(3) and (4)~~ Landscaped area; Standard **Error! No text of specified style in document.**.6.12~~(A1)~~ Outlook space; ~~Standard **Error! No text of specified style in document.**.6.13 Daylight;~~ Standard **Error! No text of specified style in document.**.6.14~~(A1) and (B1)~~ Outdoor living space; Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size; Standard H5.6.18~~(1)~~ Windows to street ~~and private vehicle and pedestrian accessways; Standard H5.6.19 Deep soil area~~

					~~and canopy tree; Standard H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways;~~
				~~(A32A)~~	~~Additions to an existing dwelling for a development of four or more dwellings~~	~~P~~	~~Standard **Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas; Standard **Error! No text of specified style in document.**.6.10 Building coverage; Standard **Error! No text of specified style in document.**.6.11(5), (6) and (7) Landscaped area; Standard **Error! No text of specified style in document.**.6.12(1) – (9) Outlook space; Standard **Error! No text of specified style in document.**.6.13 Daylight; Standard **Error! No text of specified style in document.**.6.14 (1) - (4) Outdoor living space;~~ ~~Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls, Standard H5.6.18(2) Windows to street and private vehicle and pedestrian accessway; Standard H5.6.19 Deep soil area and canopy tree.~~
				~~(A32B)~~	~~New buildings and additions and alterations to buildings in a Significant Ecological Area Overlay which do not comply with H5.6.10(2) Building coverage.~~	~~D~~	
148.	H5	H5.5 Notification	Support in part	Kāinga Ora supports, in part, the proposed amendments to the notification provisions. However, it is considered a refined version of these provisions that targets three dwellings per site, four or more dwellings per site and integrated residential development is clearer for plan users when determining whether notifications precluded for these specific activities.	Delete the notification standard and insert a new notification standard, as follows: (1) Any application for resource consent pursuant to Rules (A3) Up to three dwellings per site, (A4) Four or more dwellings per site, or (A8) Integrated Residential development in Table H5.4.1 Activity table which comply with all of the following standards: a) Standard H5.6.4 Building Height; b) Standard H5.6.5 Height in relation to boundary; c) Standard H5.6.8(1) Yards; d) Standard H5.6.10 Building Coverage; and e) Standard H5.6.12 Outlook Space; Will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council determines that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991.

					(2) Any application for resource consent pursuant to Rule (A3) Up to three dwellings per site in Table H5.4.1 Activity table will be considered without public notification unless the Council determines that special circumstances exist under section 95A(9) of the Resource Management Act 1991. (3) Any application for resource consent pursuant to Rules (A4) Four or more dwellings per site or (A8) Integrated residential development in Table H5.4.1 Activity Table which comply with all of the following standards: a) Standard H5.6.4 Building Height; b) Standard H5.6.8(1) Yards (front) and H5.6.8(2); and c) Standard H5.6.10 Building Coverage; Will be considered without public notification unless it is determined that special circumstances exist under section 95A(9) of the Resource Management Act 1991. (4) Any application for resource consent for an activity listed in Table H5.4.1 Activity table and which is not listed in H5.5(1), H5.5(2) or H5.5(3) above will be subject to the normal tests for notification under sections 95A and 95B of the Resource Management Act 1991. ~~(5) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).~~
149.	H5	H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps	Oppose	Kāinga Ora opposes Standard H5.6.3B and seek it be deleted from the Mixed Housing Urban Zone chapter and be relocated into the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.	Delete Standard H5.6.3B from the Mixed Housing Urban Zone chapter, as follows ~~**H5.6.3B Dwellings within the Infrastructure – Combined Wastewater Network Control as identified on the planning maps**~~ ~~Purpose: to restrict development in any area served by a combined sewer network where public sewer separation has not occurred while enabling new dwellings where separation is in progress and the new dwelling can connect to a separated local stormwater pipe that is part of the public stormwater network~~ (1) ~~A new dwelling in an area served by the combined sewer network must be able to connect to an existing separated local stormwater pipe that is part of the public stormwater network.~~
150.		H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control	Oppose	Kāinga Ora opposes Standard H5.6.3C and seek it be deleted from the Mixed Housing Urban Zone chapter and be relocated into the appropriate Overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.	Delete standard H5.6.3C from the Mixed Housing Urban Zone chapter, as follows: ~~**H5.6.3C Dwellings within the Infrastructure – Stormwater Disposal Constraints Control**~~ ~~Purpose: to manage development in any area where stormwater disposal is constrained by the lack of any connection or ability to connect to a public stormwater network and where on-site soakage capacity is insufficient to ensure adequate provision for stormwater disposal from the site.~~ (2) ~~A new dwelling in an area identified as having no current connection to the public stormwater network and poor on-site soakage capacity must either be able to connect to the public stormwater network or provide sufficient stormwater disposal capacity on-site.`~~

151.	H5	H5.6.4. Building height	Oppose in part	Kāinga Ora opposes, in part, the amendments to Standard H5.6.4 to introduce the control for buildings located adjacent to Pukekiwiriki Pā Historic Reserve in Red Hill. Kāinga Ora seeks that these controls be deleted from the Mixed Housing Urban Zone chapter and be relocated into the appropriate Overlay. This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.	Amend standard H5.6.4 to delete reference / controls pertaining to buildings located adjacent to Pukekiwiriki Pā Historic Reserve in Red Hill from the Mixed Housing Urban Zone chapter, as follows: **H5.6.4. Building height** Purpose: to manage the height of buildings to: • achieve the planned urban built character of predominantly three storeys; • minimise visual dominance effects; • maintain a reasonable standard of residential amenity for adjoining sites; ~~and~~ • provide some flexibility to enable variety in roof forms~~.~~; and ~~• provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga, where located adjacent to Pukekiwiriki Pā Historic Reserve, Red Hill~~ (1) Buildings must not exceed 11m in height or as specified by Height Variation Control, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H5.6.4.1 Building height in the Residential – Mixed Housing Urban Zone below. (2) ~~Buildings located adjacent to Pukekiwiriki Pā Historic Reserve in Red Hill must not be higher than the height in metres as shown by the Height Variation Control on the planning maps, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.~~ As per its submission to rule H5.6.4 Kāinga Ora is seeking amendments to enable increased building heights to be achieved within the zone. As consequential relief to this submission and with the exception of rules associated with the regionally significant volcanic viewshafts, museum viewshaft and airport obstacle limitation controls, Kāinga Ora seeks that any other rule in the plan and related supporting provisions that reduce buildings heights below those specified in its submission on rule H10.6.1 are deleted in full from the plan.
152.	H5	H5.6.9 Maximum impervious area	Oppose	Kāinga Ora considers that mitigation of stormwater runoff is achievable in cases where impervious surfaces are high, such that this standard is not required. Delete standard.	Delete standard H5.6.9 as follows: ~~**H5.6.9. Maximum impervious area**~~ ~~Purpose:~~ ~~• to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;~~ ~~• to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;~~ ~~• to reinforce the building coverage and landscaped area standards;~~ ~~• to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.~~ (1) ~~The maximum impervious area must not exceed 60 per cent of site area.~~

					(2) ~~The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.~~
153.	H5	H5.6.10. Building coverage	Oppose	Kāinga Ora opposes the proposed amendments to Standard H5.6.10 to include Significant Ecological Area provisions in the Mixed Housing Urban Zone chapter. Kāinga Ora Kāinga Ora opposes the inclusion of rules regarding Significant Ecological Areas within zones in the first instance but also considers that these are already appropriately managed via the D9 overlay so the newly introduced provisions are not required. If the amended provisions are required, they should be located within the overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). This approach sought by Kāinga Ora would ensure consistency with the National Planning Standards.	Amend standard H5.6.10 to delete reference / controls pertaining to buildings located adjacent to Significant Ecological Areas from the Mixed Housing Urban Zone chapter, as follows **H5.6.10. Building Coverage** Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space ~~and to provide for the protection and management of significant ecological areas~~. (1) The maximum building coverage must not exceed ~~45~~ 50 per cent of the net site area. (2) ~~On a site subject to a Significant Ecological Areas Overlay:~~ ~~(a) the maximum building coverage must not exceed 50 per cent of the net site area; and~~ ~~(b) building coverage must not be located in any area within 3m of vegetation within a significant ecological area, including following the alteration or removal of up to 300m² of vegetation for a dwelling per site provided for under E15.3.2(A29) and E15.6.5; and~~ ~~(c) other than provided for in H5.6.10(2)(b), building coverage must not be located within a significant ecological area.~~
154.	H5	H5.6.11. Landscaped area	Oppose in part	Kāinga Ora opposes the proposed approach to split the activity standards into a “up to 3 dwellings” and “4 or more dwellings” framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the Mixed Housing Urban Zone. Moreover, this approach creates additional complexity for plan users. For clarity, and as addressed in previous submission points, Kāinga Ora supports the amendments to	Delete the approach to splitting “up to 3 dwellings” and “4 or more dwellings” within the permitted standard framework, as follows: **H5.6.11. Landscaped Area** Purpose: • to provide for quality living environments consistent with the planned urban built character of buildings surrounded by ~~open space~~ vegetation; and ~~• to create a landscaped vegetated urban streetscape character within the zone.~~ (1) [Deleted]~~The minimum landscaped area must be at least 35 per cent of the net site area.~~ (2) [Deleted]~~At least 50 per cent of the area of the front yard must comprise landscaped area.~~ ~~**Developments containing up to three dwellings must comply with the following:**~~ (3) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

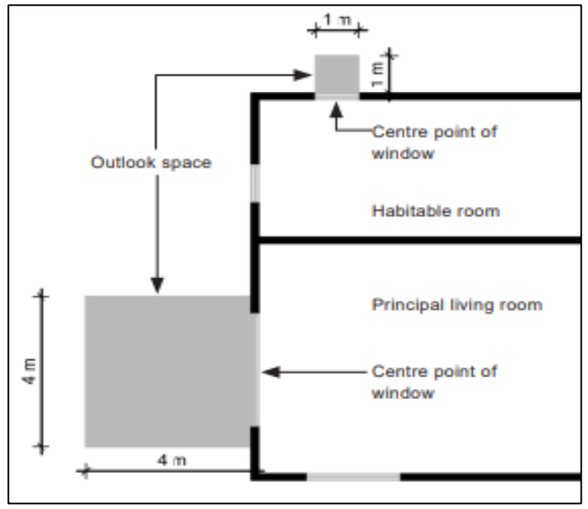
				Standard H5.6.11 to incorporate the MDRS standards.	The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling. ~~**Development containing four or more dwellings and any other developments must comply with the following:**~~ ~~(5) The minimum landscaped area must be at least 20 per cent of the net site area and comprise natural grass, plants or trees and can include the canopy of existing trees regardless of the surface underneath provided the surface of the protected root zone is in natural grass, plants or natural mulch.~~ ~~(6) Any part of the landscaped area must have a minimum dimension of 1m and minimum area of 4m² as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer.~~ ~~(7) A minimum 50 per cent of the front yard must be a landscaped area.~~
155.	H5	H5.6.12. Outlook space	Oppose in part	Kāinga Ora opposes the proposed approach to split the activity standards into a "up to 3 dwellings" and "4 or more dwellings" framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the permitted standards framework of the Mixed Housing Urban Zone. Moreover, this approach creates additional complexity for plan users. For clarity, and as addressed in previous submission points, Kāinga Ora supports the amendments to Standard H5.6.12 to incorporate the MDRS standards.	Delete the approach to splitting "up to 3 dwellings" and "4 or more dwellings" within the permitted standard framework, as follows: **H5.6.12. Outlook space** Purpose: • to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and • in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space. ~~**Development containing up to three dwellings must comply with the following:**~~ (A1)An outlook space must be provided for each dwelling as specified in this clause. (a) An outlook space must be provided from habitable room windows as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below. (b) The minimum dimensions for a required outlook space are as follows and as shown in Figure H5.6.12.1 Outlook space requirements for development containing up to three dwellings below: i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width. (c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies. (d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space. (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building. (f) Outlook spaces may be under or over a balcony. (g) Outlook spaces required from different rooms within the same building may overlap.

(h) Outlook spaces must—

i. be clear and unobstructed by buildings; and

ii. not extend over an outlook space or outdoor living space required by another dwelling

Figure H5.6.12.A1 Outlook space requirements ~~for development containing up to three dwellings~~



~~**Development containing four or more dwellings and any other development must comply with the following:**~~

(1) ~~An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or area of glazing.~~

~~(2) The minimum dimensions for a required outlook space are as follows:~~

~~(a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of:~~

~~i. 6m in depth and 4m in width as shown below in Figure H5.6.12.1 Outlook space from habitable room windows for four or more dwellings and any other development; and or~~

~~ii. Where the principal living room outlook is on the ground floor and is defined by a boundary fence, outlook depth may be reduced to 5m.~~

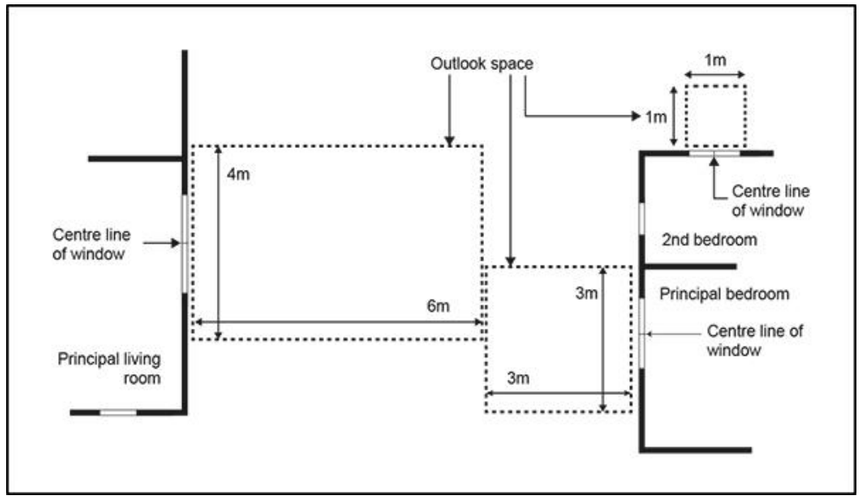
~~(b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and~~

~~(c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.~~

~~(3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.~~

(4) ~~The width of the outlook space is measured from:~~

(a) ~~the centre point of the largest window on the building face to which it applies where outlook depth is reduced to 5m as provided for under H5.6.12A(2)(ii) above; or~~

					(b) ~~the centre line of the facade of the largest window or balcony edge whichever is closer to the boundary or opposing building.~~ ~~(5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.~~ ~~(6) Outlook spaces may be within the site, over a public street, or other public open space.~~ ~~(7) Outlook spaces required from different rooms within the same building may overlap.~~ (8) ~~Outlook spaces may overlap where they are on the same wall plane.~~ (9) ~~Outlook spaces must:~~ ~~(d) be clear and unobstructed by buildings and servicing area; and~~ ~~(e) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in **Error! No text of specified style in document.** 6.12(15) above; and~~ ~~(f) not extend over an outlook spaces or outdoor living space required by another dwelling; and~~ ~~(g) must align with private outdoor living space, except for where the outlook space is over a public street or public open space as outlined in H6.6.12(15) above.~~ ~~**Figure** Error! No text of specified style in document.**.6.12.1 Required outlook space for four or more dwellings and any other development**~~ 
156.	H5	H5.6.14. Outdoor living space	Oppose in part	Kāinga Ora opposes the proposed approach to split the activity standards into a “up to 3 dwellings” and “4 or more dwellings” framework. There is no RMA effects basis for applying a different framework for these two development scenarios within the	Delete the approach to splitting “up to 3 dwellings” and “4 or more dwellings” within the permitted standard framework, as follows: **H5.6.14. Outdoor living space** Purpose: to provide dwellings, integrated residential development, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure: ~~is accessible from the dwelling.~~

				permitted standards framework of the Mixed Housing Urban Zone. Moreover, this approach creates additional complexity for plan users. Kāinga Ora opposes the proposed communal outdoor living space standard, and considers this needs to be more nuanced depending on the typologies proposed, amount of exclusive outdoor living space being proposed per dwelling, and proximity to public open space. For clarity, and as addressed in previous submission points, Kāinga Ora supports the amendments to Standard H5.6.14 to incorporate the MDRS standards.	• private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen; • communal outdoor living spaces are conveniently accessible for all occupants. ~~**Development containing up to three dwellings must comply with the following:**~~ (A1) A dwelling, integrated residential development, supported residential care facility and boarding house at ground floor level must have an outdoor living space that is at least 20m^2 and that comprises ground floor, balcony, patio, or roof terrace space that,— (a) where located at ground level, has no dimension less than 3 metres for three or more dwellings; and (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m^2 and has a minimum dimension of 1.8 metres; and (c) is accessible from the dwelling; and (d) may be— (i) grouped cumulatively by area in 1 communally accessible location; or (ii) located directly adjacent to the unit; and (e) is free of buildings, parking spaces, and servicing and manoeuvring areas. (B1) A dwelling , integrated residential development, supported residential care facility and boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that— (a) is at least 8m^2 and has a minimum dimension of 1.8 metres for three or more dwellings; and (b) is accessible from the dwelling; and (c) may be— (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or (ii) located directly adjacent to the unit. ~~**Development containing four or more dwellings and any other development must comply with the following:**~~ ~~(1) A dwelling, integrated residential development, supported residential care or boarding house at ground floor level, must have an private outdoor living space that is at least 20m² that comprises ground floor, patio and/or balcony/roof terrace space that:~~ ~~(a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or~~ ~~(b) where provided in the form of balcony, patio or roof terrace is at least 5m²and has a minimum dimension of 1.8m; and~~ ~~(c) is accessible from the dwelling, supported residential care unit or boarding house; and~~ ~~(d) is free of buildings, parking spaces, servicing and manoeuvring areas.~~ ~~(2) A dwelling, integrated residential development, supported residential care or boarding house located above ground floor level must have an private outdoor living space in the form of a balcony, patio or roof terrace that:~~ ~~(e) is at least 5m²for studio and one bedroom dwellings and has a minimum dimension of 1.8m; or~~ ~~(f) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and~~ ~~(g) is accessible from the dwelling, supported residential care unit or boarding house.~~

(h) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.

(3) Where private outdoor living space required by Standard **Error! No text of specified style in document.**.6.14(1) or Standard **Error! No text of specified style in document.**.6.14(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure **Error! No text of specified style in document.**.6.14.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

(4) In addition to H5.6.14(1) and H5.6.14(2) above, developments of 20 or more dwellings, including integrated residential development of 20 or more dwellings, must provide a communal outdoor living space that:

(a) is located in a communally accessible location;

(b) is at least 10m² for every five dwellings it serves;

(c) is a minimum dimension of 4m;

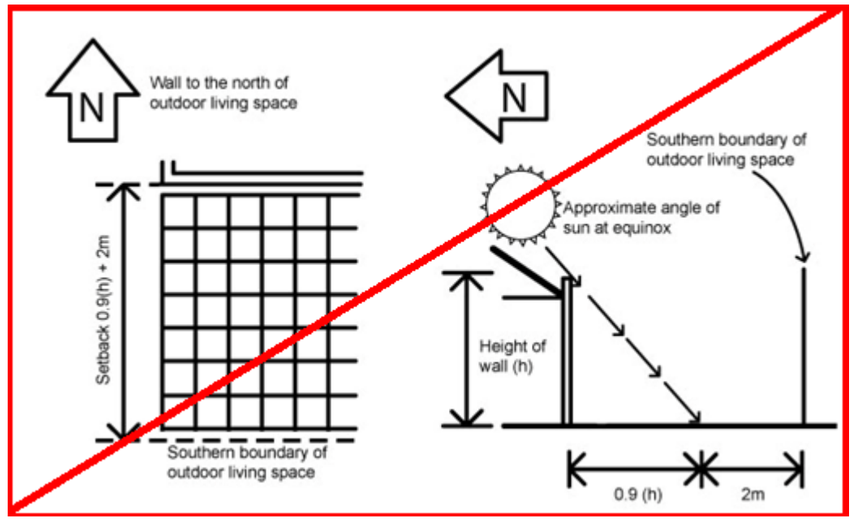
(d) free of buildings, parking spaces and servicing and manoeuvring areas;

(e) for at least 20m² of the communal living space must receive a minimum of 3 hours of sunlight per day between the hours of 9am – 4pm on 21 June;

(f) has a gradient not exceeding 1 in 20; and

(g) may be split into no more than two outdoor communal living spaces per development.

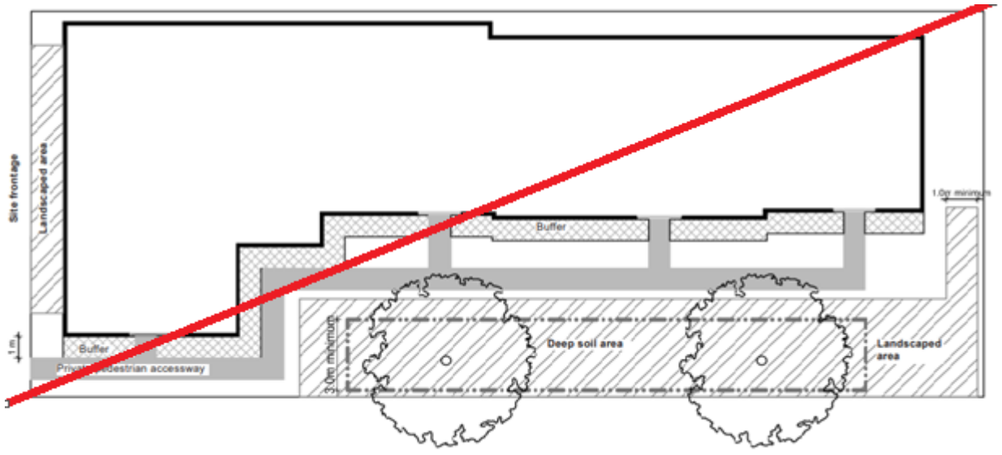
Figure Error! No text of specified style in document.**.6.14.1 Location of private outdoor living space**



157.	H5	H5.6.18 Windows to street and private vehicle and pedestrian accessways	Oppose in part	Kāinga Ora supports amendments incorporating the MDRS standards. However, Kāinga Ora considers that in the case of 4+ dwellings and Integrated Residential Development, passive surveillance can be assessed through the resource consenting process via associated matters of discretion and assessment criteria. As such, Kāinga Ora seeks deletion of the standard for 4+ dwellings and integrated residential development.	Delete the standard for "4 or more dwellings", as follows: **H5.6.18 Windows to street ~~and private vehicle and pedestrian accessways~~** Purpose: To provide for passive surveillance while maintaining privacy for residents and users. **Development containing up to three dwellings must comply with the following:** Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.~~**Development containing four or more dwellings and any other development must comply with the following:**~~ (3) ~~Any dwelling, integrated residential development, supported residential care, boarding house and visitor accommodation facing the street or private vehicle accessway or private pedestrian accessway, must have a minimum of 20 per cent of the relevant façade in glazing. This can be in the form of windows or doors.~~
158.	H5	H5.6.19 Deep soil area and canopy tree	Oppose	Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	Delete standard H5.6.19 from the Mixed Housing Urban Zone chapter, as follows: ~~**H5.6.19 Deep soil area and canopy tree**~~ ~~Purpose: To build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater.~~ (1) ~~Any site greater than 200m² must provide a deep soil area that must comply with the following:~~ ~~(a) 10 per cent of the site area must be provided as 1 contiguous deep soil area with minimum 3m dimensions;~~ ~~(b) Except that sites 1,200m² or greater may have more than 1 deep soil area provided that:~~ ~~(i) each deep soil area is a minimum of 60m² with 3m dimensions; and~~ ~~(ii) the combined total deep soil area is a minimum 10 per cent of the site area;~~ ~~(c) Deep soil areas must not be provided in private outdoor living spaces but can be provided as part of communal outdoor living spaces and landscaped areas as shown below in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer; and~~ ~~(d) The deep soil area(s) must contain a canopy tree(s) that meets the minimum requirements as set out in Table H5.6.19.1 Minimum requirements for canopy trees; and~~ (2) ~~Trees required by H5.6.19(1) can be existing canopy trees or new canopy trees in accordance with Table H5.9(3).~~ ~~**Table H5.6.19.1 Minimum requirements for canopy trees**~~ ~~**Site Area (prior to development or re-development)**~~ | ~~**Minimum canopy tree requirements**~~

~~200m² – 600m²~~	~~1 small canopy tree per 200m² of site~~
~~601m² – 1,500m²~~	~~1 medium canopy tree per 300m² of site~~
~~1,501m² or more~~	~~1 large canopy tree or 2 medium canopy trees per 500m² of site~~

~~**Figure H5.6.19.1 Example of the Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer**~~



159.	H5	H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways	Oppose	Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	Delete standard H5.6.19 from the Mixed Housing Urban Zone chapter, as follows: ~~**H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways**~~ ~~Purpose: to provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways.~~ (1) ~~A minimum 1m buffer area must be provided between a dwelling and private pedestrian and/or vehicle accessways as shown in Figure H5.6.19.1 Example of Deep soil area requirements and the relationship with Landscaped area and the Safety and privacy buffer above.~~ (2) ~~The buffer area must be:~~ ~~(a) free of buildings, parking spaces, servicing and manoeuvring areas.~~ ~~(b) planted with shrubs or ground cover plants.~~

160.	H5	H5.6.21 Residential waste management	Oppose	Kāinga Ora opposes the proposed addition of this new standard. It is not clear how the inclusion of additional consenting requirements / rule triggers within PC78 aligns with and gives effect to the enabling intent of the Housing Supply Act.	Delete standard H5.6.19 from the Mixed Housing Urban Zone chapter, as follows: ~~**H5.6.21 Residential waste management**~~ ~~Purpose: To provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings.~~ (3) ~~On-site waste storage using individual or communal waste bins must be provided as follows:~~ ~~(a) Where individual bins are used, a total storage space of 1.4m² per dwelling.~~ ~~(b) Where communal bins are used, the total storage space provided must be calculated in accordance with the Auckland Council's Solid Waste Calculator.~~ ~~(c) The location of bins must:~~ (i) ~~be visually screened from within the site, from the street and/or adjacent sites.~~ ~~(ii) not require bins to be transported through dwellings, across unpaved surfaces or up and down stairs or steep gradients (refer to Transport E27.6.6.2)~~ ~~(iii) be accessible for collectors and residents with a minimum on-site footpath width of 1.35m; and~~ ~~(v) provide lighting (refer to Lighting E24.6.2) between storage locations and collection points.~~ (4) ~~Where kerbside collection is used, there must be kerbside space of at least 1m per dwelling, contained within the road frontage of the site without impeding the public footpath. Developments that cannot comply with this will instead need to comply with H5.6.21(3) and either H5.6.21(4) or (5).~~ (5) ~~Four or more dwellings using a private collection service must provide a waste management and minimisation plan.~~ (6) ~~Where on-site collection of individual waste bins is used, there must be a space of at least 1m² per dwelling in an accessible location for the collection vehicle for collection of individual bins from shared driveways within the site.~~ (7) ~~Where on-site collection of communal waste bins is used, there must be an accessible location for collection of communal bins by a collection vehicle within the site.~~ (8) ~~A waste management and minimisation plan must be provided and implemented for 10 or more dwellings.~~
161.	H5	H5.7. Assessment – Controlled Activities	Oppose	Kāinga Ora opposes proposed Assessment Matter H5.7 as consequential relief to its wider submission that any overlay or constraint / control should be removed from the zone provisions and relocated into the appropriate overlay (if appropriate as a qualifying matter and supported by the necessary evidential basis as required by the Housing Supply Act). In the first instance, Kāinga Ora considers that these are already appropriately	Retain the operative text and delete Assessment Matter H5.7.1 and H5.7.2 from the Mixed Housing Urban Zone chapter, as follows: **H5.7 Assessment – controlled activities** There are no controlled activities in this zone. ~~**H5.7.1. Matters of control**~~ ~~The Council will restrict its control to all of the following matters when assessing a controlled activity resource consent application:~~ ~~(1) For one dwelling per site subject to a Significant Ecological Area Overlay:~~ ~~(a) The extent to which the built development is designed to minimise or mitigate adverse effects on the ecological values of the relevant significant ecological area;~~

				managed via the D9 overlay so the newly introduced provisions are not required. This approach ~~-~~sought by Kāinga Ora would ensure consistency with the National Planning Standards.	~~(b) The location, bulk and scale of built development relative to the surrounding ecological values.~~ ~~**H5.7.2 Assessment criteria**~~ ~~The Council will consider the assessment criteria below for controlled activities to the extent relevant to the proposal:~~ ~~(1) For one or more dwellings per site subject to a Significant Ecological Area Overlay:~~ ~~(a) refer to Policy H5.3(15)~~
162.	H5	H5.8. Assessment – Restricted Discretionary Activities	Oppose in part	Kāinga Ora opposes, in part, aspects of the matters of discretion that are proposed to be amended and / or inserted through PC78. In particular, the relief sought seeking amendments and deletions are, in some instances, consequential to the relief sought throughout this submission and those submission on both PC79 and PC80. Relief sought that is not consequential to other submission points is primarily to ensure the matters of discretion are appropriately framed and targeted to the key effects to be considered / assessed, as considered appropriate by Kāinga Ora. Consistent with previous submission points, and its approach to qualifying matters, Kāinga Ora seeks deletion of matters of discretion and assessment criteria associated with Pukekiwiriki Pā Historic Reserve and requests that these matters be addressed in the relevant overlay.	Amend the matters of discretion contained in H5.8 to both respond to other submission points and to appropriately frame and target these matters to the key effects to be considered / assessed, as follows: **H5.8 Assessment – restricted discretionary activities** **H5.8.1. Matters of discretion** The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application: (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m2 gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m2 gross floor area per site: a. infrastructure and servicing b. the effects on the ~~neighbourhood character,~~ residential amenity~~, safety,~~ of adjacent sites ~~and the surrounding residential area~~ from all of the following: (ii) building ~~intensity,~~ scale, location, form and appearance; (iii) traffic; (iv) location and design of parking and access; and (v) noise, lighting and hours of operation. c. the effects of the development on the safe access for pedestrians on the adjacent road network. (2) for four or more dwellings per site: a. the effects on the ~~neighbourhood character,~~ residential amenity~~, safety,~~ of adjacent sites ~~and the surrounding residential area~~ from all of the following: (vi) building ~~intensity,~~ scale and location, including: A. the way in which buildings are orientated to the street ~~and adjoining sites~~, and B. the extent to which the height, roof form and design of buildings respond to ~~the local streetscape and~~ the planned urban built character within the zone ~~of the surrounding area,~~

(ia) building form and appearance including:

~~A. use of built elements such as materials, surface and architectural detailing and roof design to create visual interest;~~

~~B. use of deep soil and/or outdoor living areas, modulation, architectural features, windows, doors and breaks in building length to minimise bulk and visual dominance;~~

C. whether the design provides for the balance between resident's privacy and opportunities for passive surveillance;

D. whether the design provides for a degree of privacy, and sunlight and daylight access for adjoining sites;

~~E. the interface with an identified special character area or a scheduled historic heritage place;~~

(ib) the extent to which the functional, day to day needs of residents are provided for in terms of:

~~A. the size and dimensions of living areas relative to the likely occupancy levels of the dwellings;~~

~~B. internal storage;~~

C. residential waste management, including the kerbside and/or on-site capacity for residential waste management

(vii) ~~traffic; and~~

(viii) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided).

~~b.~~ [deleted] ~~all of the following standards:~~

~~(i) Standard **Error! No text of specified style in document.** 6.9 Maximum impervious areas;~~

~~(ii) Standard **Error! No text of specified style in document.** 6.10 Building coverage;~~

~~(iii) Standard **Error! No text of specified style in document.** 6.11 Landscaped area;~~

~~(iv) Standard **Error! No text of specified style in document.** 6.12 Outlook space;~~

~~(v) Standard **Error! No text of specified style in document.** 6.13 Daylight;~~

~~(vi) Standard **Error! No text of specified style in document.** 6.14 Outdoor living space;~~

~~(vii) Standard **Error! No text of specified style in document.** 6.15 Front, side and rear fences and walls; and~~

~~(viii) Standard H5.6.16 Minimum dwelling size~~

c. ~~I~~the effects on three waters infrastructure and servicing including:

a. Existing infrastructure capacity.

d. the effects of the development on the safe access for pedestrians on the adjacent road network.

(3) for integrated residential development:

e. the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

(ix) building intensity, scale, location, form and appearance including the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects taking into account:

a. the planned urban built character of the zone;

b. the location, orientation and design of development; and

~~c. the effect of the proposed height on the surrounding and neighbouring development.~~

~~b. traffic;~~

c. location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided); and

d. noise, lighting and hours of operation.

~~f.~~ [deleted] ~~all of the following standards:~~

~~(i) Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas;~~

~~(ii) Standard **Error! No text of specified style in document.**.6.10 Building coverage;~~

~~(iii) Standard **Error! No text of specified style in document.**.6.11 Landscaped area;~~

~~(iv) Standard **Error! No text of specified style in document.**.6.12 Outlook space;~~

~~(v) Standard **Error! No text of specified style in document.**.6.13 Daylight;~~

~~(vi) Standard **Error! No text of specified style in document.**.6.14 Outdoor living space;~~

~~(vii) Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; and~~

~~(viii) Standard H5.6.16 Minimum dwelling size.~~

g. Infrastructure and servicing

h. the effects of the development on the safe access for pedestrians ~~onto~~ the adjacent road network.

(4) for buildings that do not comply with the relevant Standard(s) specified in Table H5.4.1 ~~**Error! No text of specified style in document.**.6.4 Building height; Standard **Error! No text of specified style in document.**.6.5 Height in relation to boundary; Standard **Error! No text of specified style in document.**.6.6 Alternative height in relation to boundary; Standard **Error! No text of specified style in document.**.6.7 Height in relation to boundary adjoining lower intensity zones; Standard **Error! No text of specified style in document.**.6.8 Yards; Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas; Standard **Error! No text of specified style in document.**.6.10 Building coverage; Standard **Error! No text of specified style in document.**.6.11 Landscaped area; Standard **Error! No text of specified style in document.**.6.12 Outlook space; Standard **Error! No text of specified style in document.**.6.13 Daylight; Standard **Error! No text of specified style in document.**.6.14 Outdoor living space; Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum dwelling size~~:

(a) any policy which is relevant to the standard;

(b) the purpose of the standard;

(c) the effects of the infringement of the standard;

(d) the effects on the planned urban built character of the zone;

(e) the effects on the amenity of neighbouring sites;

(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;

(g) the characteristics of the development;

(h) any other matters specifically listed for the standard; and

(i) where more than one standard will be infringed, the effects of all infringements.

(5) [deleted] ~~For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary but comply with H5.6.6 Alternative height in relation to boundary:~~

(j) ~~Sunlight access;~~

(k) Attractiveness and safety of the street; and

(l) ~~Overlooking and Privacy.~~

(6) ~~For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control.~~

(m) ~~Infrastructure and servicing.~~

(7) ~~For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control.~~

(n) ~~Stormwater disposal.~~

H5.8.2. Assessment Criteria

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m^2 gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m^2 gross floor area per site:

(o) infrastructure and servicing:

(x) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

					(xi) Where adequate network capacity is not available, whether adequate mitigation is proposed. (p) building ~~intensity,~~ scale, location, form and appearance: (xii) whether the intensity and scale of the activity, the building location, form and appearance ~~is of a high quality and~~ compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area. (q) traffic: (xiii) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads. (r) location and design of ~~parking and~~ access (including pedestrian access) and parking (if provided): (xiv) whether adequate ~~parking and~~ access is provided or required. (xv) whether car parking and accessways are integrated into the overall design of the development (xvi) whether parking is located away from street frontages and screened from the street by buildings or landscaping (xvii) Whether safe~~, well-lit~~ pedestrian access is provided and integrated into the design of the development. (s) noise, lighting and hours of operation: (xviii) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by: • locating noisy activities away from neighbouring residential boundaries; • screening or other design features; and • controlling the hours of operation and operational measures (t) The extent to which the adjacent road network provides safe pedestrian movements. (2) for four or more dwellings on a site: (u) the extent to which ~~or whether~~ the development achieves the purpose outlined in the ~~following~~ relevant standards identified in Table 5.4.1 or what alternatives are provided that result in the same or a better outcome.~~:~~ (xix) [deleted]~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas;~~ (xx) [deleted]~~Standard **Error! No text of specified style in document.**.6.10 Building coverage;~~ (xxi) [deleted]~~Standard **Error! No text of specified style in document.**.6.11 Landscaped area;~~ (xxii) [deleted]~~Standard **Error! No text of specified style in document.**.6.12 Outlook space;~~ (xxiii) [deleted]~~Standard **Error! No text of specified style in document.**.6.13 Daylight;~~ (xxiv) [deleted]~~Standard **Error! No text of specified style in document.**.6.14 Outdoor living space;~~ (xxv) [deleted]~~Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; and~~ (xxvi) [deleted]~~Standard H5.6.16 Minimum dwelling size.~~

(aa) the extent to which the scale of the activity, the building location, form and appearance is ~~of a high-quality and~~ compatible with the planned urban built character and residential amenity ~~of the surrounding residential area~~ provided for within the zone.

(ab) the extent to which buildings are designed to manage building length and bulk and visual dominance by:

(i) placing ~~taller~~ larger buildings ~~on~~ towards the street front
(ii) varying roof form and building height
(iii) using modulation and/or architectural features to break up the mass of buildings ~~into visually distinct elements~~
(iv) ~~using the proportions and arrangement of windows and doors to provide relief to building length and bulk~~
(v) ~~using other building elements including materials, surface detailing, architectural detail and roof design to provide visual interest along building facades including blank side/party walls~~
(vi) providing adequate breaks in long continuous buildings to minimise the appearance of length
(vii) ~~locating deep soil areas and/or communal outdoor spaces around and between buildings to provide space and soften the built form~~
(viii) designing balconies as an integral part of the building

(ac) ~~the extent to which buildings use quality, durable and easily maintainable materials.~~

(ad) ~~the extent to which buildings adjoining or across the street from an identified special character area or a scheduled historic heritage place are designed to respect the prevailing character of the area or key historic heritage design and location elements of that place.~~ ~~New and contemporary interpretations in form and detail may be used.~~

(ae) the extent to which building frontage contribute positively to the visual amenity and safety of public streets, public open spaces, and private vehicle and pedestrian accessways ~~by:~~

(i) ~~having clearly defined fronts that provide passive surveillance from windows and balconies .~~
(ii) ~~maximising doors, windows and balconies over all levels on the front façades whilst not impacting on privacy.~~
(iii) ~~maximising the number of dwellings on the site that directly front, align and orientate to public streets .~~
(iv) ~~ground level dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.~~
(v) ~~where a site adjoins public open space, buildings include entrances, windows of habitable rooms and balconies facing the open space.~~

(af) the extent to which site layout creates legible, visible attractive, and safe and ~~well-lit~~ between dwellings and the street.

(v) [deleted]~~The extent to which the development contributes to a variety of housing types at higher densities in the zone and is in keeping with the neighbourhood's planned urban built character of predominantly three storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.~~

					(w) [deleted]~~The extent to which development achieves attractive and safe streets and public open space by:~~ (xxvii) ~~providing doors, windows and/or balconies facing the street and public open spaces~~ (xxviii) ~~minimising tall, visually impermeable fences~~ (xxix) ~~designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.~~ (xxx) ~~optimising front yard landscaping~~ (xxxi) ~~providing safe pedestrian access to buildings from the street~~ (xxxii) ~~minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings a viewed from streets or public open spaces~~ (x) [deleted]~~The extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites;~~ (y) [deleted]~~The extent to which dwellings:~~ (xxxiii) ~~Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling~~ (xxxiv) ~~Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space~~ (xxxv) ~~Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.~~ (xxxvi) ~~Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.~~ (z) [deleted]~~The extent to which outdoor living space:~~ (xxxvii) ~~Provides for access to sunlight~~ (xxxviii) ~~Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.~~ (xxxix) ~~When provided at ground level, is located on generally flat land or otherwise functional~~ (fa) refer to Policy H5.3(A1); (fb) refer to Policy H5.3(C1); (fc) refer to Policy H5.3(D1); (fd) refer to Policy H5.3(E1); ~~(fe) refer to Policy H5.3(6A)~~ (aa) [deleted]~~refer to Policy H5.3(7)~~; ~~and~~ (ga) refer to Policy H5.3(10);

(gb) refer to Policy H5.3(11);

(~~gc) refer to Policy H5.3(12);~~

(gd) refer to Policy H5.3(14); and

(bb) infrastructure and servicing:

(xl) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(xli) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(cc) ~~The extent to which the adjacent road network enables safe pedestrian movements.~~

(3) for integrated residential development:

(dd) the extent to which or whether the development achieves the purpose outlined in the ~~following~~ relevant standards and identified in Table H5.4.1 or what alternatives are provided that result in the same or a better outcome:

(xlii) [deleted] ~~Standard **Error! No text of specified style in document.**.6.9 Maximum impervious areas;~~

(xliii) [deleted] ~~Standard **Error! No text of specified style in document.**.6.10 Building coverage;~~

(xliv) [deleted] ~~Standard **Error! No text of specified style in document.**.6.11 Landscaped area;~~

(xlv) [deleted] ~~Standard **Error! No text of specified style in document.**.6.12 Outlook space;~~

(xlvi) [deleted] ~~Standard **Error! No text of specified style in document.**.6.13 Daylight;~~

(xlvii) [deleted] ~~Standard **Error! No text of specified style in document.**.6.14 Outdoor living space;~~

(xlviii) [deleted] ~~Standard **Error! No text of specified style in document.**.6.15 Front, side and rear fences and walls; and~~

(xlix) [deleted] ~~Standard H5.6.16 Minimum dwelling size (excluding retirement villages).~~

(aa) refer to Policy **Error! No text of specified style in document.**.3(C1)

(ab) refer to Policy **Error! No text of specified style in document.**.3(D1)

(ac) refer to Policy **Error! No text of specified style in document.**.3(E1)

(ee) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(1);~~

(ff) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(2);~~

(gg) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(3);~~

(hh) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(4);~~

(ii) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(5);~~

(jj) refer to Policy **Error! No text of specified style in document.**.3(6A);

(kk) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(7);~~

(ll) refer to Policy **Error! No text of specified style in document.**.3(8);

(mm) refer to Policy H5.3(9); ~~and~~

(ja) refer to Policy **Error! No text of specified style in document.**.3(11);

(jb) refer to Policy H5.3(12);

(ic) refer to Policy H5.3(14); and

(nn) infrastructure and servicing:

(I) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(Ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(oo) ~~The extent to which the adjacent road network enable safe pedestrian movements, including:~~

~~i. Footpaths of at east 1.8m in width~~

~~ii. Facilities to safely and conveniently cross the road including pram crossings, and tactile paving.~~

~~iii. Narrowed pedestrian crossing distances of vehicle carriageways~~

~~iv. Front berms to separate pedestrians from traffic.~~

(4) for building height:

(aa) refer to Policy **Error! No text of specified style in document.**.3(A1);

(ba) refer to Policy **Error! No text of specified style in document.**.3(B1);

(ca) refer to Policy **Error! No text of specified style in document.**.3(E1);

(da) refer to Policy H5.3(6A);

(pp) ~~refer to Policy **Error! No text of specified style in document.**.3(2);~~

(qq) ~~refer to Policy **Error! No text of specified style in document.**.3(4).~~; and

Visual dominance

(rr) The extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:

(i) the planned urban built character of the zone; and

(ii) the location, orientation and design of development.

~~(iii) the effect of the proposed height on the surrounding and neighbouring development.~~

~~Character and Visual Amenity~~

(d) ~~the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast~~

(e) ~~how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:~~

(i) ~~whether roof plant, services and equipment are hidden from views; and~~
(ii) ~~whether the expression of the top of the building provides visual interest and variation.~~

~~Relationship of Maori and their culture and traditions~~

~~(f) The extent to which proposed building heights as viewed both from and to Pukekiwiriki Pā Historic Reserve maintain the culture and traditions of Māori on this site, taking into account:~~

~~(i) The site's historic function as an observation and defensive site.~~

~~(ii) The site's contemporary function as an educational site and site of cultural importance.~~

(5) [deleted] ~~For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary:~~

~~Sunlight access~~

~~(a) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:~~

~~Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):~~

~~(i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4: or~~

~~(ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.~~

~~(b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):~~

~~(i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and~~

~~(ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.~~

~~Attractiveness and safety of the street~~

~~(c) The extent to which those parts of the buildings located closest to the front boundary achieve attractive and safe streets by:~~

~~(i) providing doors, windows and balconies facing the street;~~

~~(ii) optimising front yard landscaping;~~

~~(iii) providing safe pedestrian access to buildings from the street; and~~

~~(iv) minimising the visual dominance of garage doors as viewed from the street.~~

~~**Overlooking and privacy**~~

(d) ~~The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening~~.

(6) for height in relation to boundary:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(E1);

(ba) refer to Policy H5.3(6A) and

(a) ~~refer to Policy **Error! No text of specified style in document.**.3(2);~~

(b) ~~refer to Policy **Error! No text of specified style in document.**.3(4);~~ ~~and~~

(c) ~~refer to Policy **Error! No text of specified style in document.**.3(5).~~

Sunlight access

~~(d) Whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:~~

~~Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):~~

~~(i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4: or~~

~~(ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.~~

~~(e) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):~~

(i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and

(ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

					Visual dominance (f) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account: (i) the planned urban built character of the zone; (ii) the location, orientation and design of development; and (iii) the physical characteristics of the site and the neighbouring site. (iv) the design of side and rear walls, including appearance and dominance; and (v) providing ~~adequate~~ for the visual and/or physical break up of long continuous building forms. **Overlooking and privacy** (g) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening. (7) [deleted]~~for alternative height in relation to boundary infringements:~~ (8) ~~refer to Policy **Error! No text of specified style in document.**.3(2);~~ (9) ~~refer to Policy H5.3(3)~~ (10)~~refer to Policy **Error! No text of specified style in document.**.3(4); and~~ (11)~~refer to Policy **Error! No text of specified style in document.**.3(5).~~ (12)[deleted]~~for height in relation to boundary adjoining lower intensity zones:~~ (13)~~refer to Policy **Error! No text of specified style in document.**.3(2);~~ (14)~~refer to Policy **Error! No text of specified style in document.**.3(4); and~~ (15)~~refer to Policy **Error! No text of specified style in document.**~~ (16)for yards: (aa) refer to Policy H5.3(A1); (ba) refer to Policy H5.3(B1) (ca) refer to Policy H5.3(C1); (dc) refer to Policy H5.3(6A); and (ec) refer to Policy H5.3(11). (a) ~~refer to Policy **Error! No text of specified style in document.**.3(2);~~

(b) ~~refer to Policy **Error! No text of specified style in document.**.3(4);~~ ~~and~~

(c) ~~refer to Policy **Error! No text of specified style in document.**.3(5).~~

(17)~~for maximum impervious areas:~~

~~(aa) refer to Policy H5.3.(6A);~~

(a) [deleted]~~refer to Policy **Error! No text of specified style in document.**.3(7)~~;

(18)for building coverage:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(C1);

(ca) refer to Policy H5.3(6A); and

(a) ~~refer to Policy **Error! No text of specified style in document.**.3(2)~~; ~~and~~

(b) ~~refer to Policy **Error! No text of specified style in document.**.3(4);~~

(c) whether the non-compliance is appropriate to the context taking into account:

(i) Whether the balance of private open space and buildings is consistent with the ~~existing and~~ planned urban character anticipated for the zone;

(ii) The degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;

(iii) The proportion of the building scale in relation to the proportion of the site.

(19)for landscaped area:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(C1);

(ca) refer to Policy H5.3(6A);

(da) refer to Policy H5.3(10); and

(a) [deleted]~~ refer to Policy **Error! No text of specified style in document.**.3(2);~~

(b) [deleted]~~ refer to Policy **Error! No text of specified style in document.**.3(4); and~~

(c) [deleted]~~ refer to Policy **Error! No text of specified style in document.**.3(5).~~

(d) the extent to which existing trees are retained.

(20)for outlook space:

(aa) refer to Policy H5.3(A1);

(ba) refer to Policy H5.3(C1);

(ca) refer to Policy H5.3(D1);

(da) refer to Policy H5.3(6A); and

(a) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(2);~~

(b) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(4); and~~

(c) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(5).~~

(d) the extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening ~~which is integrated part of the overall building design~~.

(21)for daylight:

(aa) refer to Policy H5.3(D1);

(ab) refer to Policy **Error! No text of specified style in document.**.3(6A); and

(a) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(2);~~

(b) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(4);~~ ~~and~~

(c) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(5).~~

(22)for outdoor living space:

(aa) refer to Policy **Error! No text of specified style in document.**.3(A1);

(ba) refer to Policy **Error! No text of specified style in document.**.3(D1); and

(a) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(2);~~

(b) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(4);~~

(c) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(5);~~ ~~and~~

(d) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(6). and;~~

(e) The extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(15A) For windows to street ~~and private vehicle and pedestrian accessways~~

(a) refer to Policy H5.3(C1)

					(b) refer to Policy H5.3(6A); and (c) The extent to which the glazing: (i) allows views to the street and/or accessways to ensure passive surveillance; and (ii) provides a good standard of privacy for occupants. (23)for front, side and rear fences and walls: (aa) refer to Policy **Error! No text of specified style in document.**.3(C1); (ba) refer to Policy **Error! No text of specified style in document.**.3(6A); and (a) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(2);~~ (b) [deleted] ~~refer to Policy **Error! No text of specified style in document.**.3(3);~~ ~~and~~ (c) [deleted] ~~refer to Policy H5.3(4).~~ (24)For minimum dwelling size: (aa) refer to Policy **Error! No text of specified style in document.**.3(A1) (ba) refer to Policy **Error! No text of specified style in document.**.3(D1) (ca) refer to Policy **Error! No text of specified style in document.**.3(6A); and (~~da) The extent to which each dwelling is designed to:~~ ~~(i) Provide simple and convenient internal access and circulation~~ ~~(ii) Include adequate storage; and~~ ~~(iii) Be large enough to allow the use of typical furnishings that meet the needs of the intended occupants.~~ (a) ~~Policy H5.3(5)~~ (25)~~for deep soil area and canopy tree~~ (a) ~~refer to Policy H5.3(6A);~~ (b) ~~The extent to which the proposed deep soil area uses or adds to existing deep soil areas to support canopy trees; and~~ (26)~~for safety and privacy buffer from private pedestrian and vehicle accessways:~~ (a) ~~refer to Policy **Error! No text of specified style in document.**.3(6A); and~~ (b) ~~the extent to which the buffer is:~~ (i) ~~free of buildings, parking spaces, structures, servicing facilities and manoeuvring areas;~~ (ii) ~~planted with suitable and low level plants.~~ (27)~~For residential waste management:~~

					(a) ~~refer to Policy H5.3(D1)~~ (b) ~~refer to Policy H5.3(6A);~~ (c) ~~refer to Policy H5.3(10);~~ (d) ~~The extent to which sufficient space is provided for residential waste management that is suitably located for ease of movement to collection points;~~ (e) ~~The extent to which the waste management area is designed to minimise visibility;~~ (f) ~~How the development intends to ensure the on-going management and maintenance of any communal residential waste management area;~~ (g) ~~Whether waste storage areas are located outside windows or doors to bedrooms, living areas and outdoor living areas to avoid effects of odour and noise; and~~ (h) ~~Whether waste management vehicle can safely undertake collection.~~ (28)~~For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure –Combined Wastewater Network Control or the Infrastructure – Water and Wastewater Constraints Control:~~ (a) ~~Whether there is adequate capacity in the existing public reticulated water supply and / or wastewater network to service the proposed dwelling(s).~~ (b) ~~Whether sufficient water supply and access to water supplies for firefighting purposes in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is available.~~ (c) ~~Whether there is the ability to connect the dwelling(s) to a reticulated water supply and / or wastewater network in the future.~~ (29)~~For more than one dwelling per site in areas identified on the planning maps as being subject to the Infrastructure – Stormwater Disposal Constraints Control.~~ (a) ~~Whether stormwater can be disposed via a connection to the public stormwater network.~~ (b) ~~Whether stormwater from the site can be disposed of in accordance with the current version of Guideline Document 007 Stormwater Soakage and Groundwater Recharge in the Auckland Region, and the Auckland Stormwater Code of Practice.~~
163.		H5.9. Special Information Requirements	Oppose	Kāinga Ora opposes the proposed special information requirements. The proposed requirements are considered to be unnecessarily onerous and do not relate to zone-specific matters as expected within the Mixed Housing Urban Zone framework.	Delete the special information required proposed, as follows: **H5.9. Special information requirements** There are no special information requirements in this zone. ~~**Landscape Plans as required by H5.6.11. Landscape area**~~ ~~(1) A scaled landscape plan must be provided that contains landscaped areas and includes:~~ (a) ~~Plant and tree species, number of each species to be planted and planting grades;~~ (b) ~~Canopy of existing trees to be retained;~~

(c) ~~Any area of grass; and~~

(d) ~~Any paths included in landscaped area.~~

~~Deep Soil Area and Canopy Tree~~

(2) ~~The deep soil area provided must be demonstrated on a scaled landscape plan that at a minimum identifies the following:~~

(a) ~~plant and tree species, number of each species to be planted and planting grades;~~

(b) ~~location of existing trees to be retained;~~

(c) ~~dimensions of individual mature tree canopy;~~

(d) ~~any areas of grass; and~~

(e) ~~Minimum tree canopy dimensions are specified in Table H5.9(3) below.~~

~~Table H5.9(3) Minimum tree canopy dimensions~~

	~~Minimum mature tree height~~	**~~Minimum mature canopy diameter~~**	**~~Minimum tree height above ground when planted~~**	**~~Indicative tree planting grade~~**
~~Small~~	~~8m~~	~~6m~~	~~2m~~	~~120L~~
~~Medium~~	~~10m~~	~~8m~~	~~2.5m~~	~~160L~~
~~Large~~	~~15m~~	~~12m~~	~~3m~~	~~200L~~

~~Residential waste management~~

(3) ~~Applications for where communal bins are proposed, must include calculations for required storage space as determined using the Auckland Council's Solid Waste Calculator (Standard H5.6.21(1)(b)).~~

(4) ~~When preparing the waste management and minimisation plan, applicants should refer to the Waste Management and Minimisation Bylaw 2019. The following information must be provided at a minimum:~~

~~a) the estimate of the volume of waste by the type of waste created, collected, received, stored or disposed of;~~

~~b) the frequency, location, access and on-site route of waste collection or transportation; and~~

c) ~~the method of waste collection, transportation or disposal.~~

Appendix 3. Walkable Catchment and Height Variation Control Methodology

Walkable Catchment and Height Variation Control Methodology				
Parameter	Distance (from edge of zone or RTS/FTS)	Kāinga Ora Proposed Residential Zone	Kāinga Ora Proposed Height Variation Control (HVC)	Comments
Business - City Centre Zone	Between 0 and 1200m	THAB	12 storeys (43m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 43m HVC
	Between 1200 and 2000m	THAB	10 storeys (37m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 37m HVC
	Between 2000 and 2400m	MHU	5 storeys (18m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 18m HVC
Business - Metro Centre Zone where it spatially intersects with (or is generally adjacent to) RTS location	Between 0 and 800m	THAB	12 storeys (43m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 43m HVC
	Between 800 and 1200m	THAB	10 storeys (37m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 37m HVC
	Between 1200 and 1600m	MHU	5 storeys (18m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 18m HVC
Business - Town or Local Centre where it spatially intersects with (or is generally adjacent to) RTS location	Between 0 and 600m	THAB	8 storeys (29m)	Where Business – Town Centre, Business – Local Centre, Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 29m HVC
	Between 600 and 1200m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 22m HVC
Business - Metro Centre Zone only	Between 0 and 1200m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 22m HVC
RTS only	Between 0 and 1200m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones fall within walkable catchment, apply 22m HVC

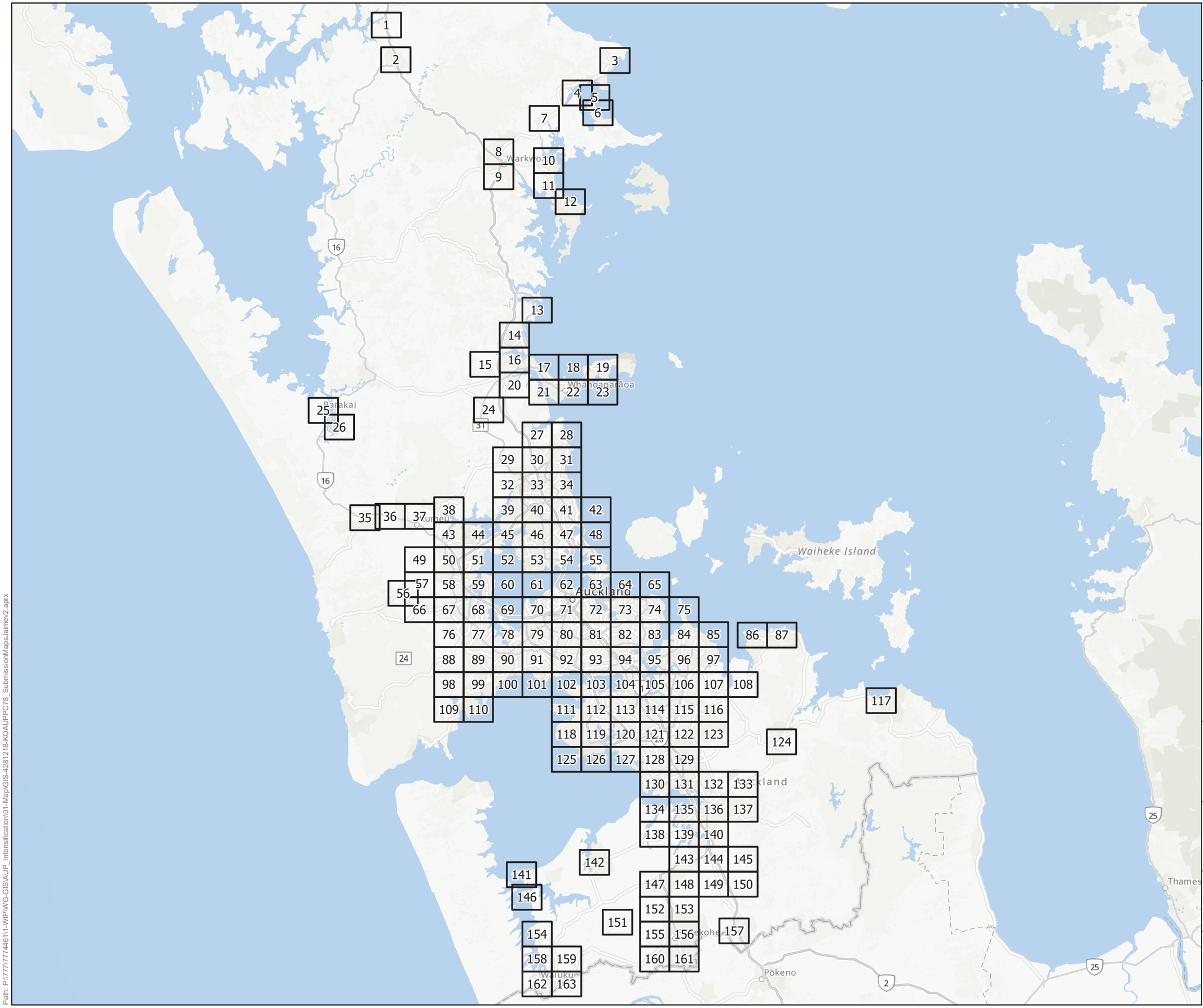
Business - Town Centre only	Between 0 and 800m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones are adjacent, apply 22m HVC
Business - Local Centre only	Between 0 and 400m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones are adjacent, apply 22m HVC
FTS only (where FTS provides connectivity between Metro Centre zone)	Between 0 and 400m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones are adjacent, apply 22m HVC
FTS only (where FTS provides connectivity direct to City Centre zone)	Between 0 and 400m-800m	THAB	None – default zone height of 6 storeys (22m)	Where Business – Neighbourhood Centre, Business – Mixed Use, Business – General Business, or Maori Purpose Zones are adjacent, apply 22m HVC

Kāinga Ora Proposed Zoning

Map Sheet Index

Map Index

PC 78 Sub #873



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Kilometres

Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-000

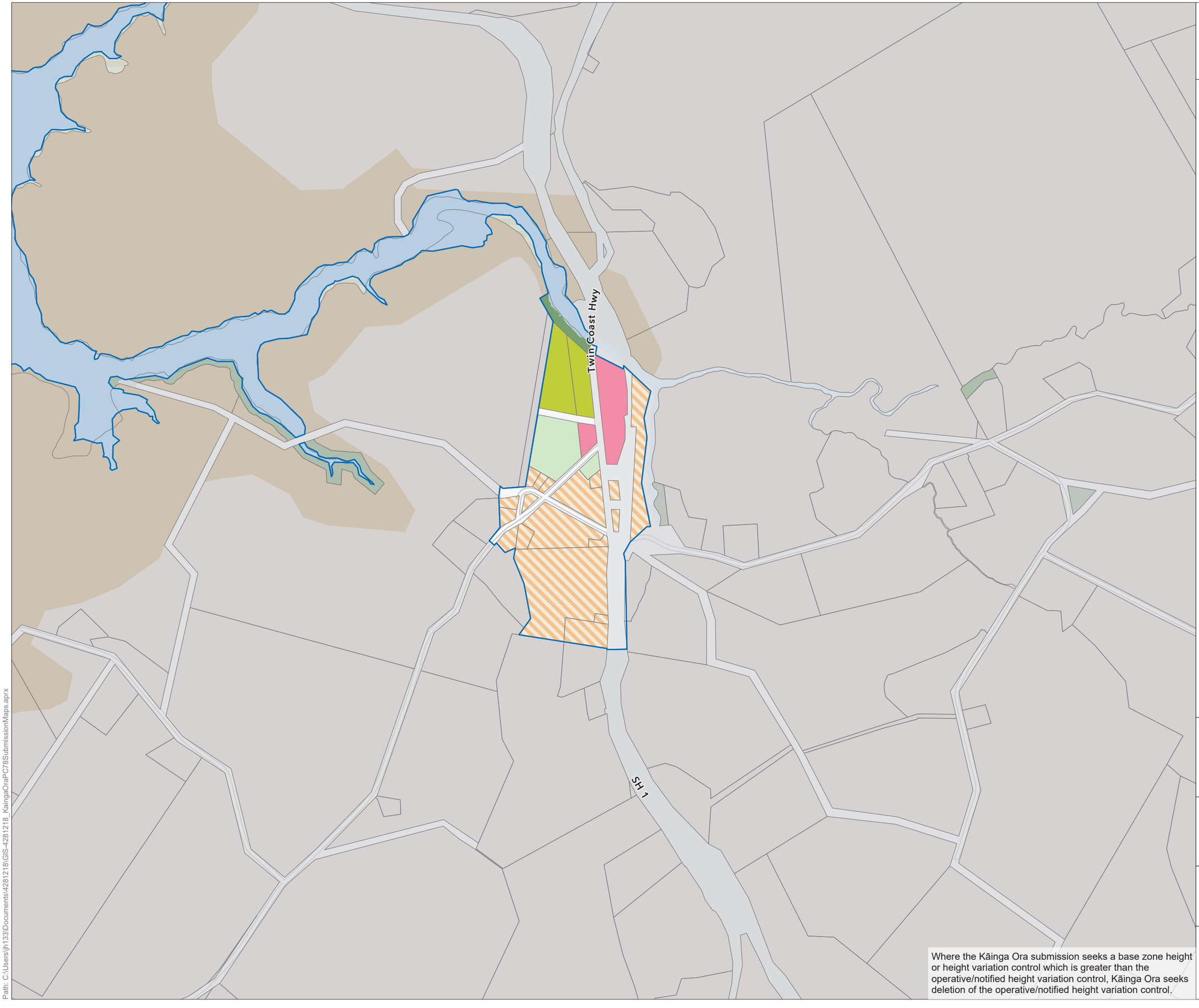
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 001



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Business - Local Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Rural Coastal Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.83

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Metres

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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-001

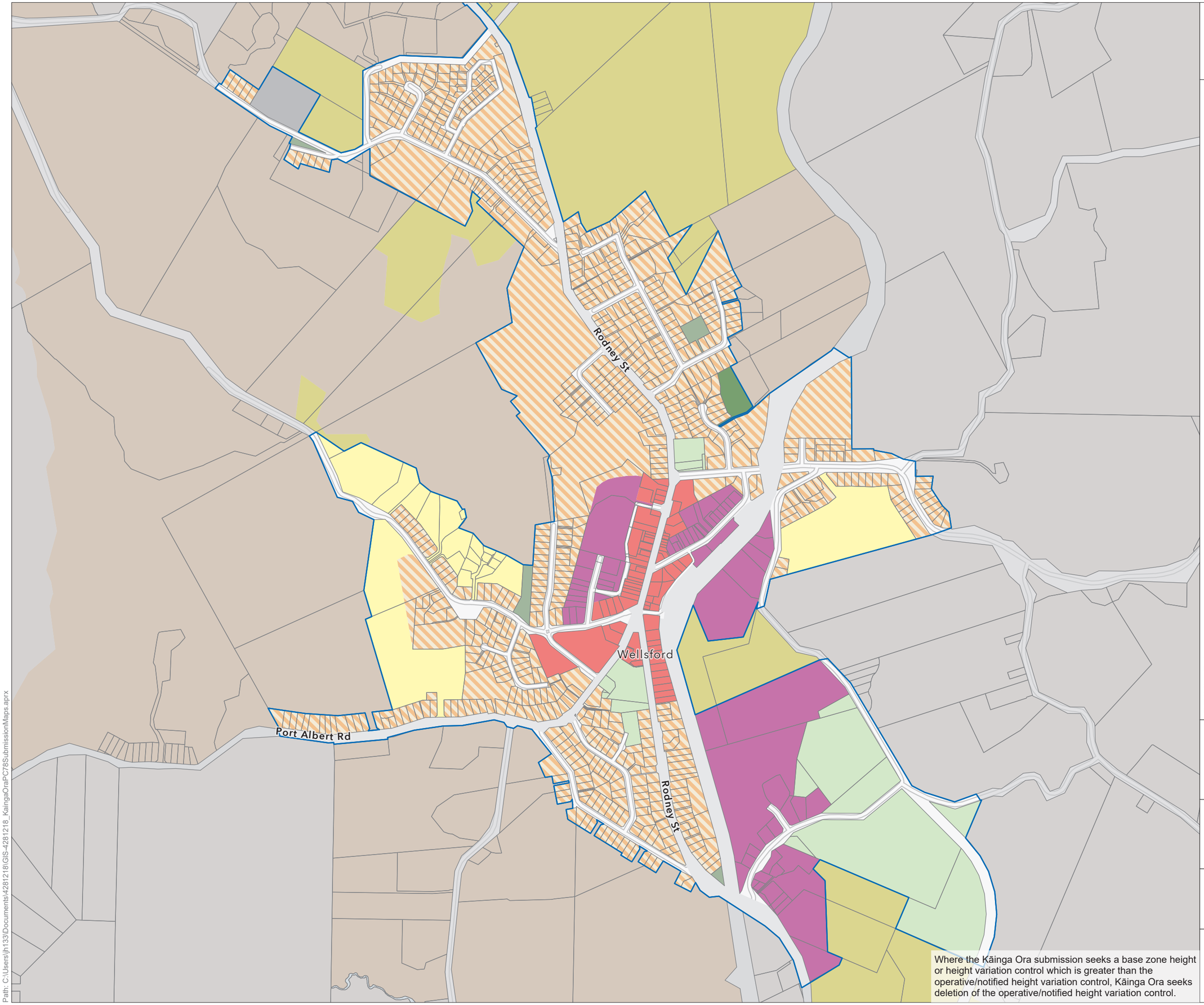
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 002



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.84

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Map Scale @ A3: 10,000

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Revision	1.0
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-002

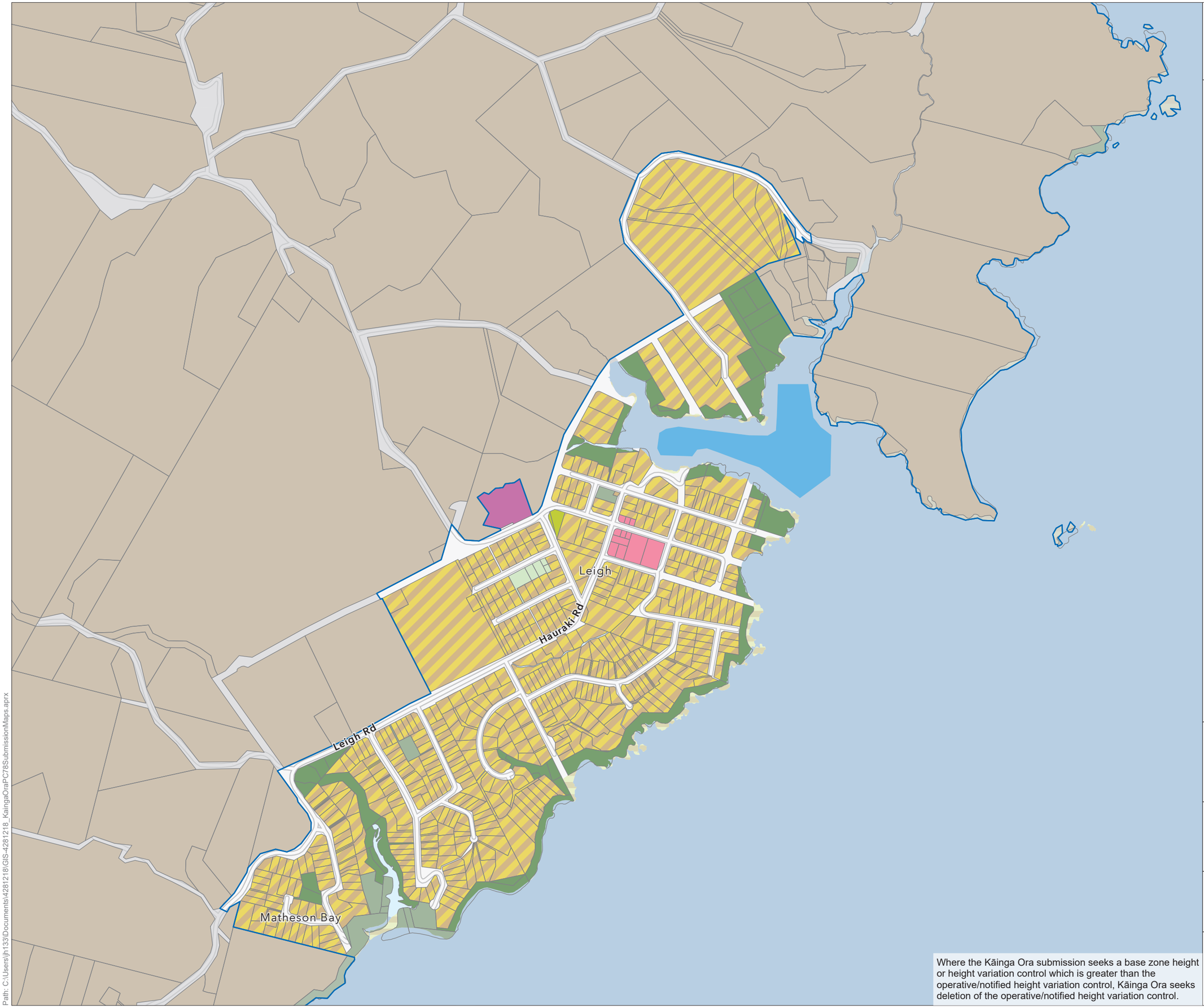
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 003



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Rural and Coastal Settlement Zone
- Business - Local Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-003

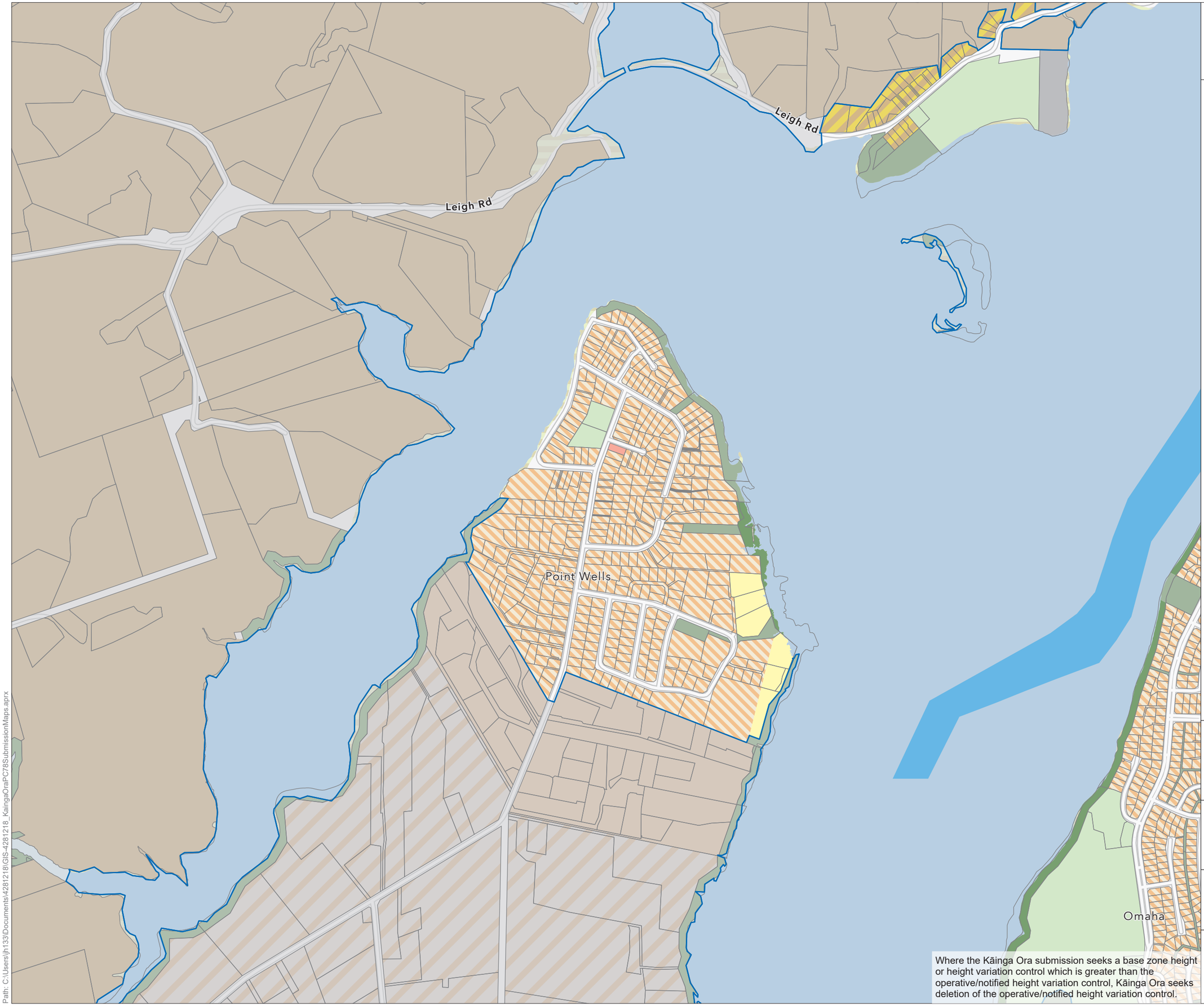
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 004



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.85

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Revision	1.0
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Discipline	GIS
Drawing No.	GIS-4281218-004

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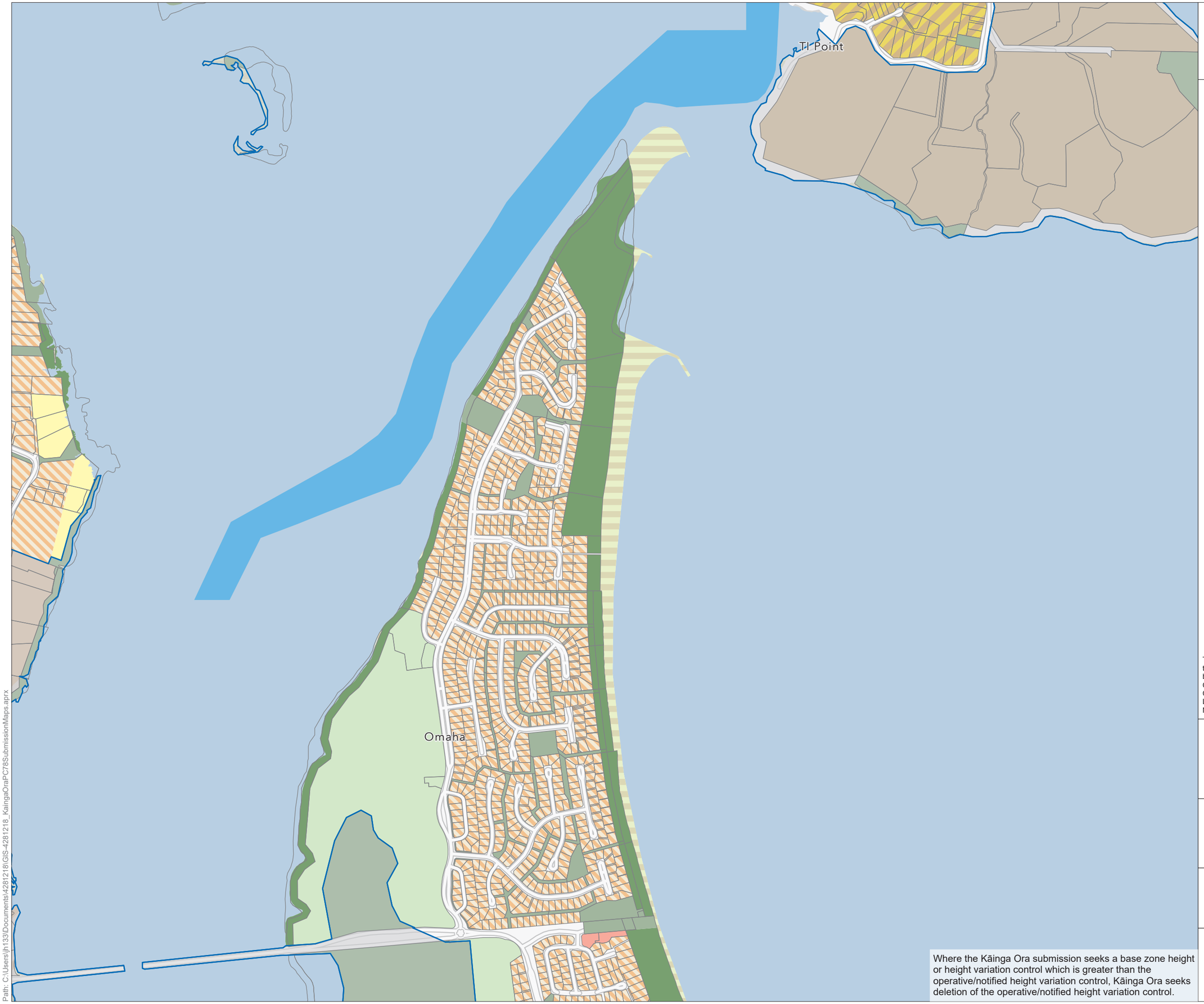
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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 005



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Countryside Living Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone

873.86

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Discipline	GIS
Drawing No.	GIS-4281218-005

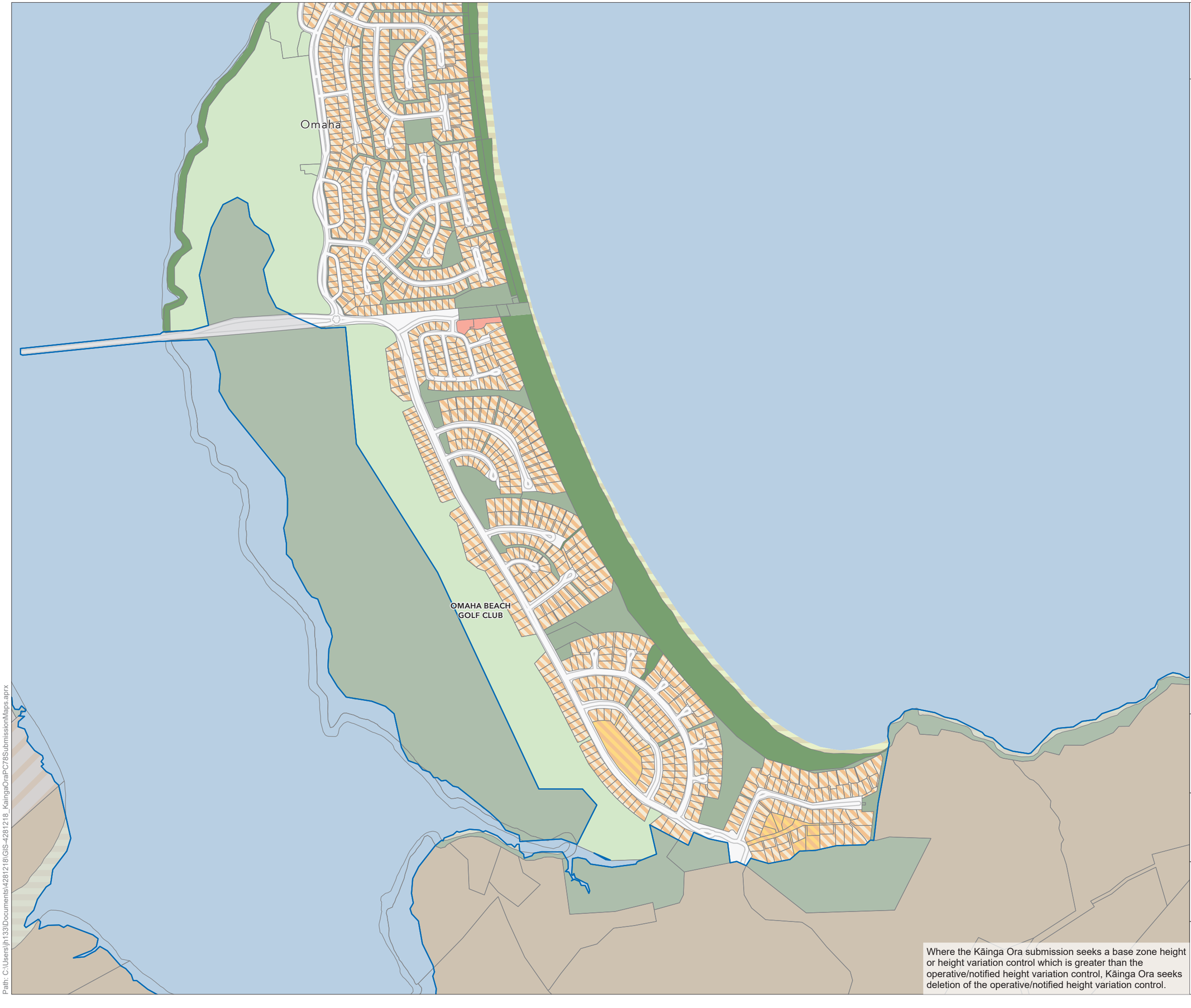
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Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 006



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Suburban Zone
- Residential - Single House Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

873.87

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-006

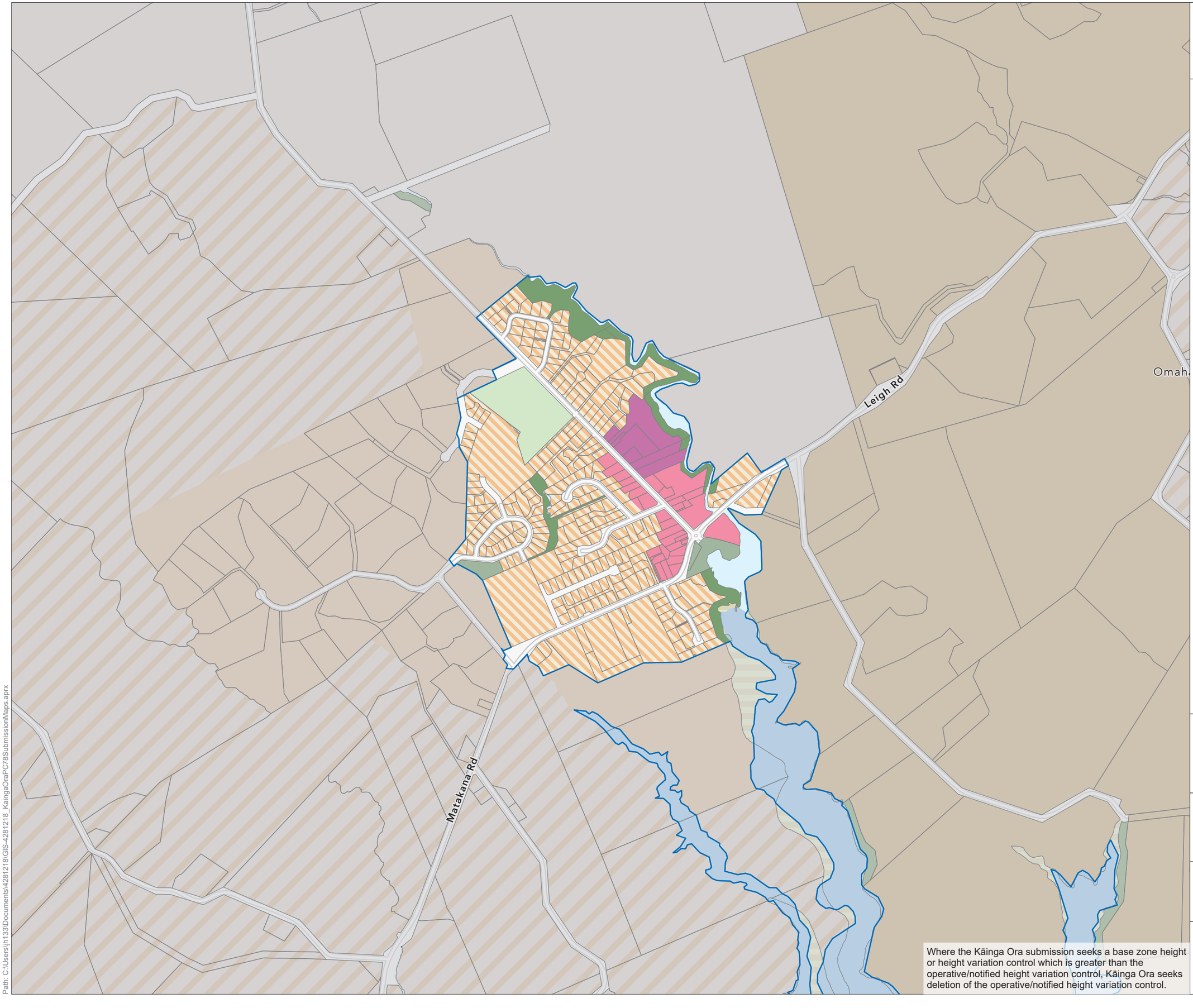
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 007



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Business - Local Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Countryside Living Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.88

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-007

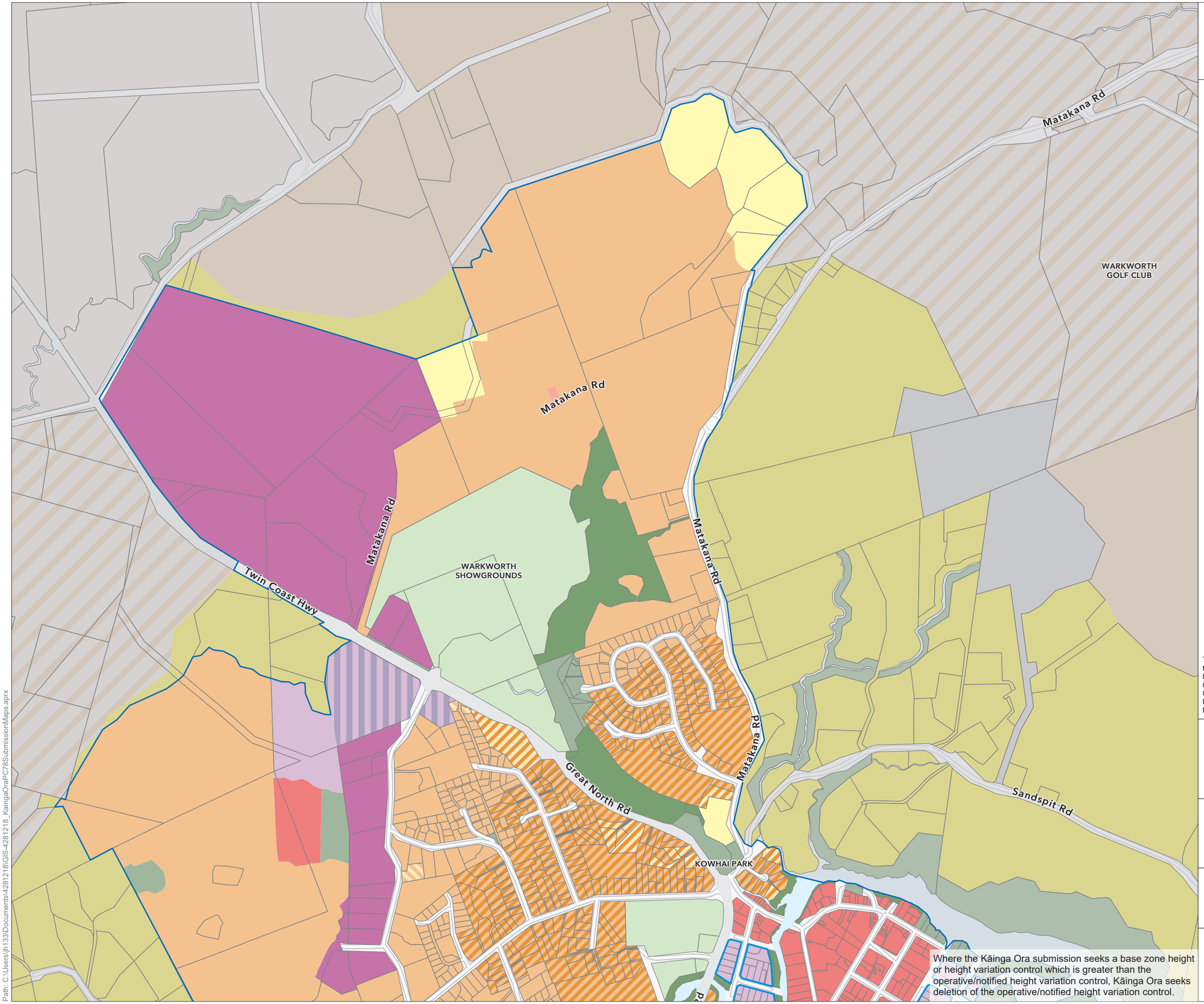
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 008



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.89

873.90

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-008

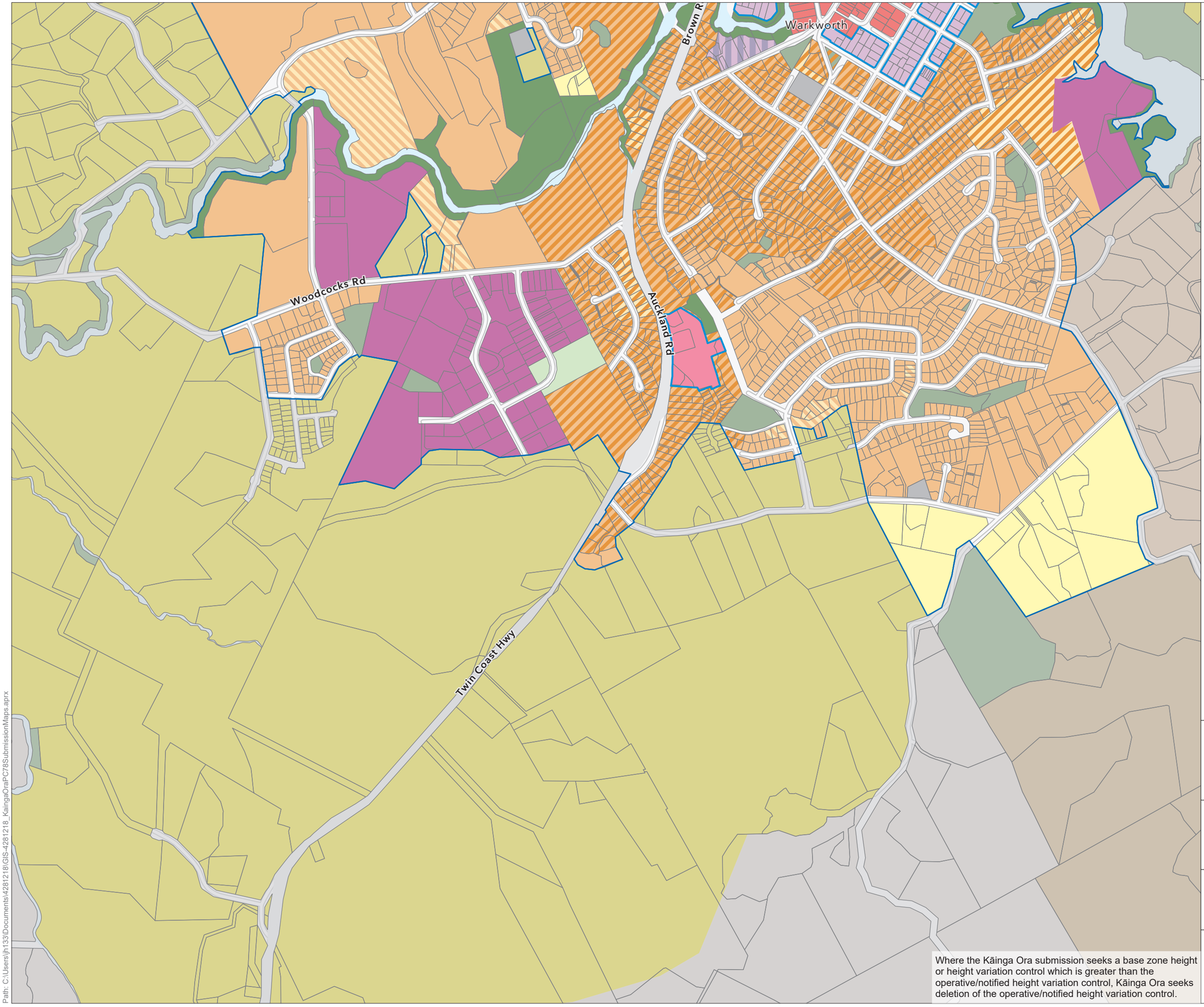
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 009



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Rural Coastal Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873. 91

873.92

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-009

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 010

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Suburban Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.93

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-010

Kāinga Ora Homes and Communities

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Sharp Rd

Sharp Rd

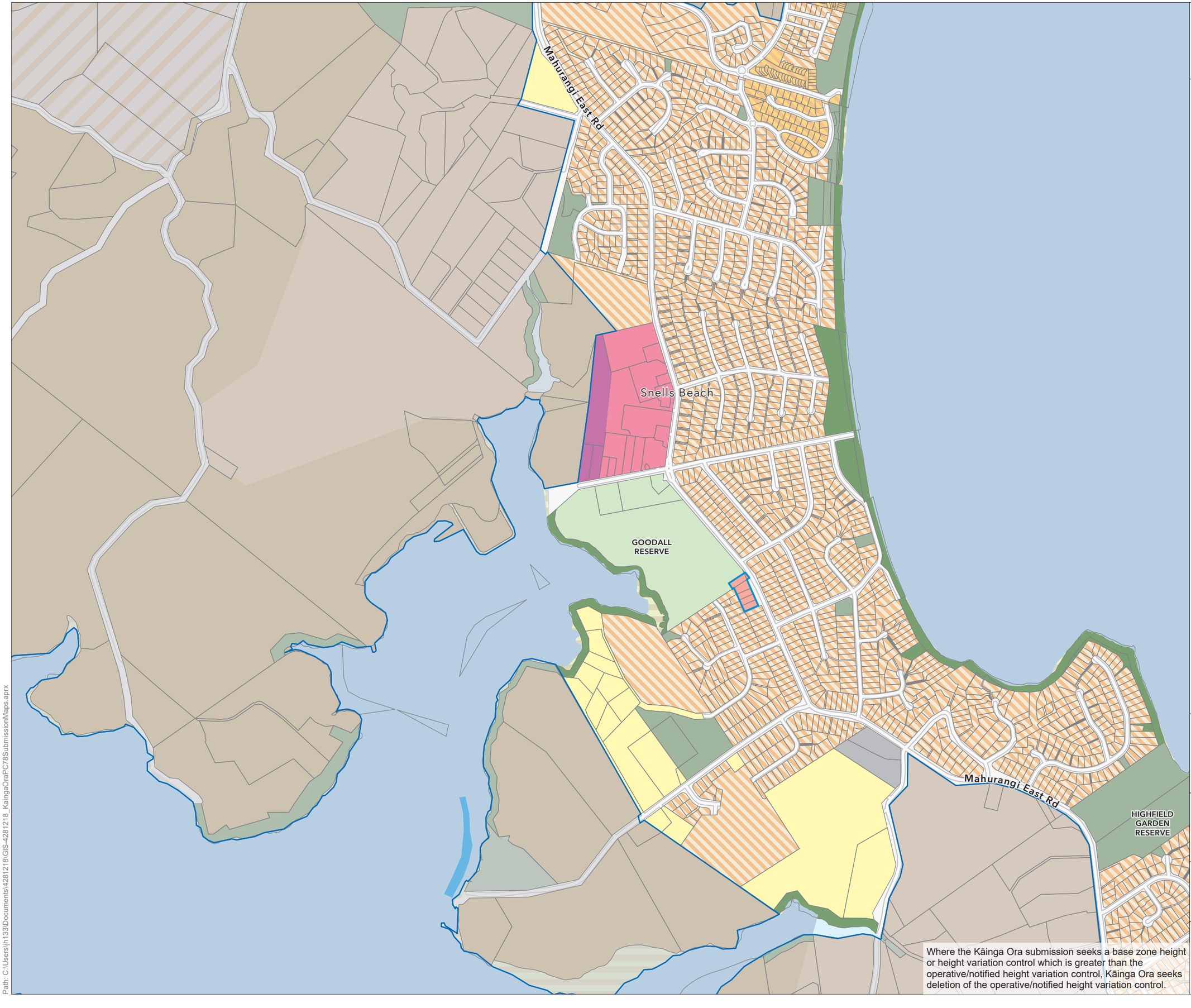
Mahurangi East Rd

Sandspit

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 011



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Suburban Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.94

873.95

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-011

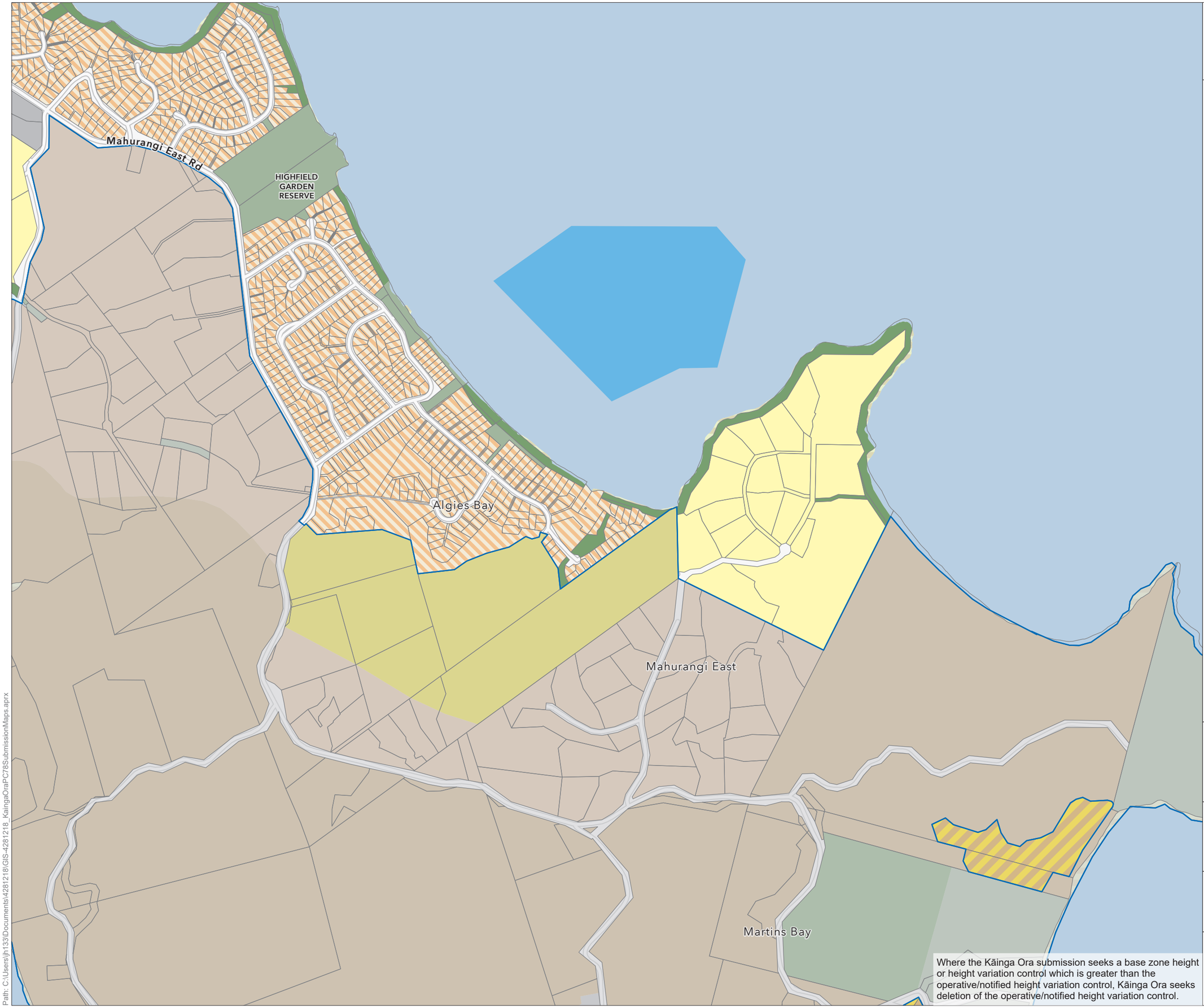
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Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 012



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Residential - Rural and Coastal Settlement Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Coastal Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

837.96

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

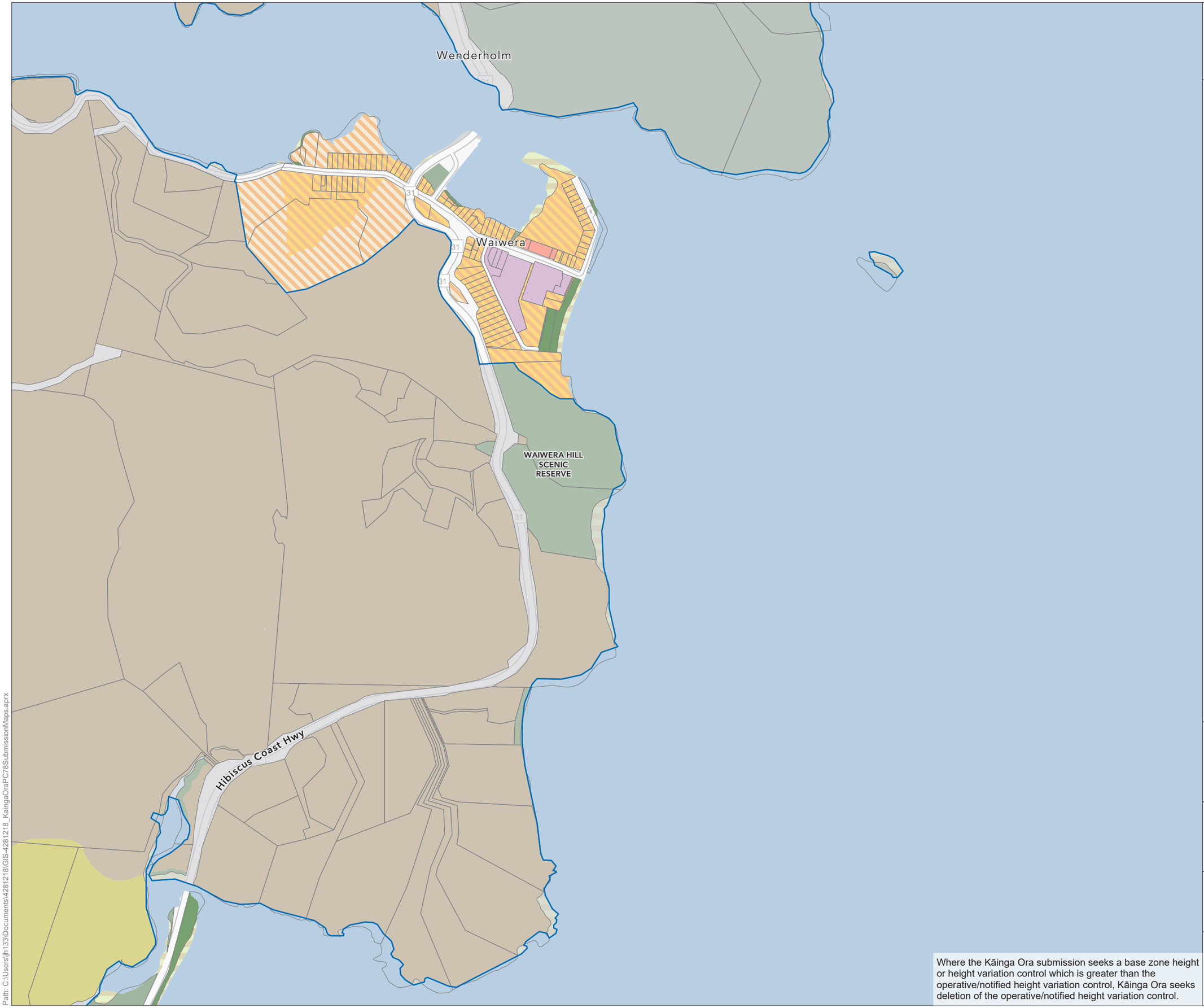
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-012

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 013



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Suburban Zone
- Residential - Single House Zone
- Future Urban Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Rural Coastal Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.97

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

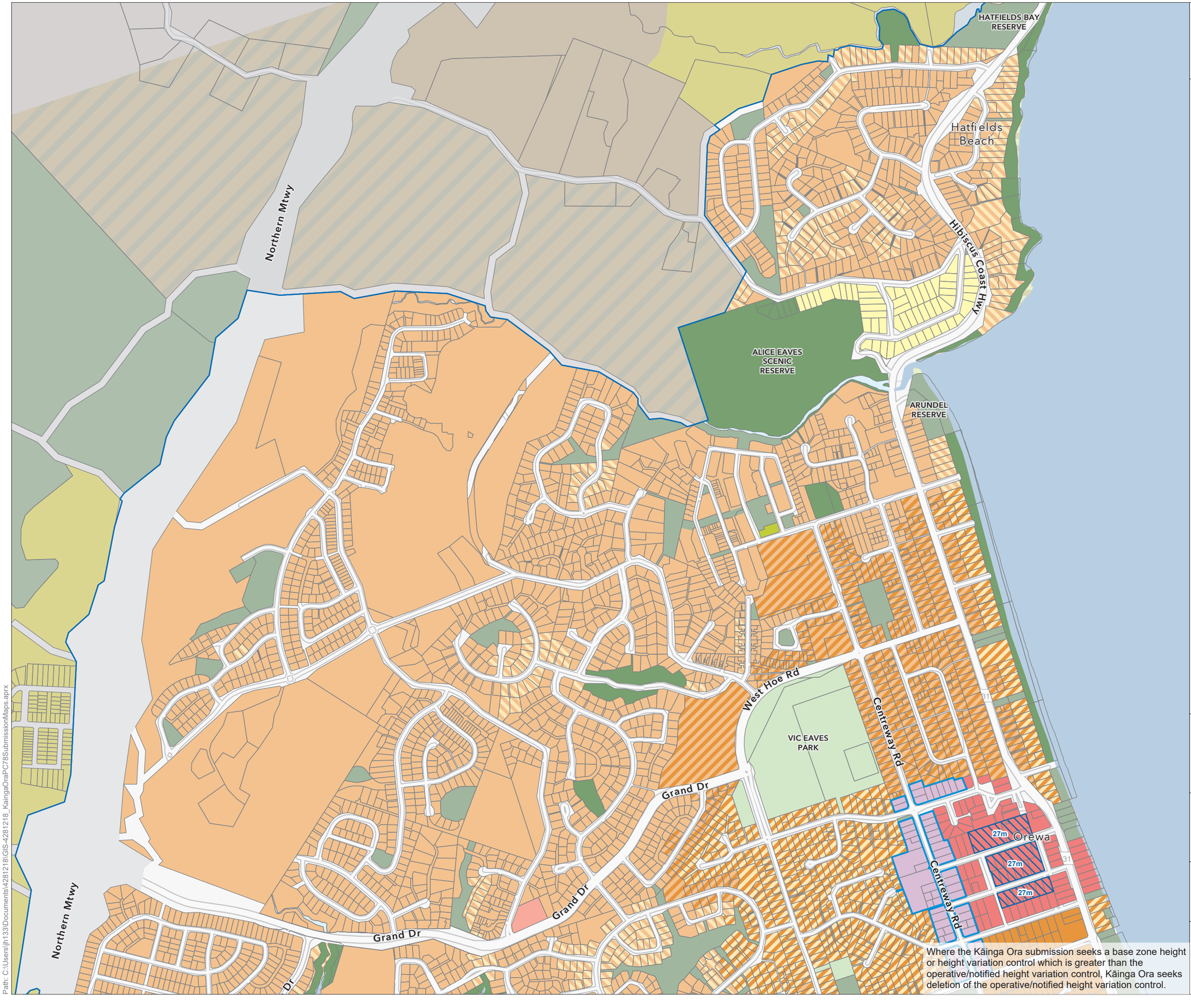
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Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-013

Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 014



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.98

873.99

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-014

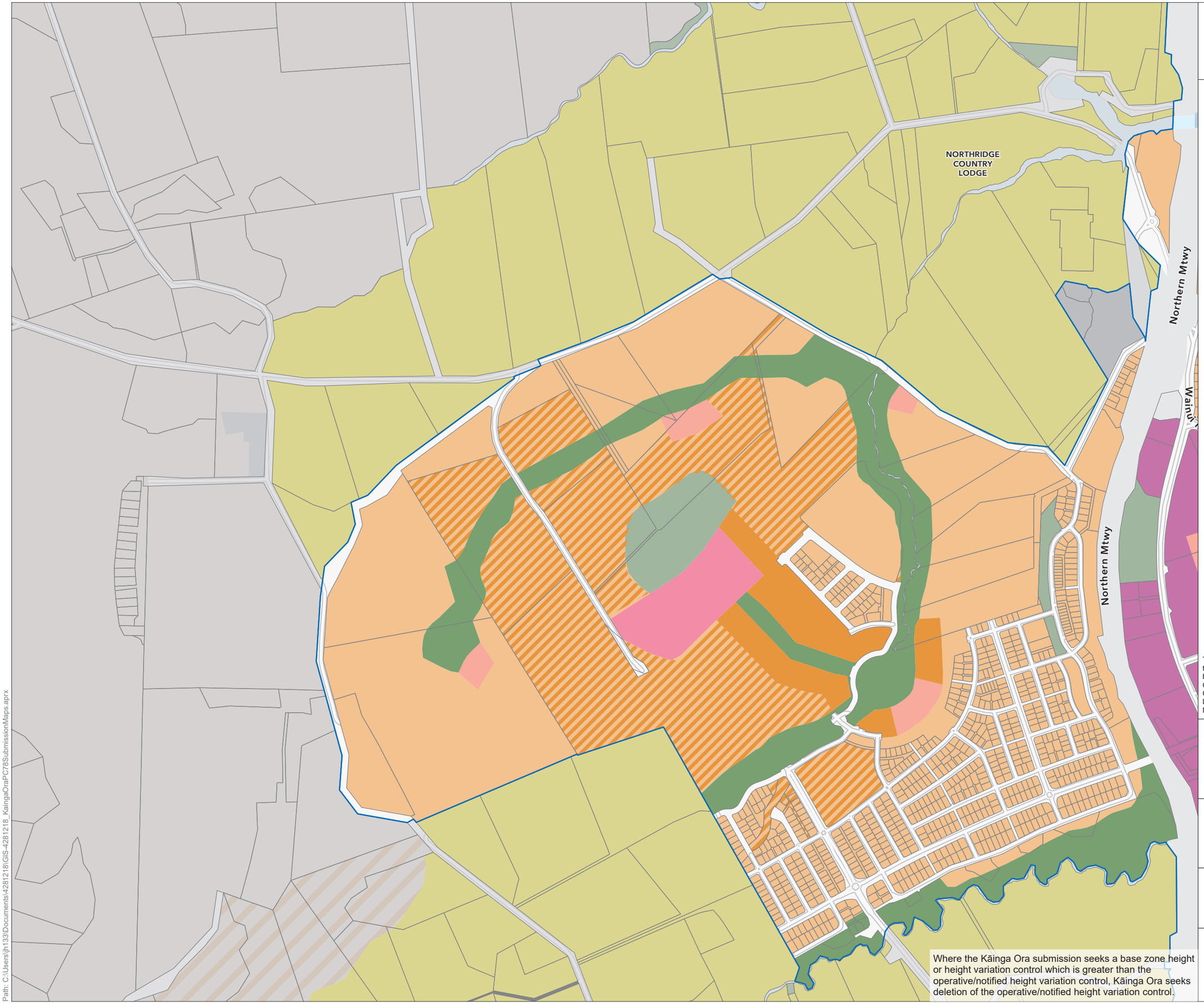
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 015



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Single House Zone
- Future Urban Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Water [i]

873.100

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Revision	1.0
Status	Final
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-015

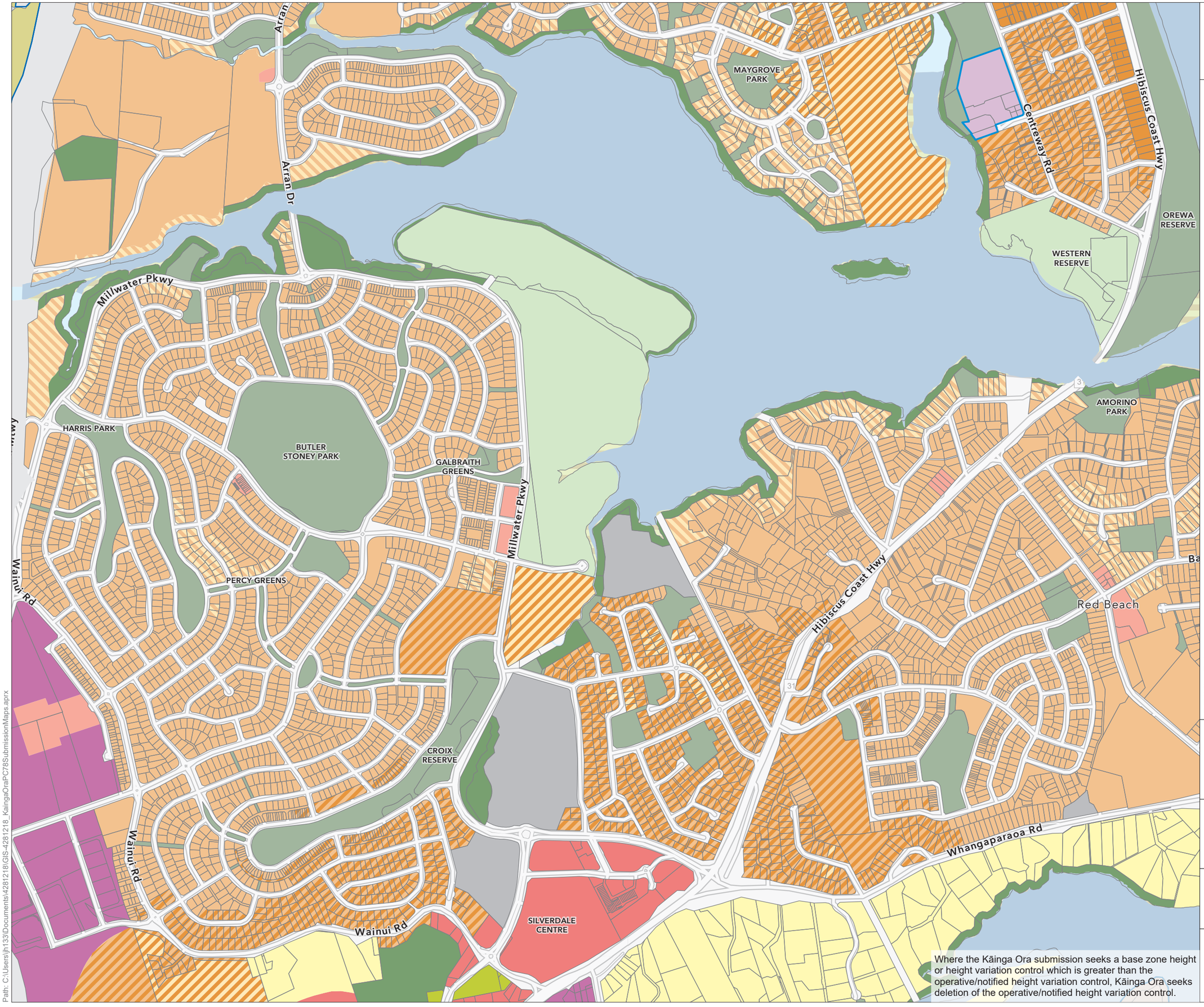
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 016



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.101

873.102

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-016

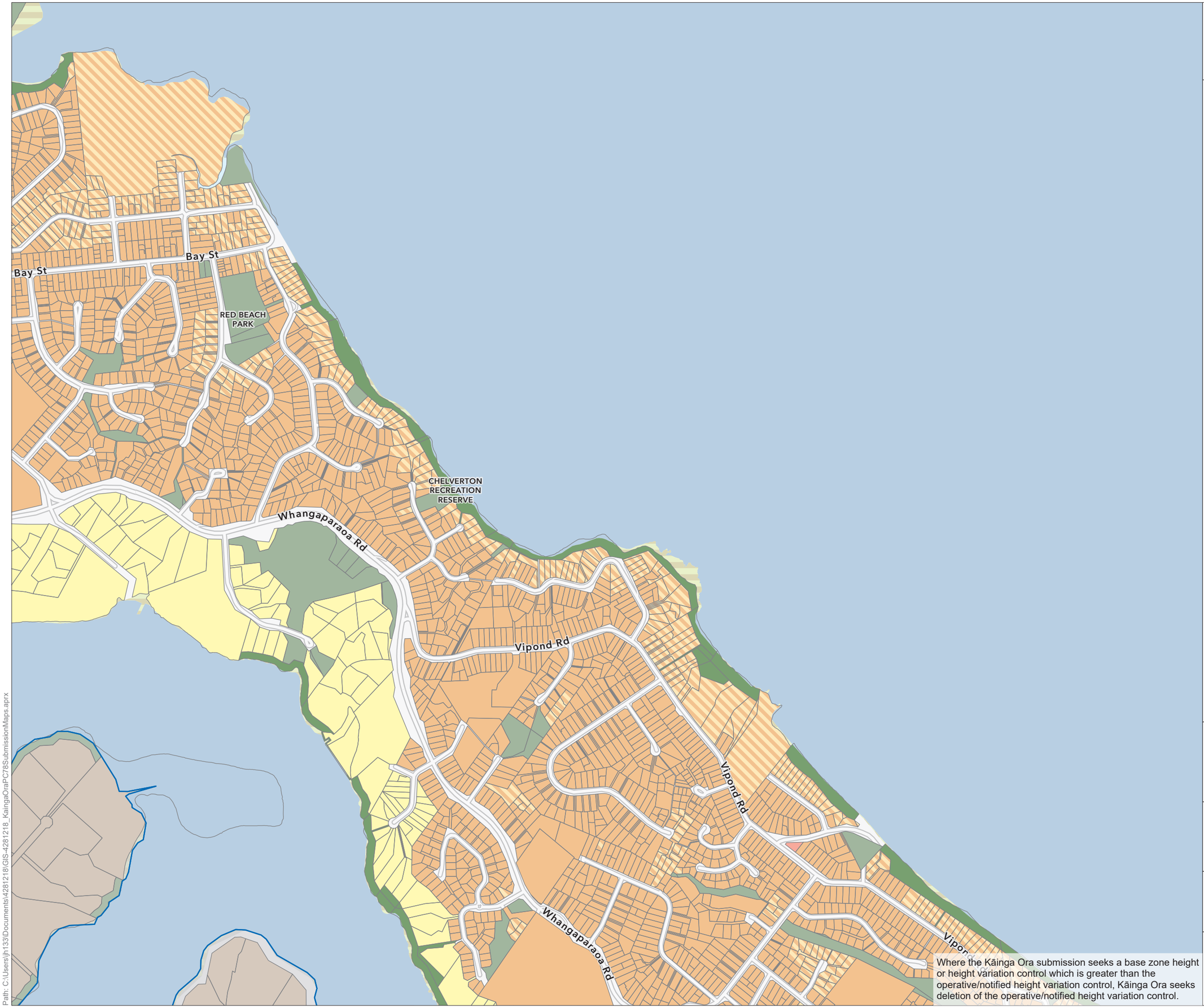
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 017



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Neighbourhood Centre Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.103

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

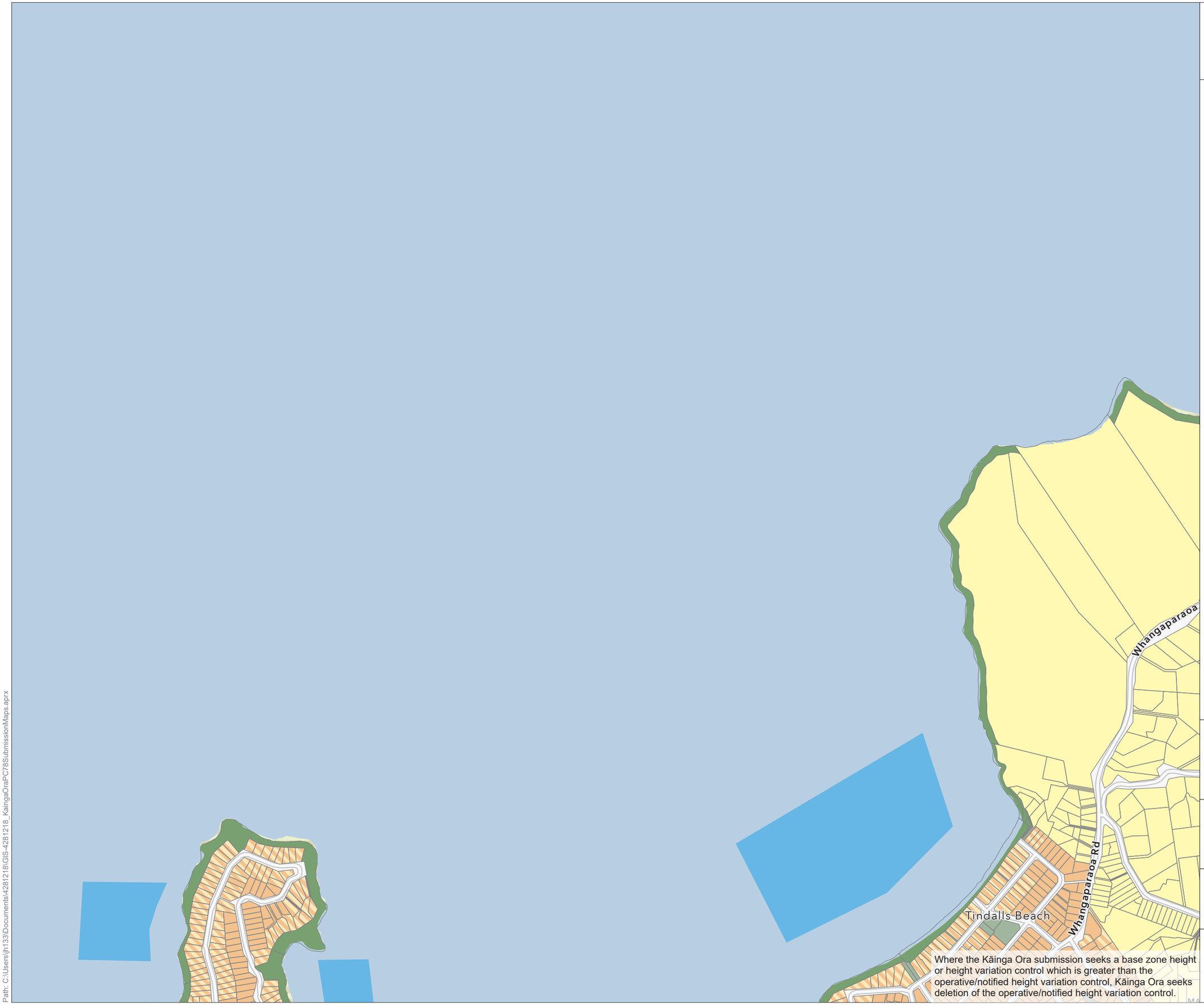
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-017

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 018



Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone

873.104

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

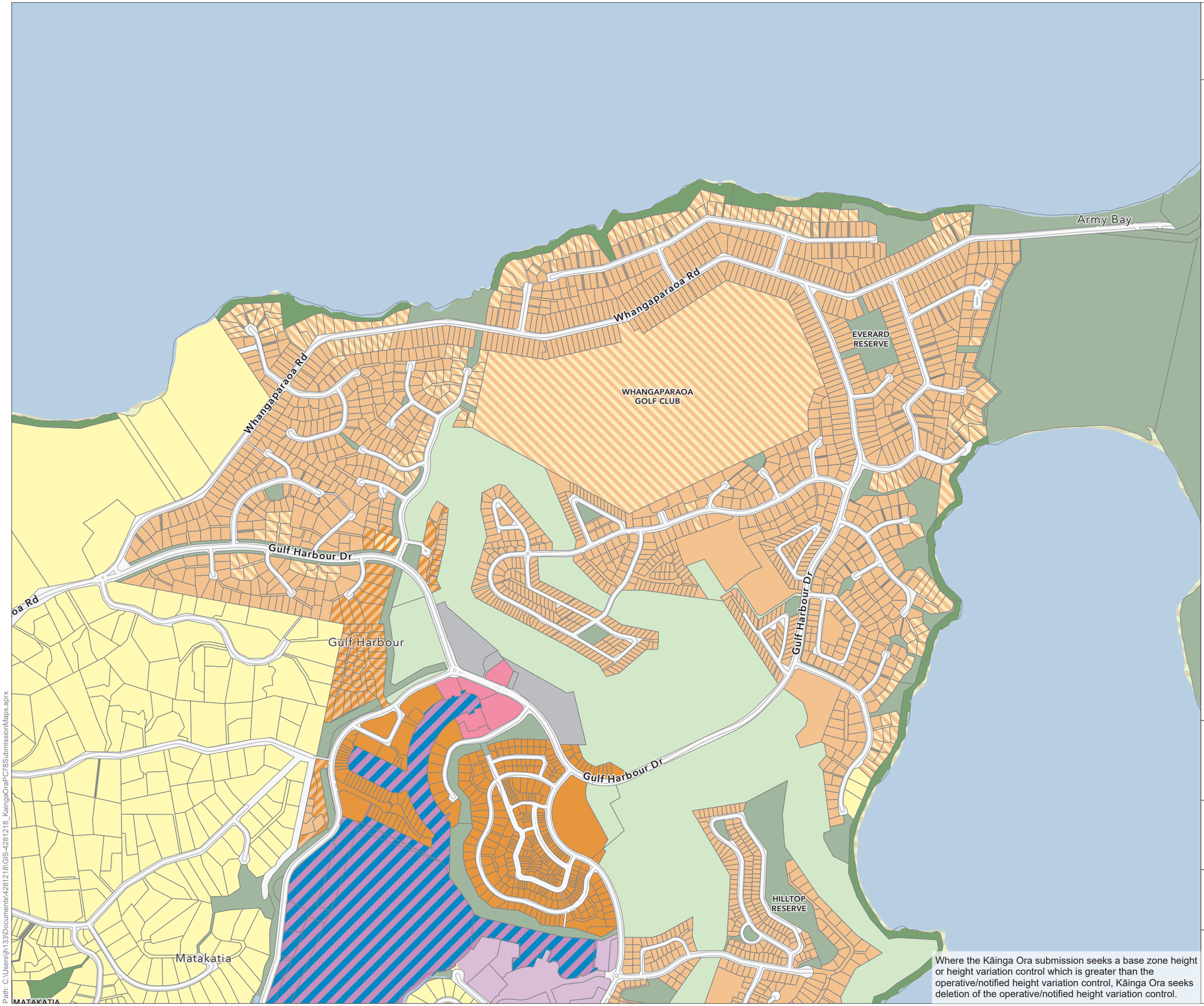
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Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-018

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 019



Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Local Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Coastal Transition Zone

873.105

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-019

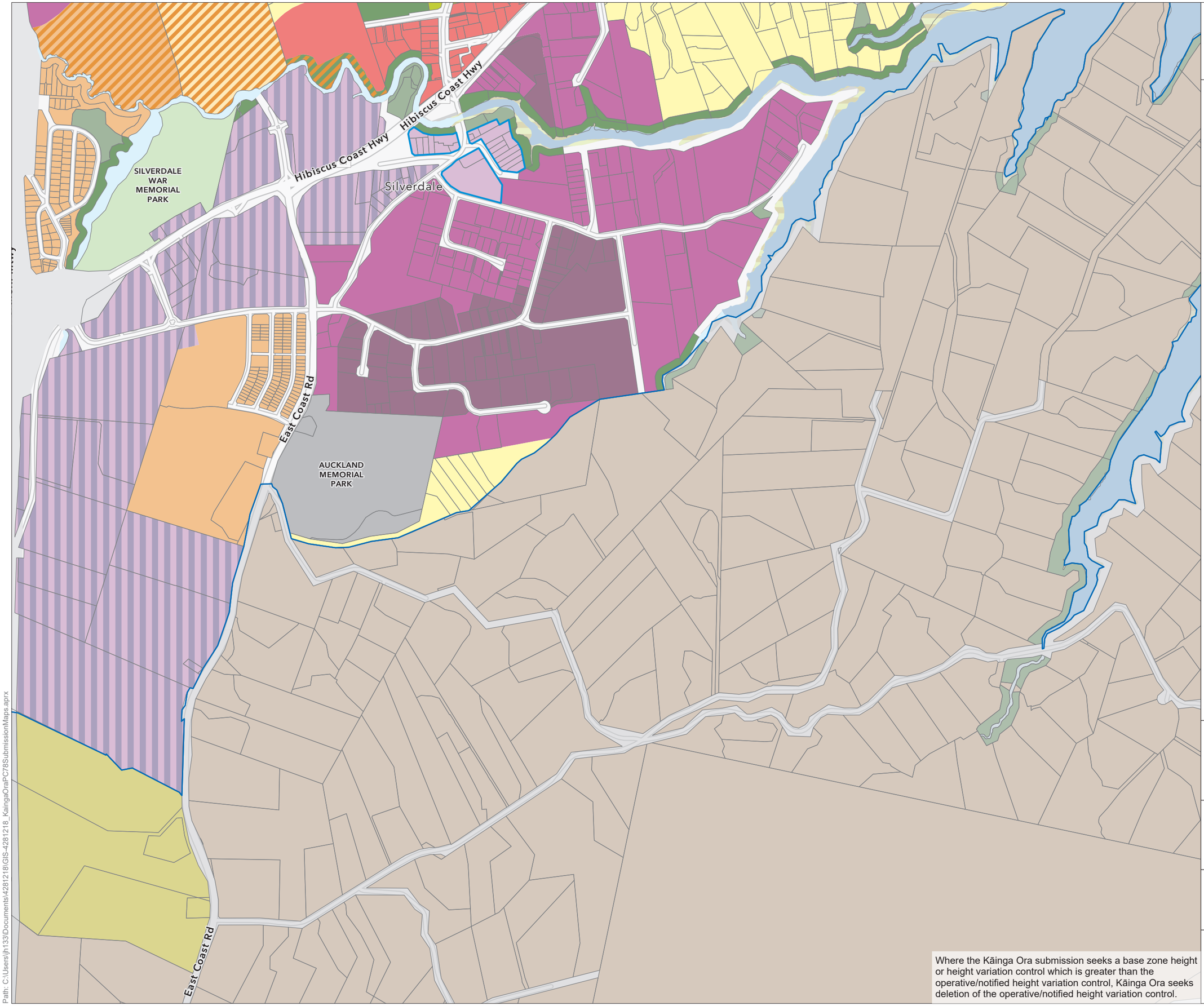
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 020



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.106

873.107

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-020

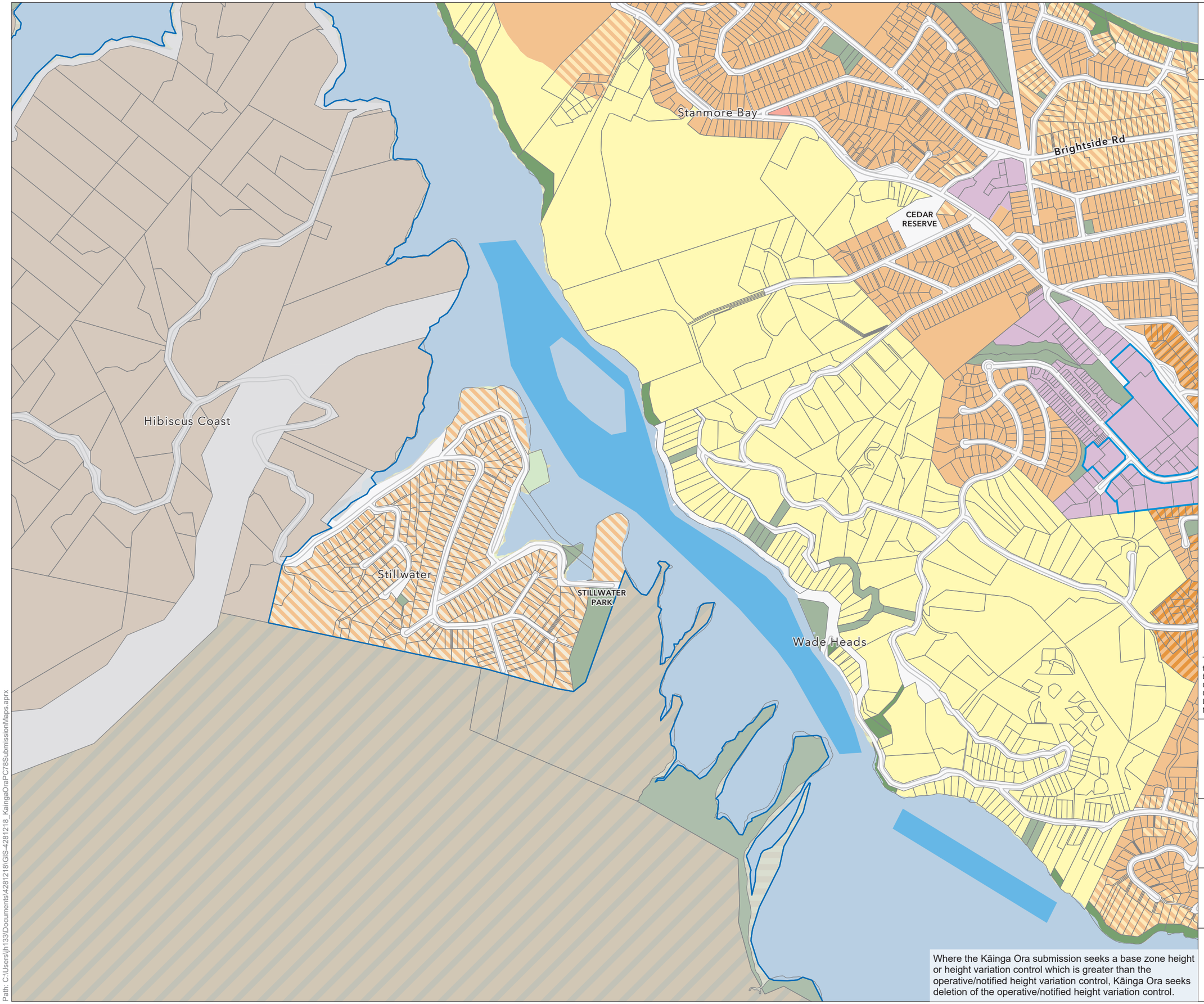
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 021



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.108

873.109

873.110

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-021

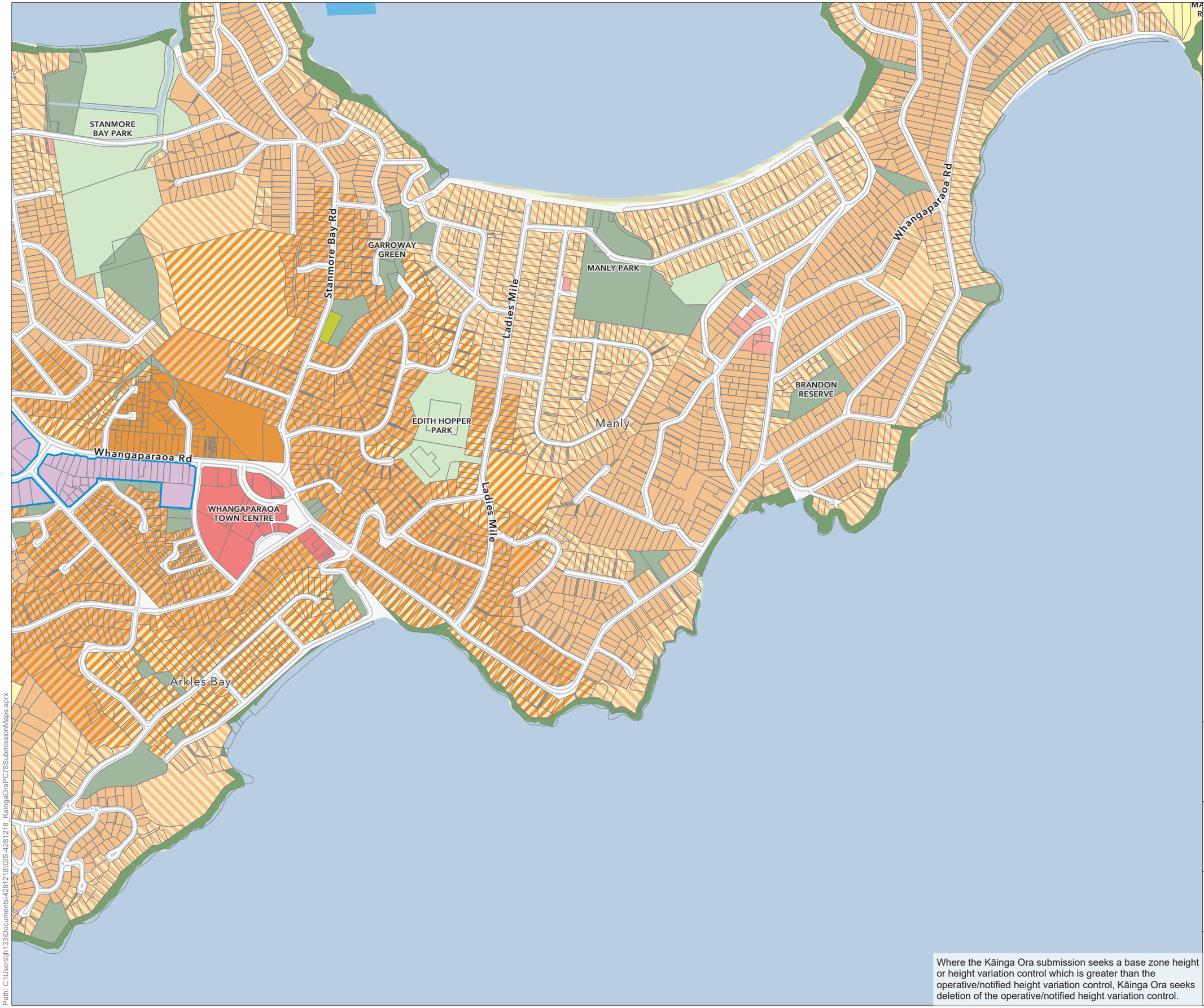
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 022



Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.111

873.112

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-022

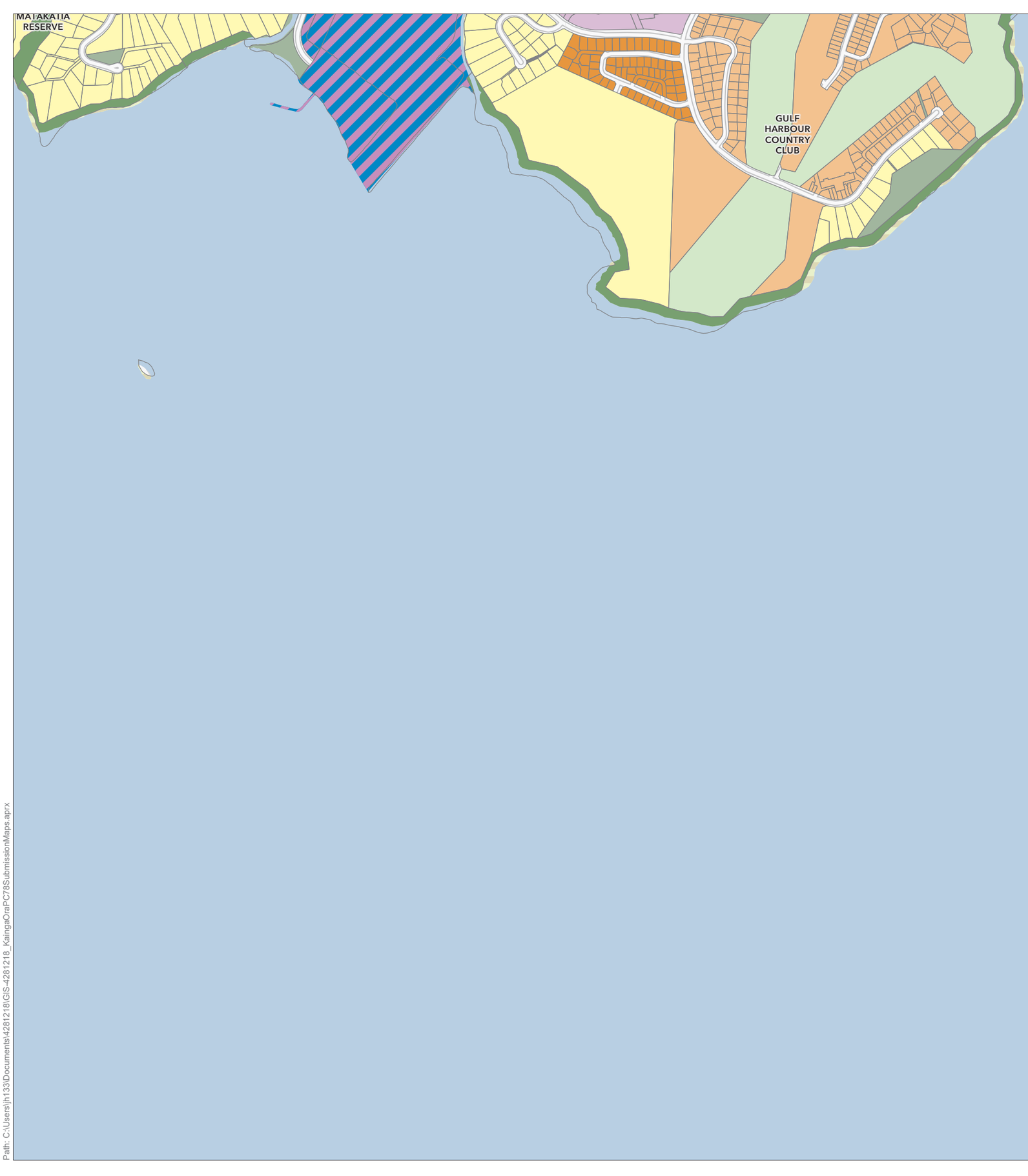
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 023



Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Large Lot Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Coastal Transition Zone

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-023

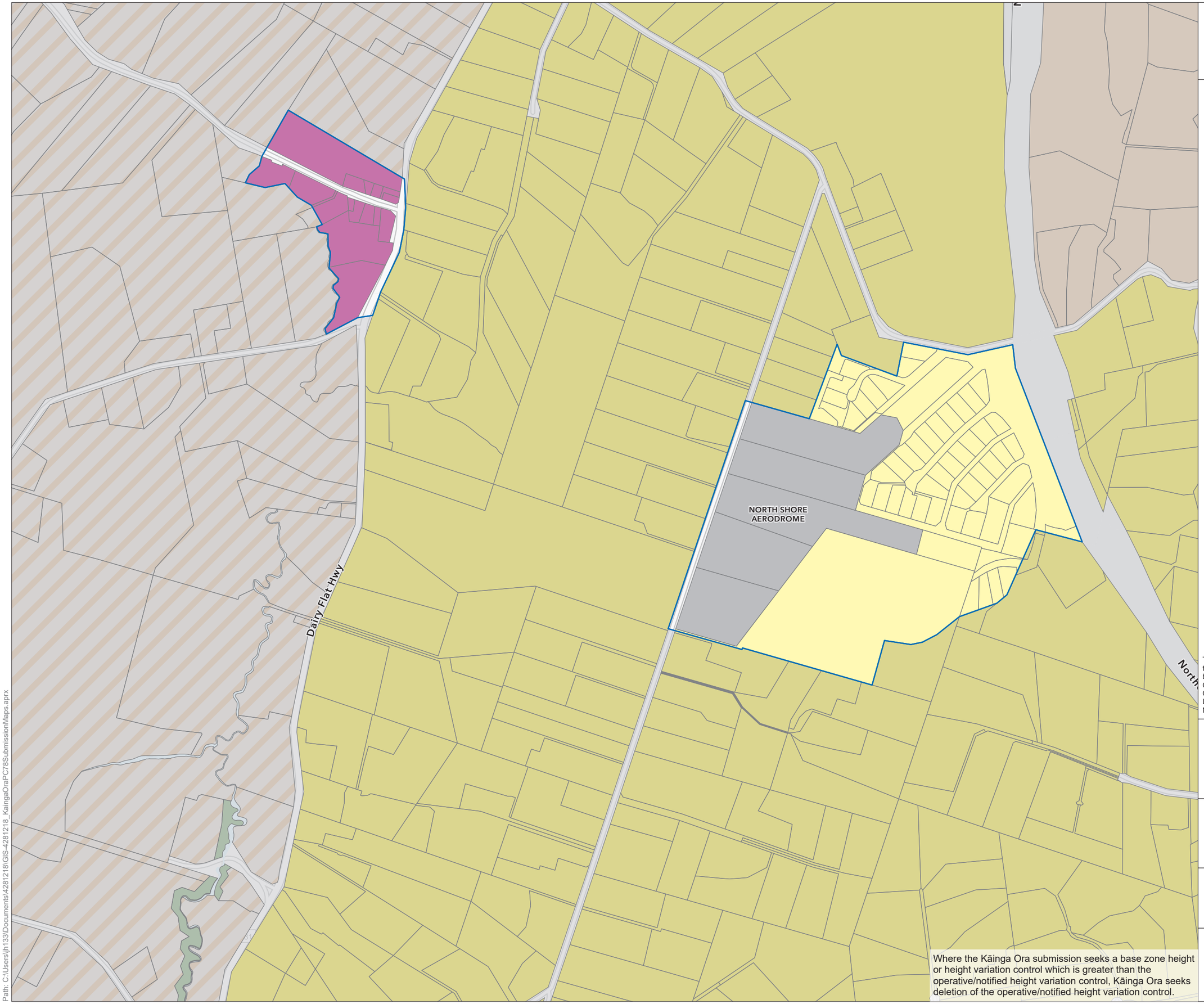
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 024



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Large Lot Zone
- Future Urban Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-024

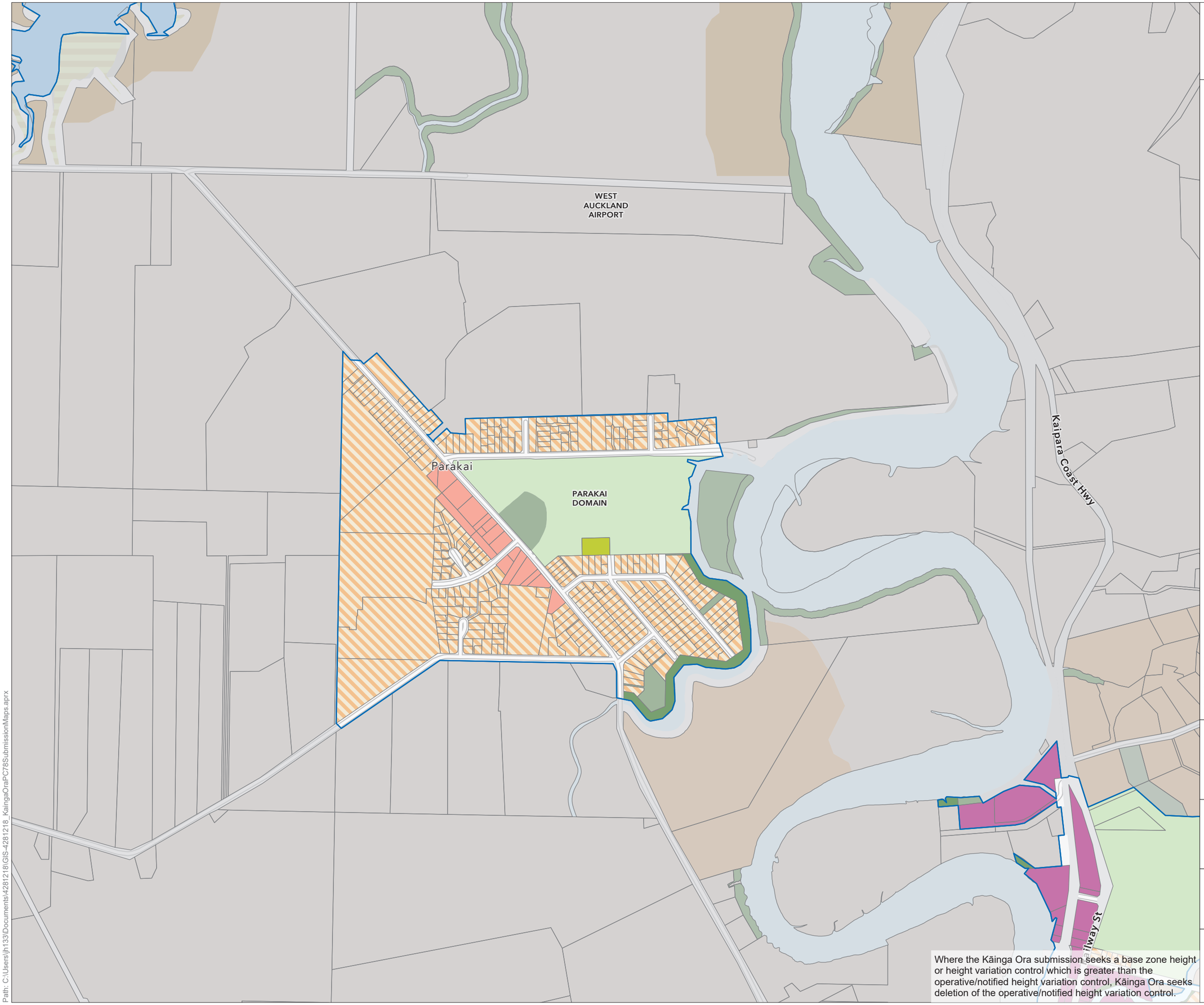
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 025



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Rural Coastal Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.113

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

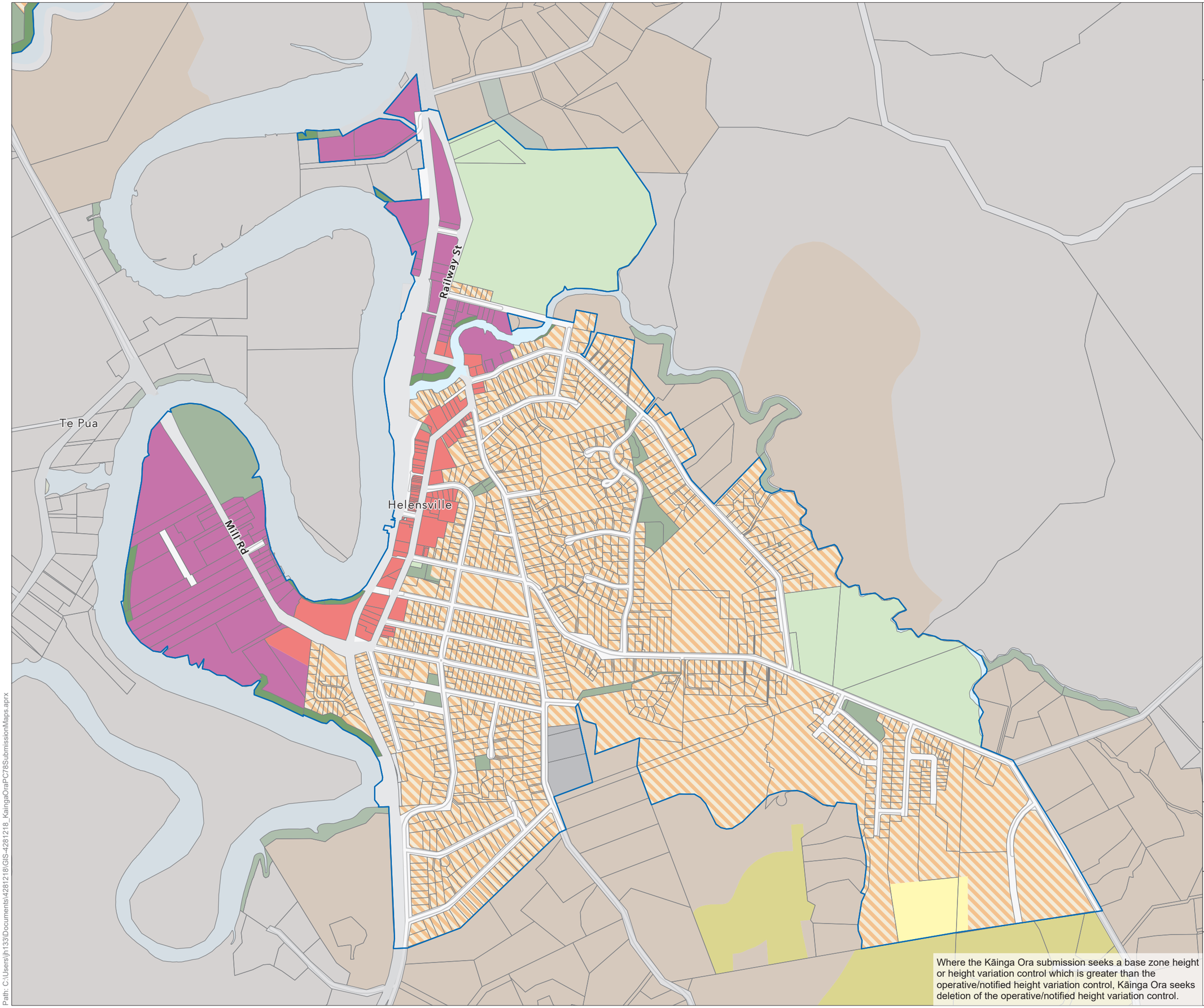
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Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-025

Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 026



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - Coastal Transition Zone
- Water [i]

873.114

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-026

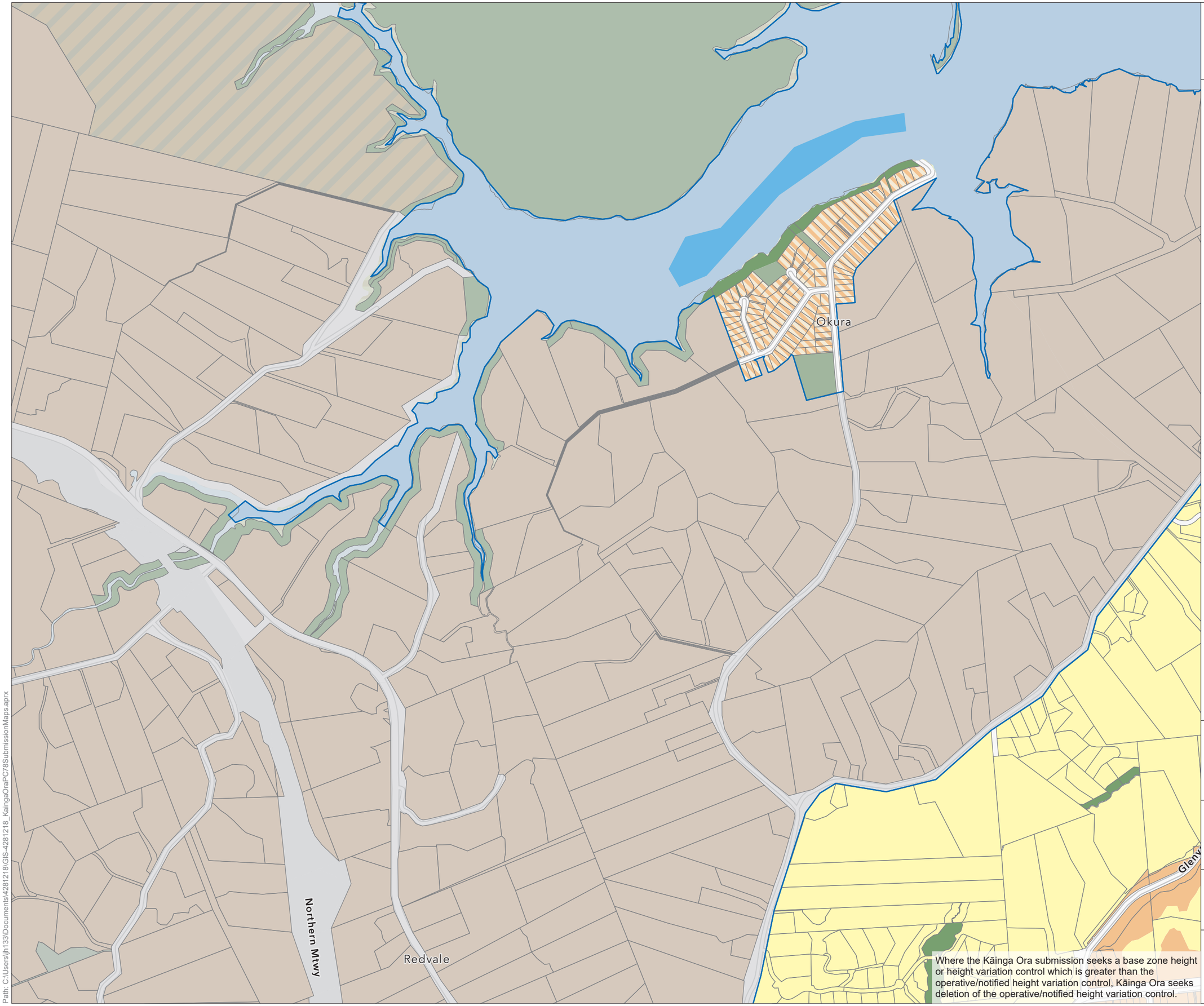
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 027



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

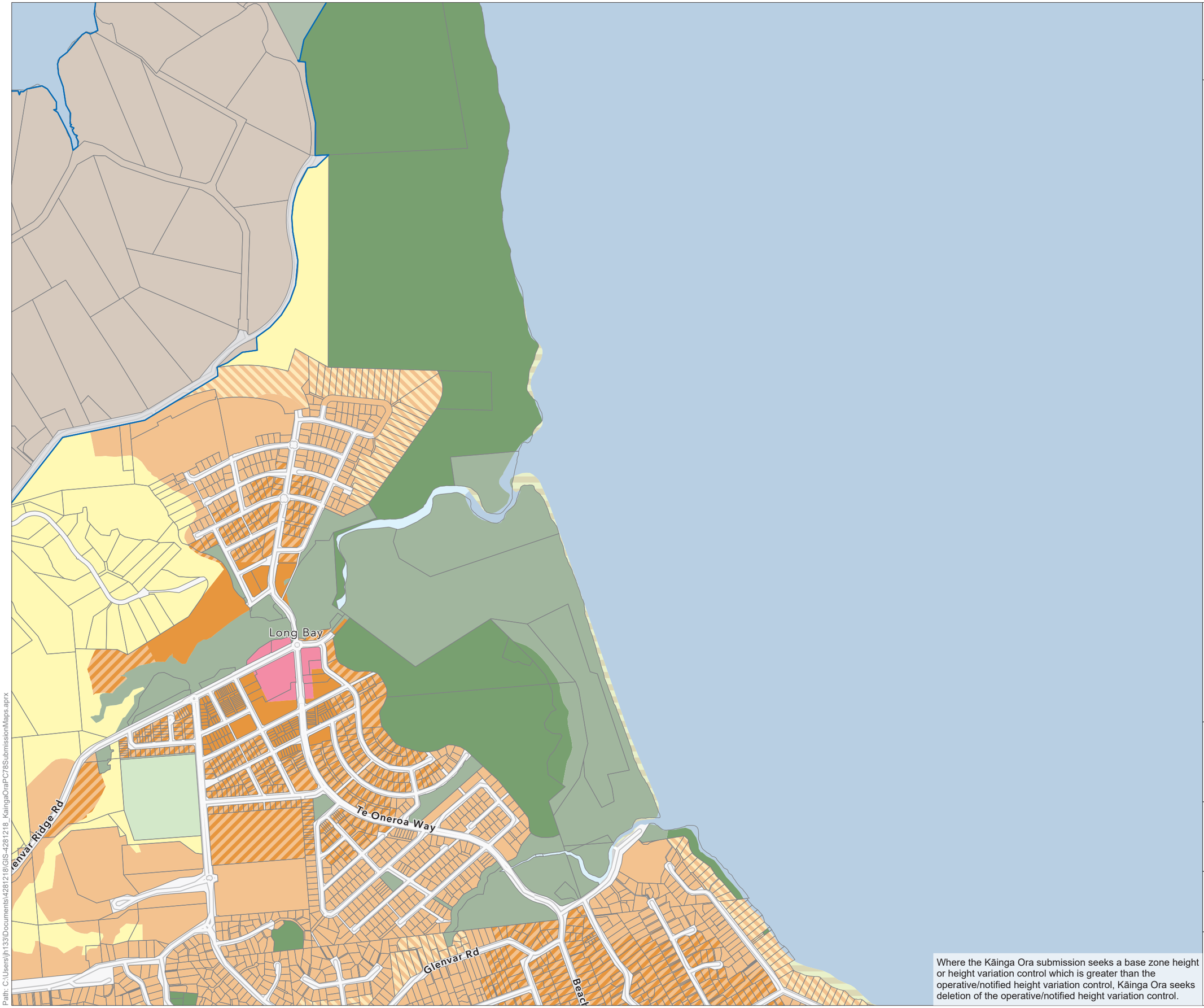
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-027

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 028



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Local Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.116

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-028

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 029

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Water [i]

873.117

873.118

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Verifier	JS
Date	29/09/2022

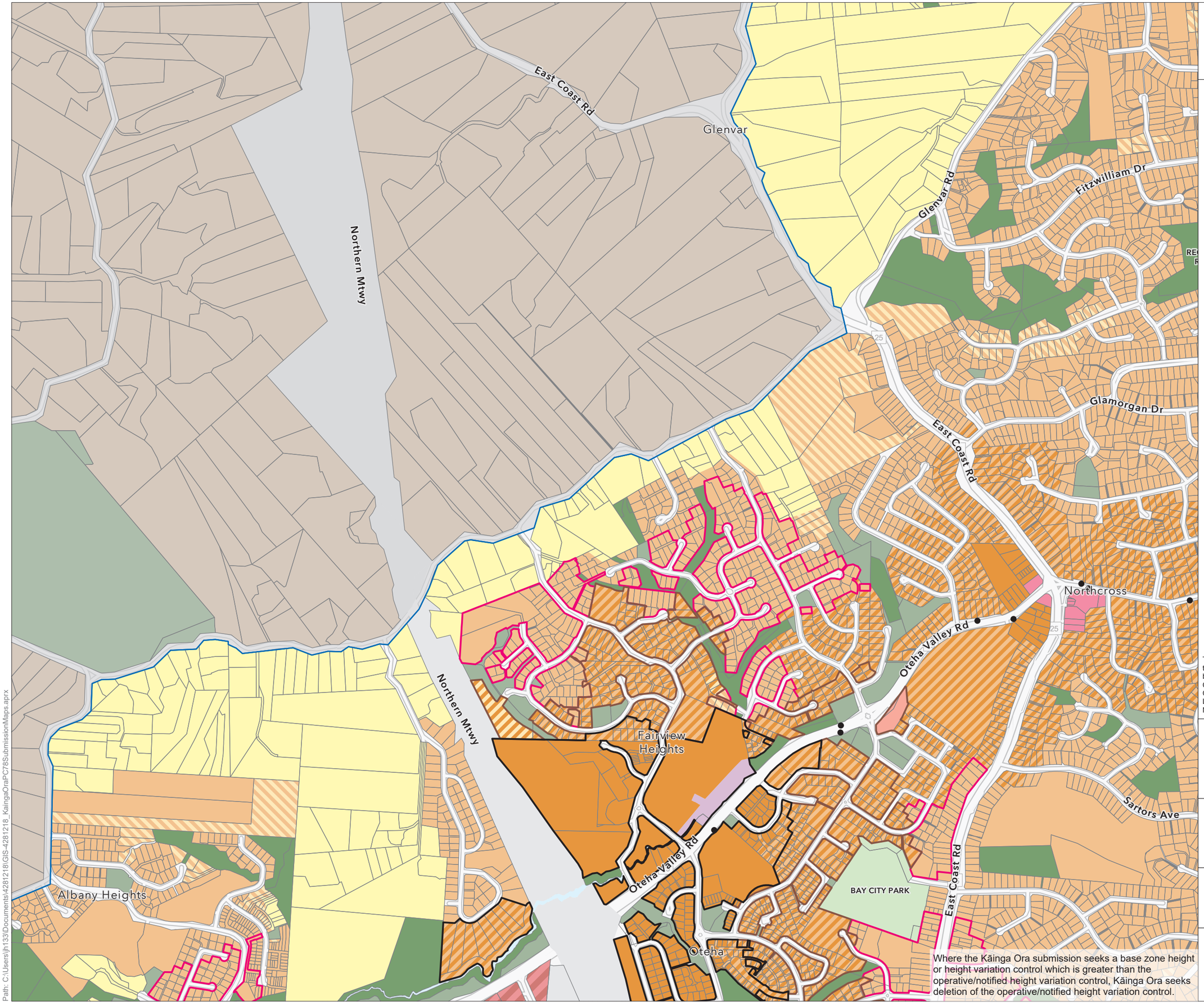
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-029

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 030



- Frequent Transport Network Stops
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 37m
- 43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Metropolitan Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Water [i]

873.119

873.120

873.379

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0 250 500

Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-030

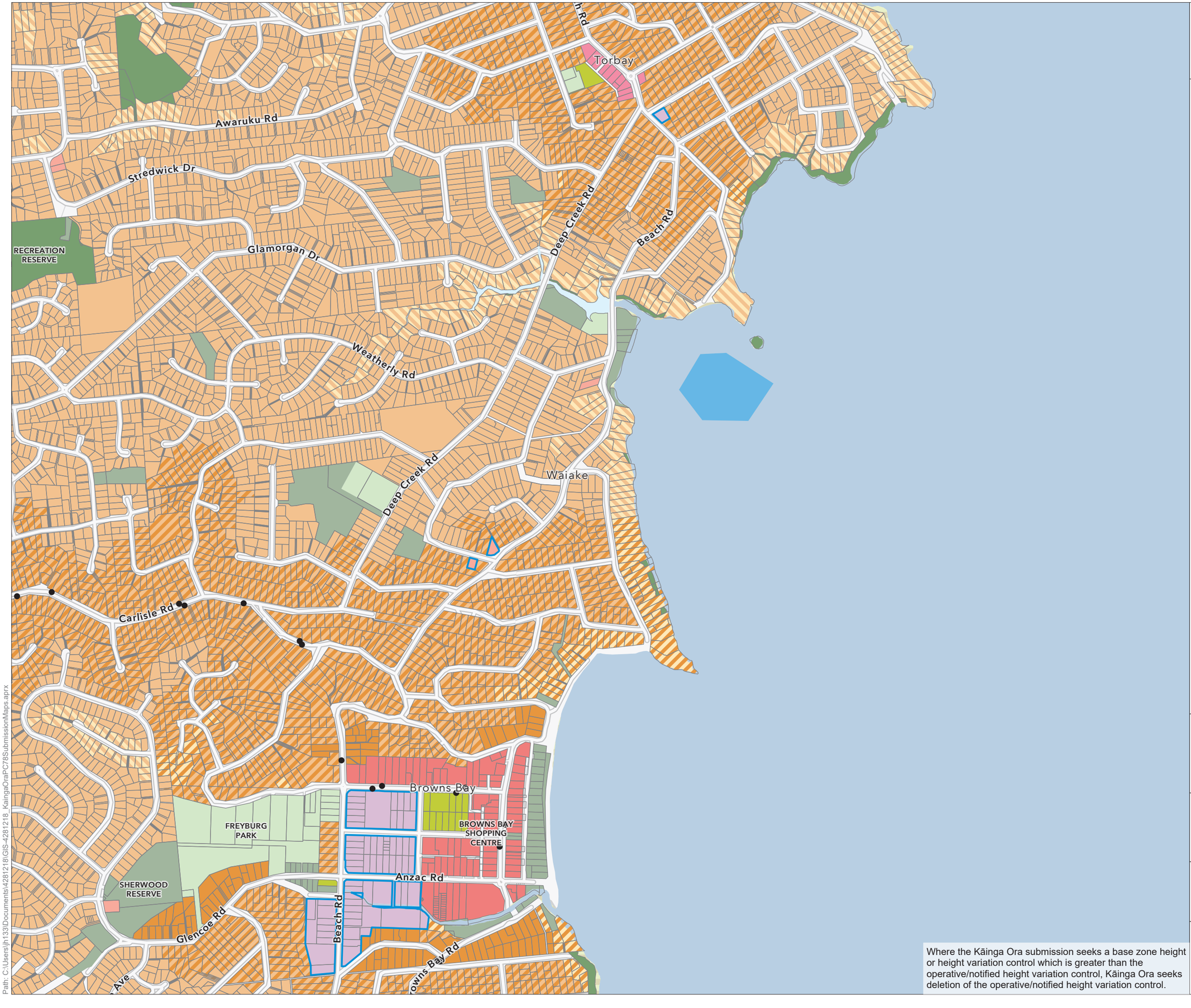
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 031



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.121

873.122

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-031

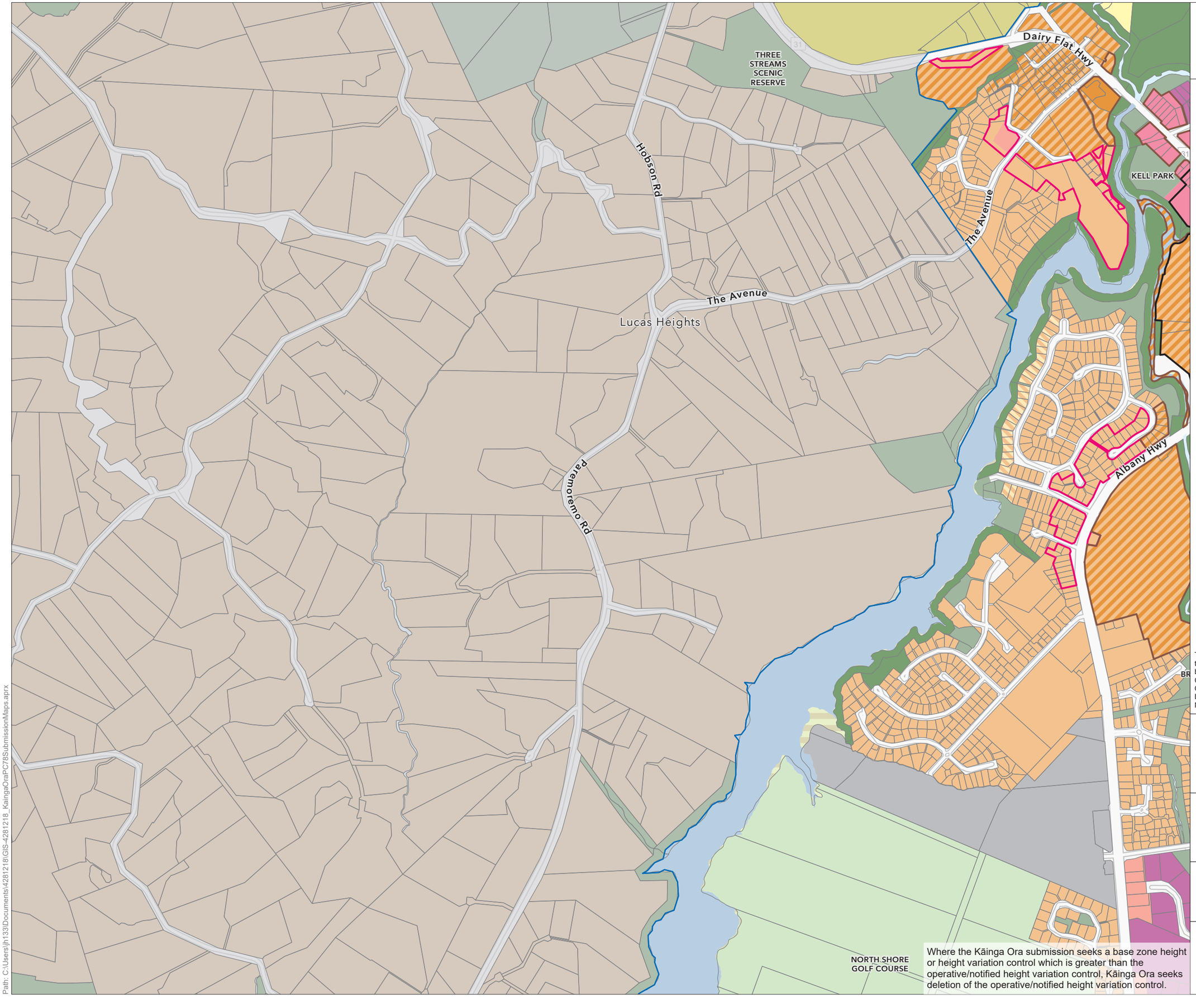
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 032



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

18m

37m

43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential -Terrace Housing and Apartment Buildings Zone

Residential - Mixed Housing Urban Zone

Residential - Mixed Housing Suburban Zone

Residential - Low Density Housing Zone

Residential - Large Lot Zone

Future Urban Zone

Business - Local Centre Zone

Business - Neighbourhood Centre Zone

Business - Light Industry Zone

Open Space - Sport and Active Recreation Zone

Open Space - Conservation Zone

Open Space - Informal Recreation Zone

Rural - Countryside Living Zone

Special Purpose Zone

Coastal - General Coastal Marine Zone [rcp]

Coastal - Coastal Transition Zone

Water [i]

873.23

873.24

873.380

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-032

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 033

Rapid Transport Network Stops

Frequent Transport Network Stops

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

18m | 873.125

22m

37m | 873.126

43m

Notified PC78 | 873.381

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Metropolitan Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-033

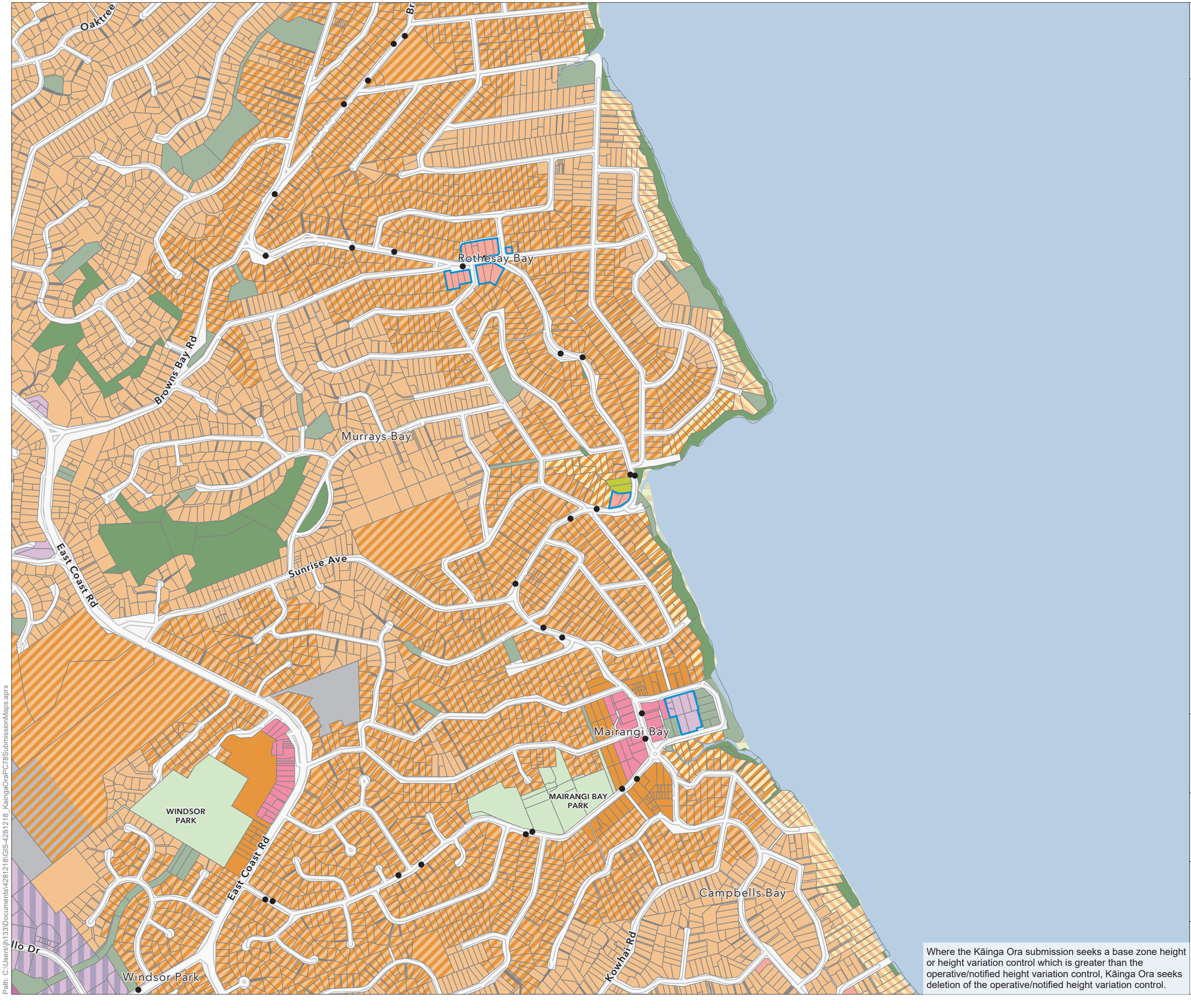
Kāinga Ora
Homes and Communities

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Kāinga Ora Proposed Zoning

Mapsheet – No. 034



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.127

873.128

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-034

Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 035

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Future Urban Zone
- Business - Local Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Water [i]

873.129

SH 16

Twin Coast Hwy

Waimauku

Muriwai Rd

SH 16

Muriwai Rd

Muriwai Rd

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-035

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

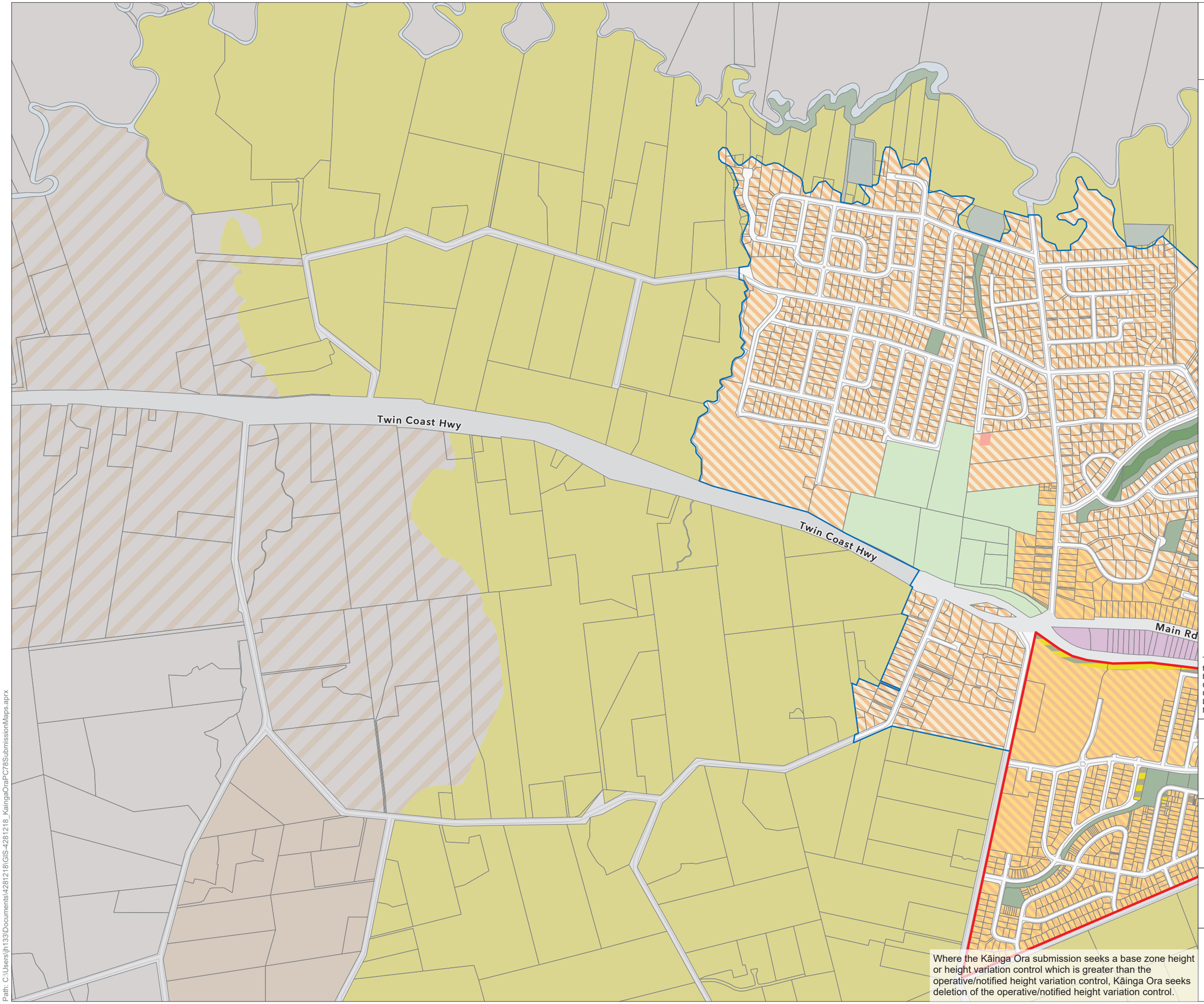
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 036



Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Mixed Housing Suburban Zone
Residential - Single House Zone
Future Urban Zone
Business - Neighbourhood Centre Zone
Business - Mixed Use Zone
Open Space - Sport and Active Recreation Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Green Infrastructure Corridor
Rural - Rural Production Zone
Rural - Mixed Rural Zone
Rural - Countryside Living Zone
Strategic Transport Corridor Zone
Water [i]

873.130

873.131

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-036

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 037

Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones
Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Mixed Housing Urban Zone
Residential - Mixed Housing Suburban Zone
Residential - Single House Zone
Future Urban Zone
Business - Town Centre Zone
Business - Neighbourhood Centre Zone
Business - Mixed Use Zone
Business - Light Industry Zone
Open Space - Sport and Active Recreation Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Green Infrastructure Corridor
Rural - Rural Production Zone
Rural - Mixed Rural Zone
Rural - Countryside Living Zone
Strategic Transport Corridor Zone
Water [i]

873.132

873.133

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Map Scale @ A3: 10,000

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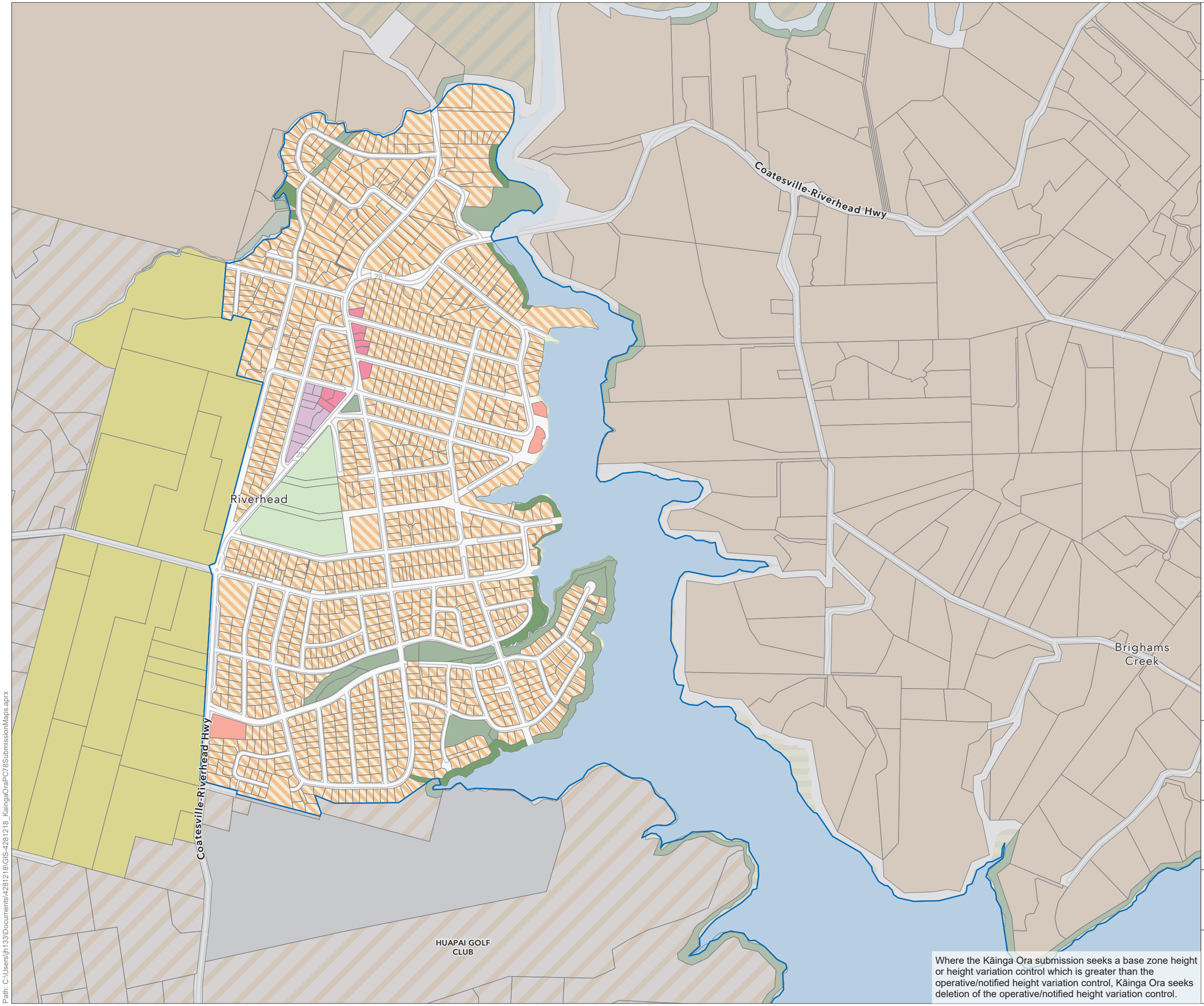
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Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-037

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 038

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Future Urban Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.134

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-038

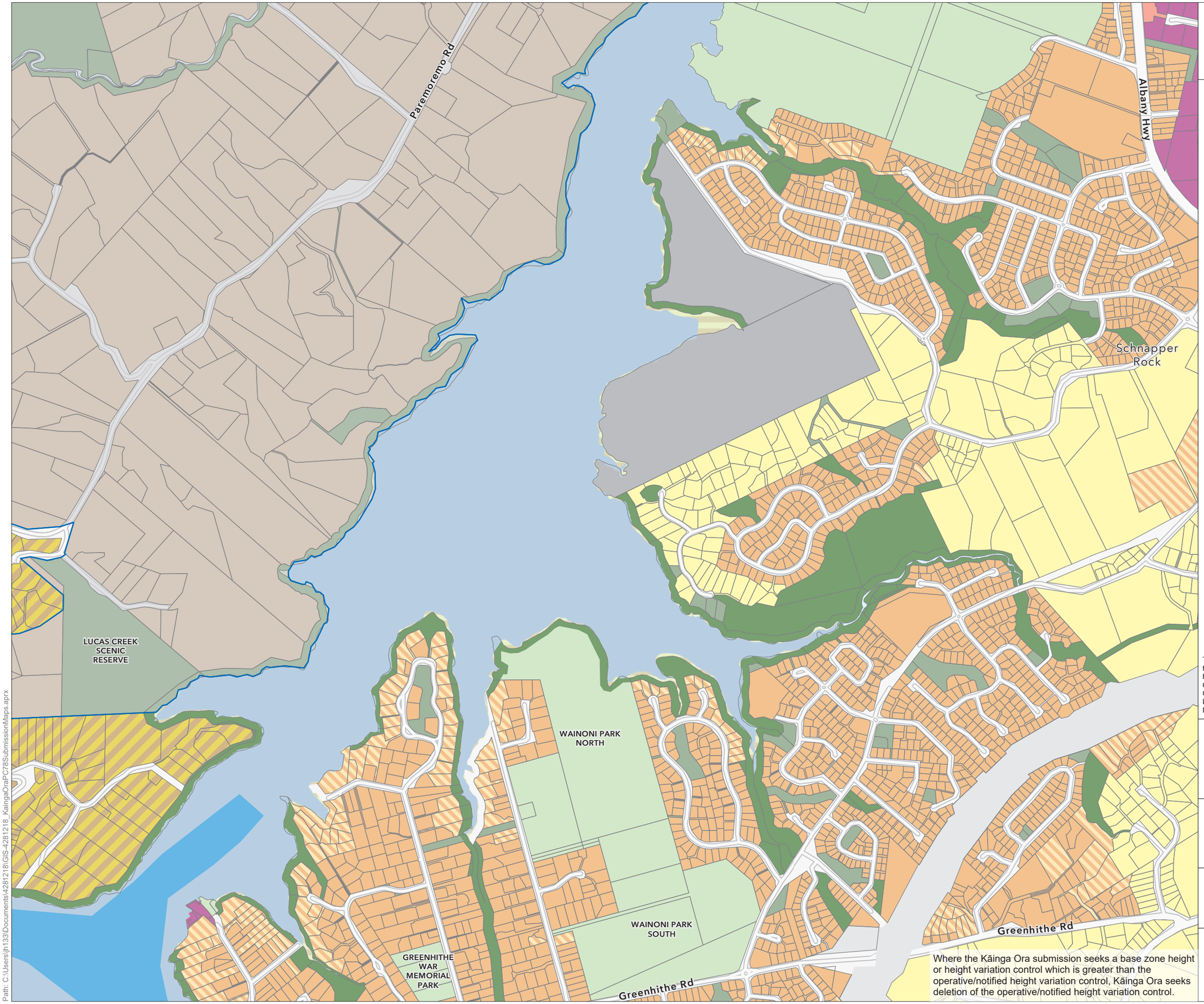
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 039



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.135

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-039

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 040

ROSEDALE PARK
Rosedale
ROSEDALE SOUTH PARK
Upper Harbour Hwy
Bush Rd
Unsworth Heights
Northern Mtwy
Sunset Rd
REWI ALLEY PARK
UNSWORTH RESERVE
Albany Hwy
Totara Vale
Target Rd
Sunset Rd
Upper Harbour Dr
GLENDHU SCENIC RESERVE EAST
Glenfield Rd
Wairau Rd
GLENDHU SCENIC RESERVE WEST
Bayview
SOUTHERN CROSS HOSPITAL

- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.136

873.137

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-040

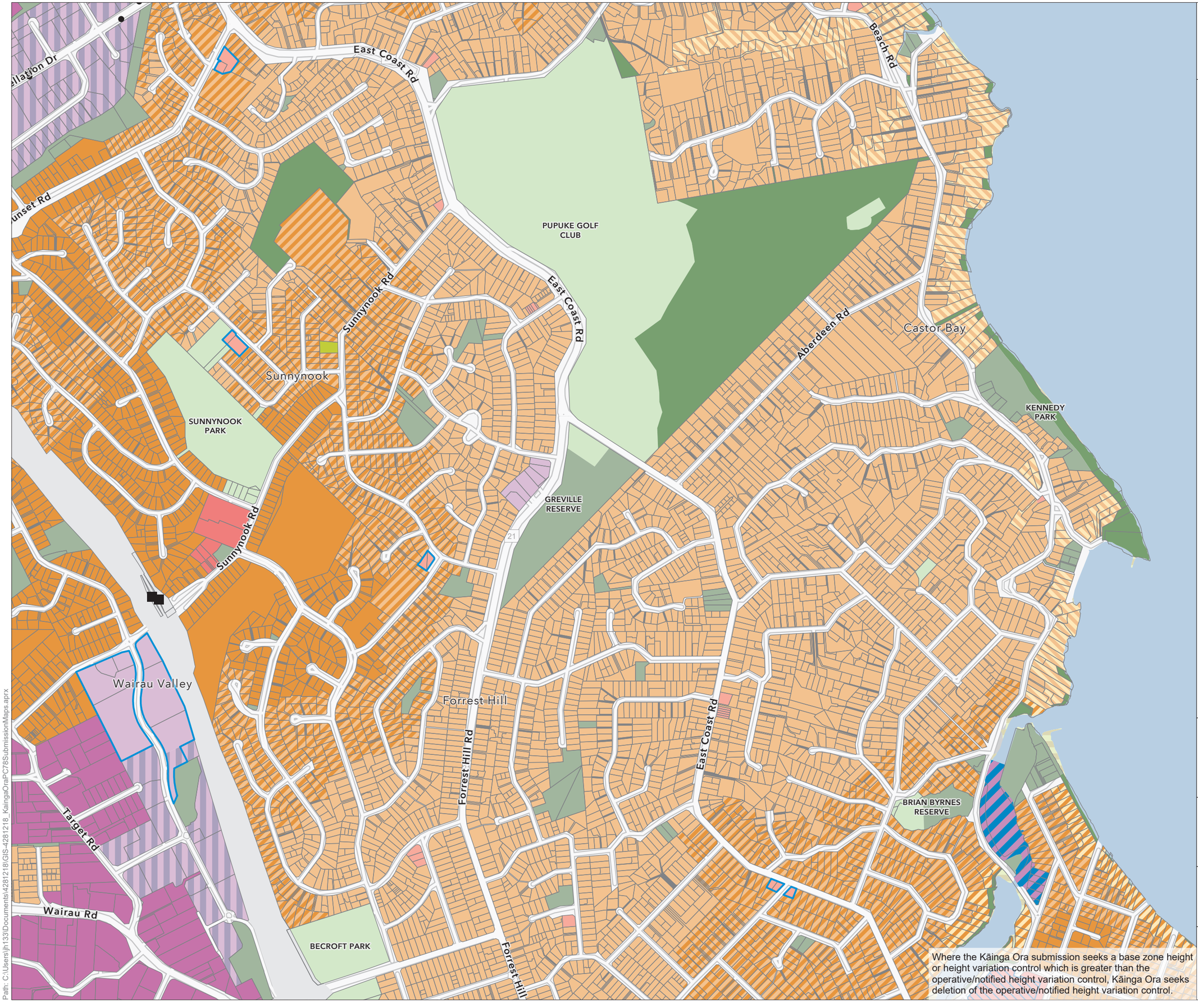
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Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 041



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Coastal Transition Zone

873.138

873.139

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-041

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 042

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Open Space - Conservation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

873.140

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

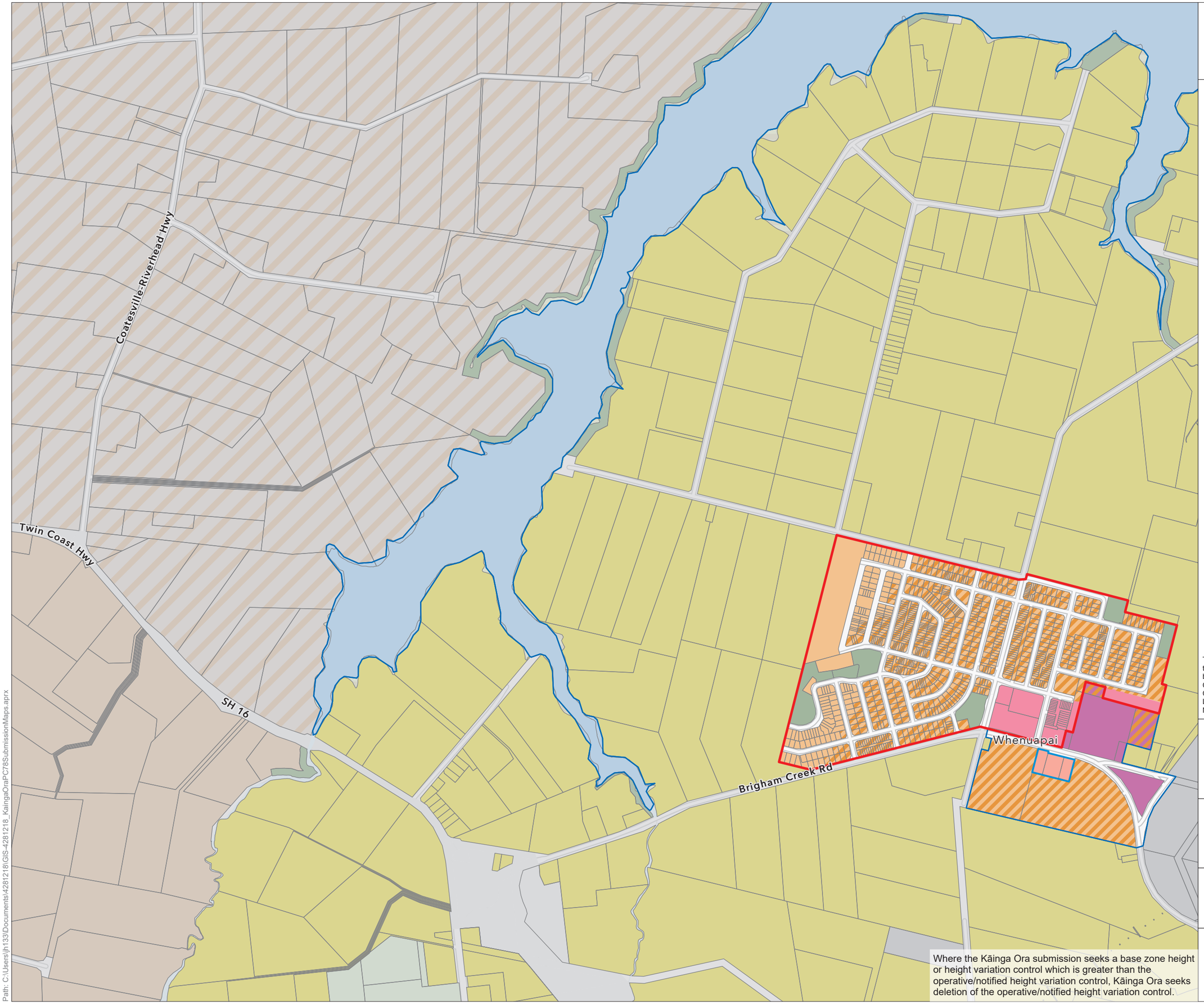
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-042

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 043



Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Future Urban Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.141

873.142

873.143

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-043

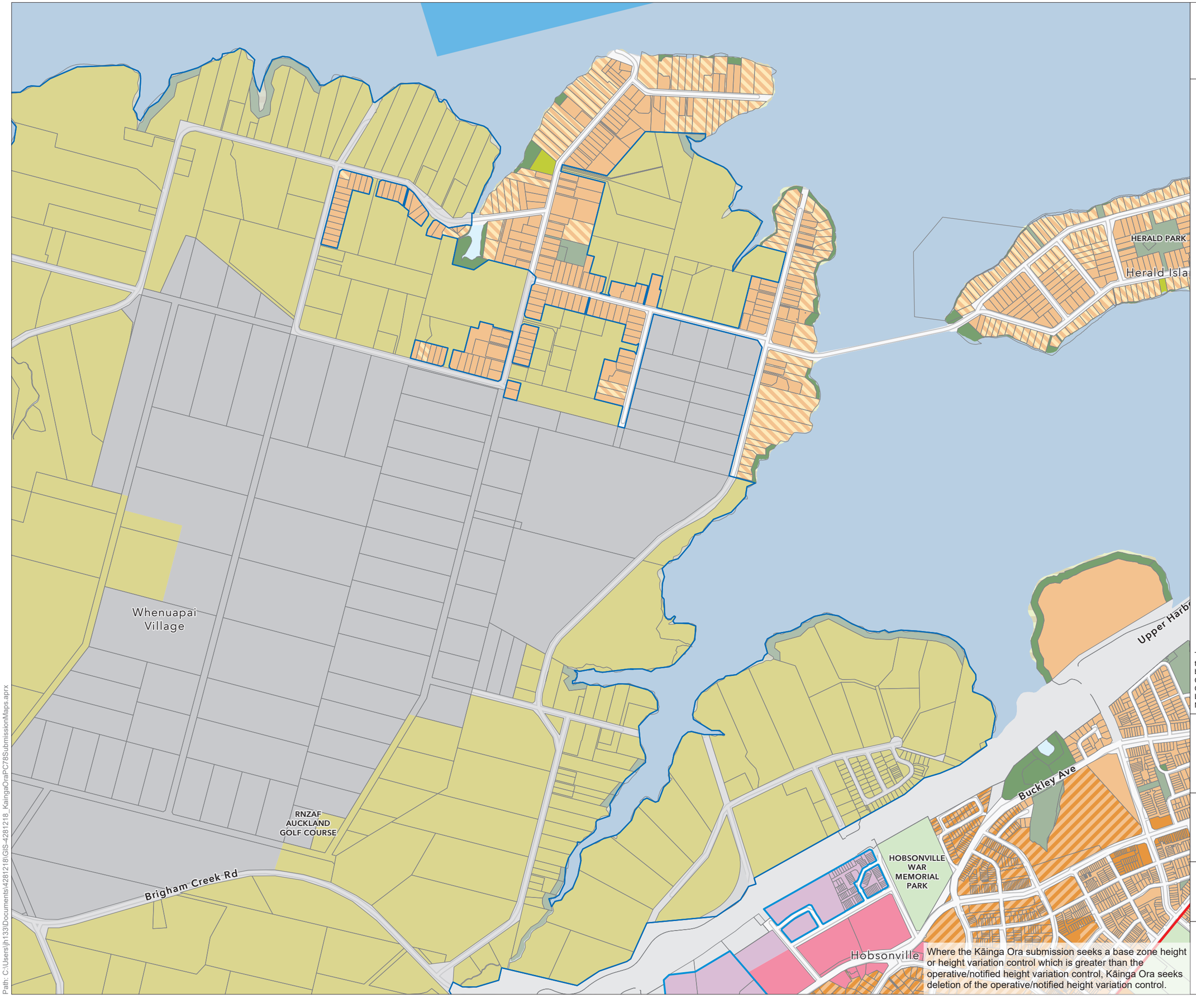
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 044



- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Future Urban Zone
- Business - Local Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.144

873.145

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-044

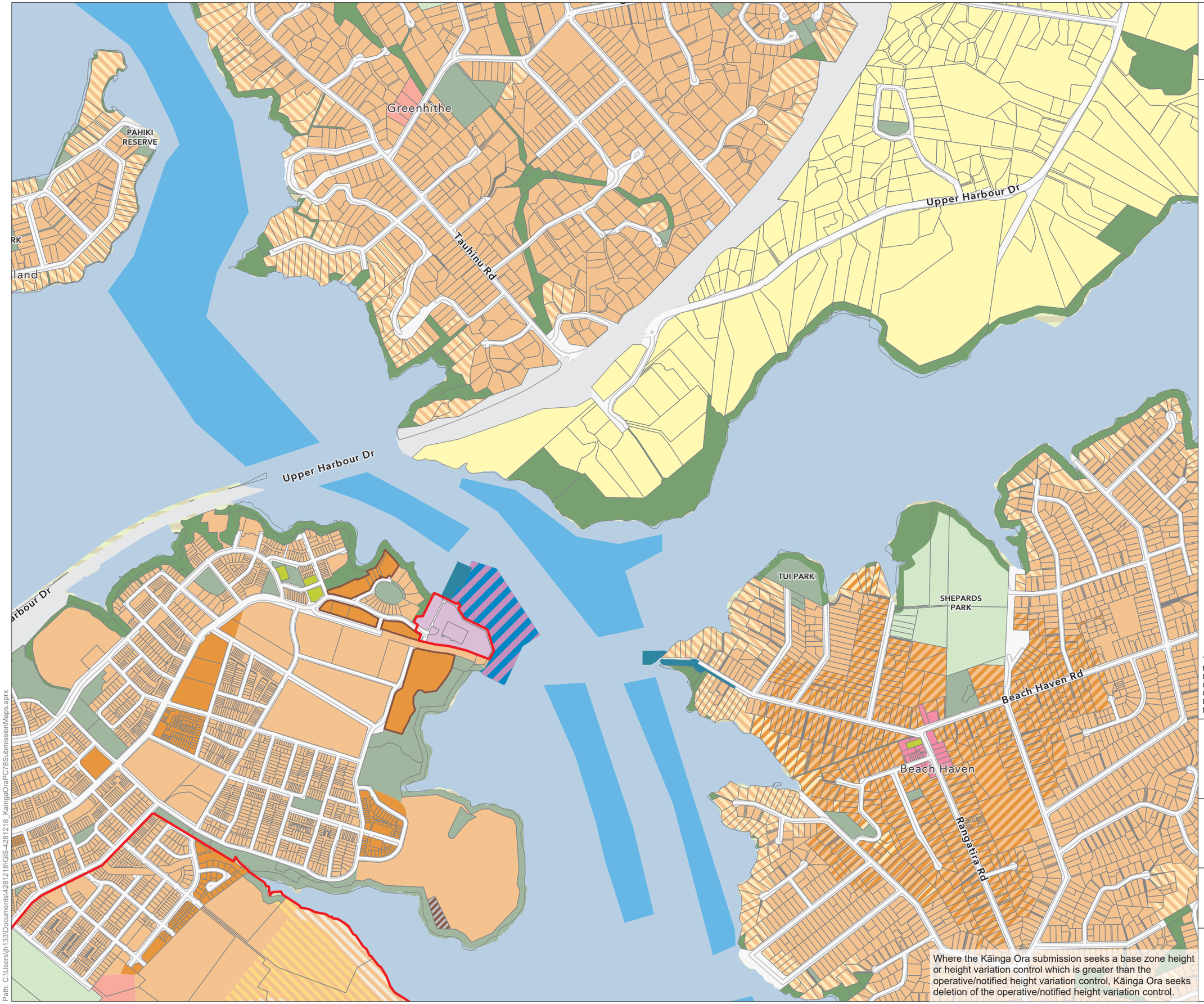
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 045



Auckland Light Rail Corridor & Special Housing Areas

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

37m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Coastal Transition Zone

873.146

873.147

873.148

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-045

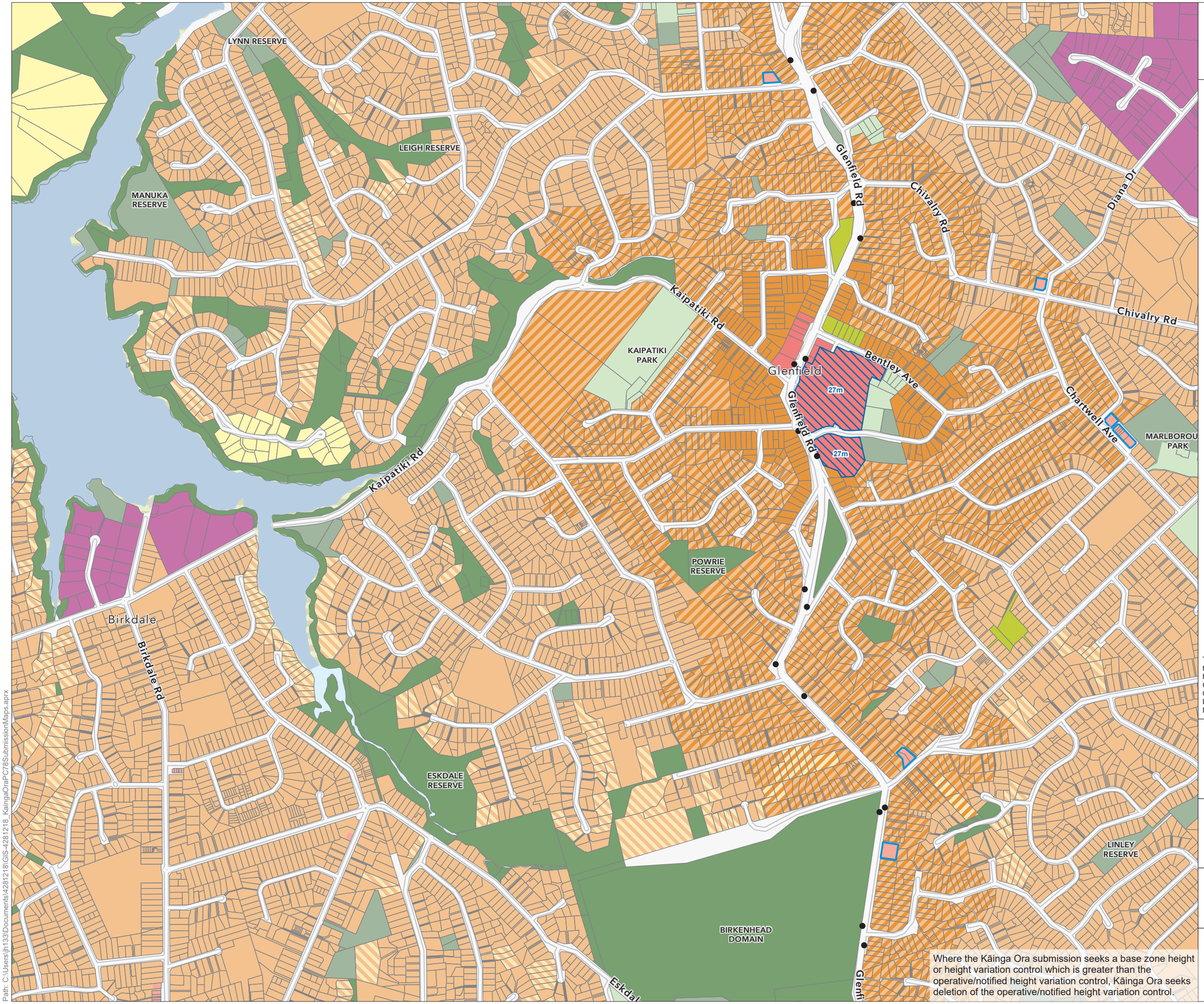
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 046



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.149

873.150

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-046

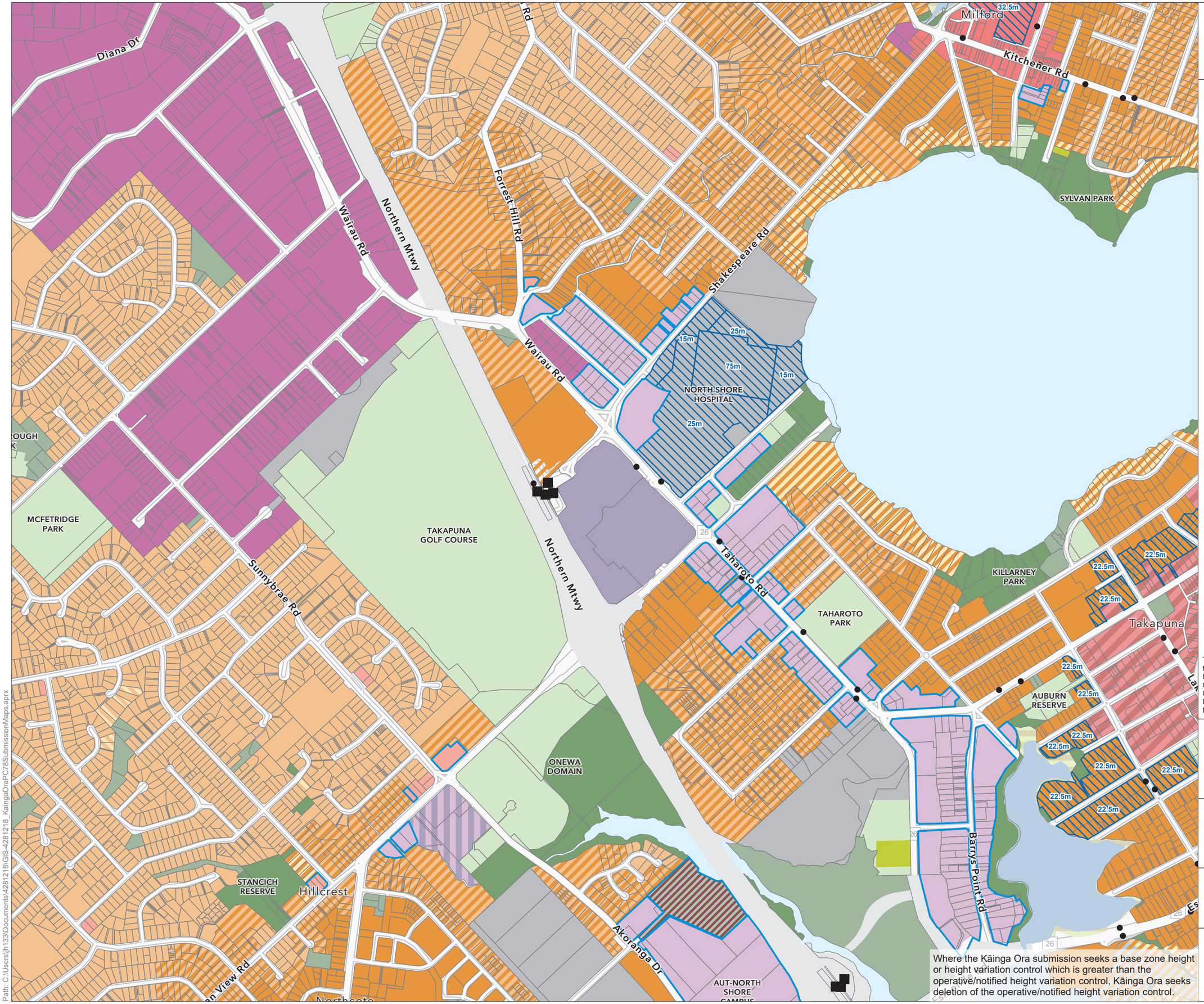
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 047



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.151

873.152

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-047

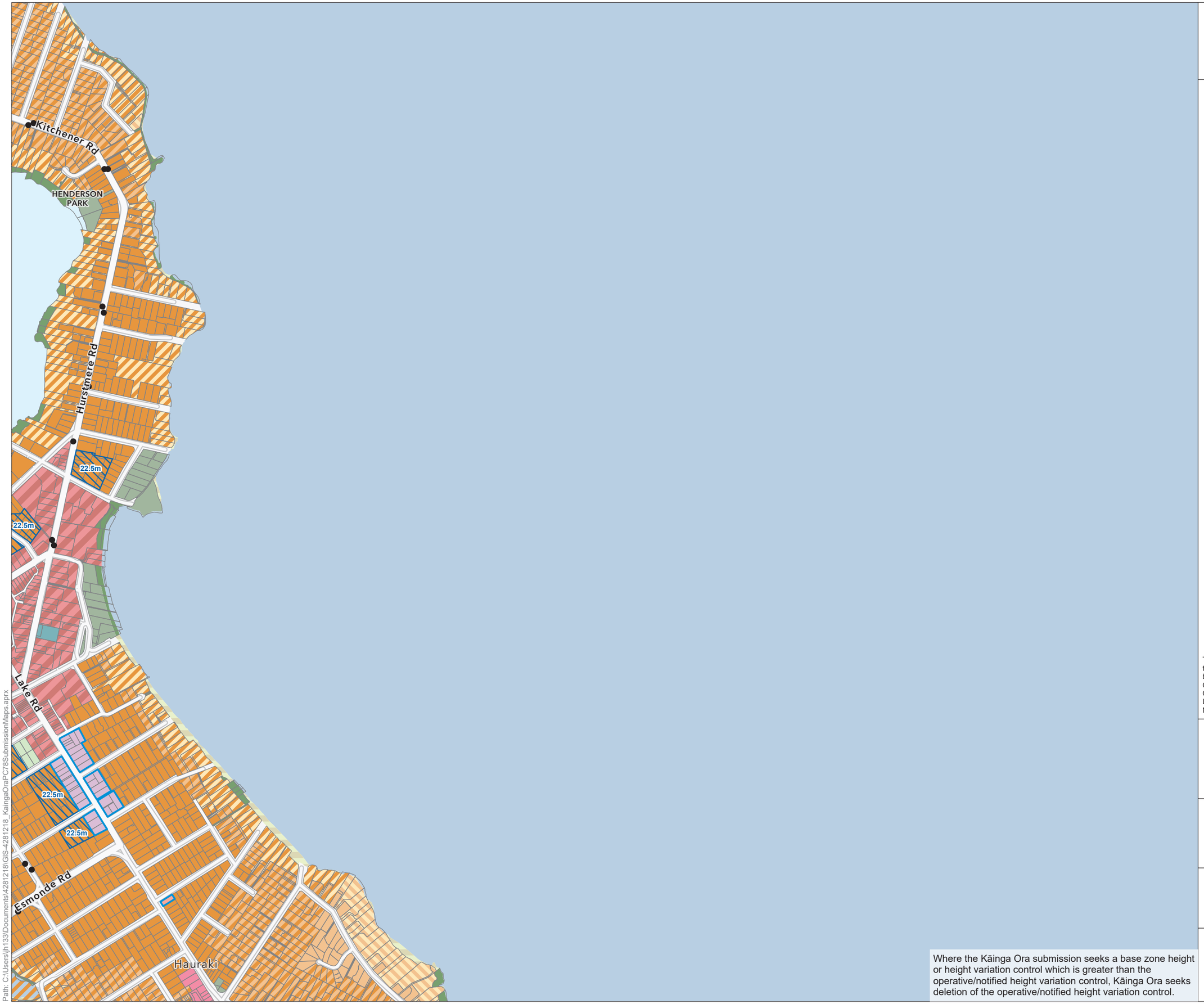
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Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 048



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Metropolitan Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.153

873.154

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Map Scale @ A3: 10,000

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0 250 500

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-048

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

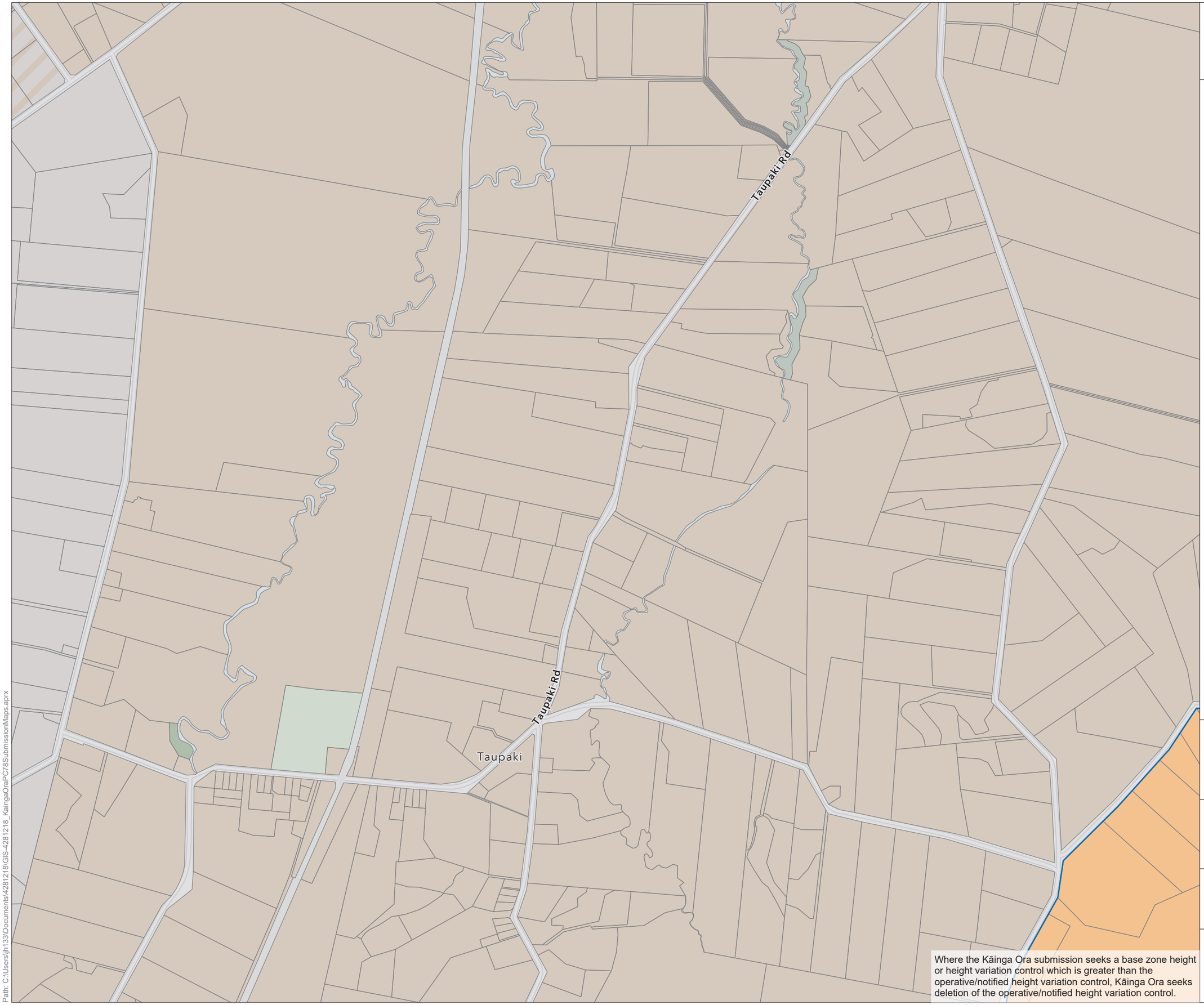
Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 049



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Water [i]

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

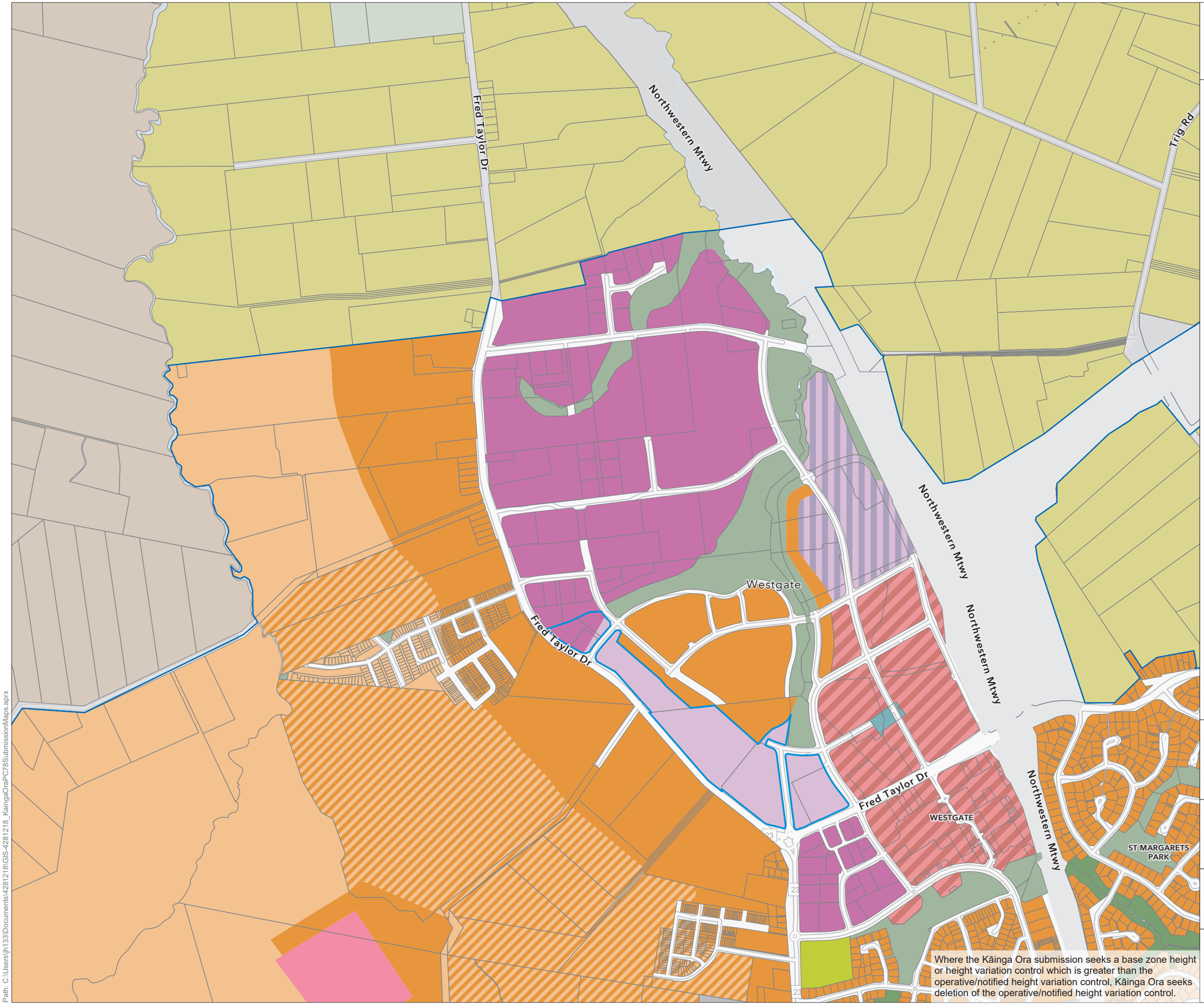
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-049

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 050



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Future Urban Zone
- Business - Metropolitan Centre Zone
- Business - Local Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - Coastal Transition Zone
- Water [i]

873.155

873.156

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-050

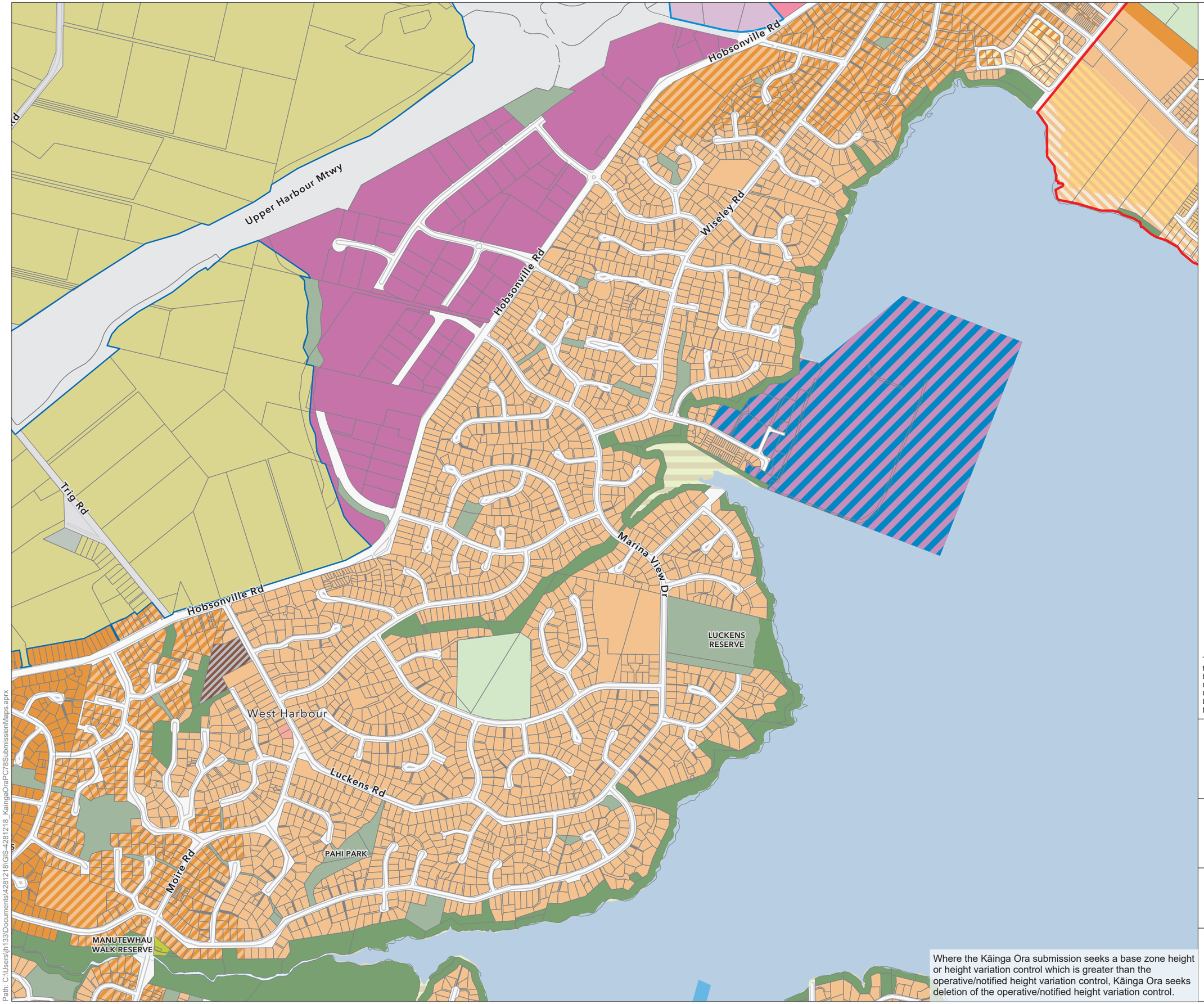
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 051



- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Future Urban Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.157

873.382

873.159

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-051

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

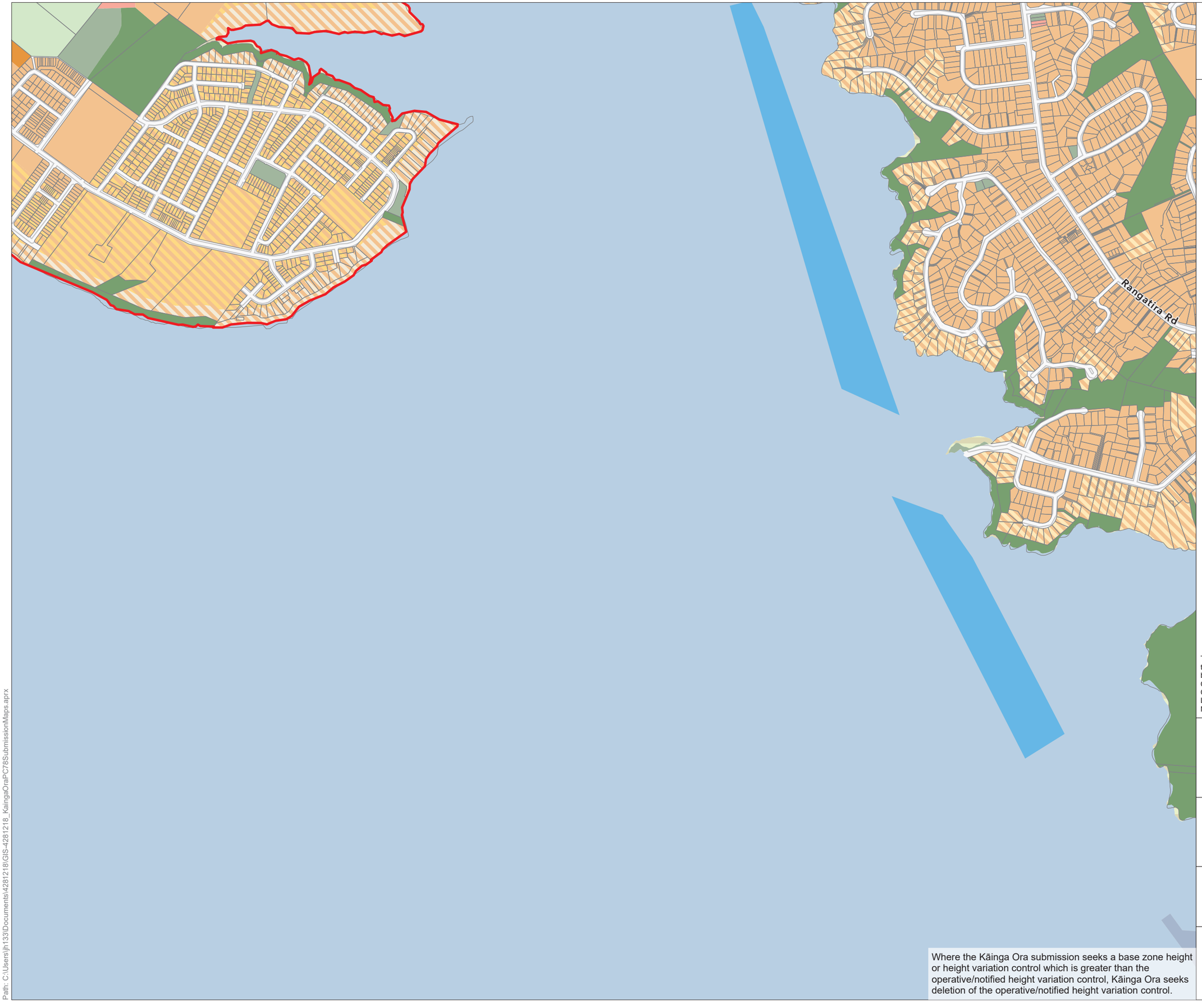
Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 052



Auckland Light Rail Corridor & Special Housing Areas

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone

873.158

873.159

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-052

Kāinga Ora
Homes and Communities

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 053

Birkdale Rd
Waipaea St
KAURI PARK
Chatswood
Highbury Byp
32.5m
27m
27m
27m
BIRKENHEAD WAR MEMORIAL PARK
Birkenhead Ave
Pupuke Rd
LE ROYS BUSH & SHOAL BAY
Hinemoa St
Birkenhead
KAURI POINT DOMAIN
KAURI POINT CENTENNIAL

- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.160

873.161

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-053

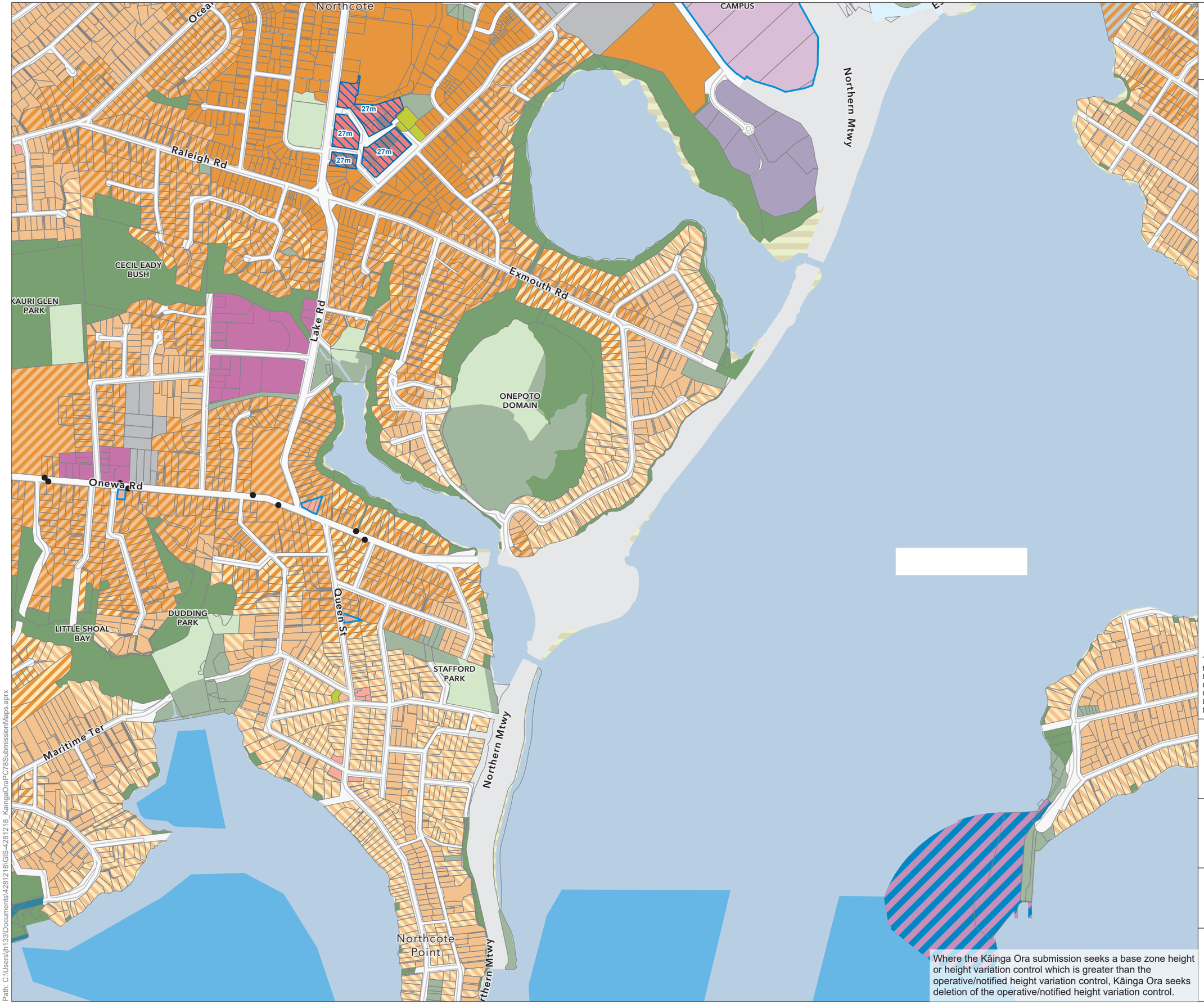
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 054



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Business Park Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Coastal Transition Zone
- Water [i]

873.162

873.163

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Map Scale @ A3: 10,000

0 250 500

Metres

Revision	1.0
Status	Final
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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-054

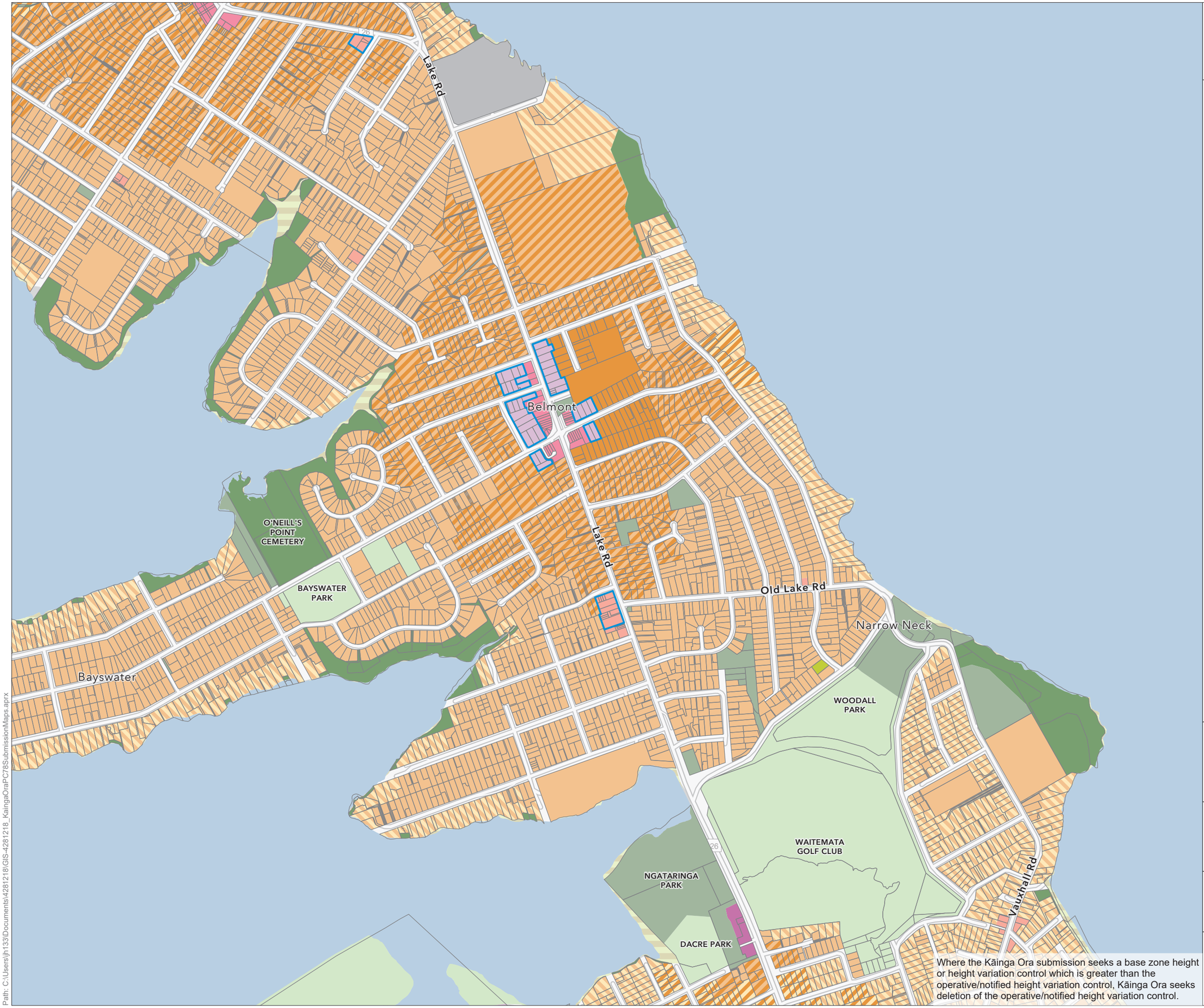
Kāinga Ora Homes and Communities

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Kāinga Ora Proposed Zoning

Mapsheet – No. 055



Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

873.164

873.165

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0 250 500

Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-055

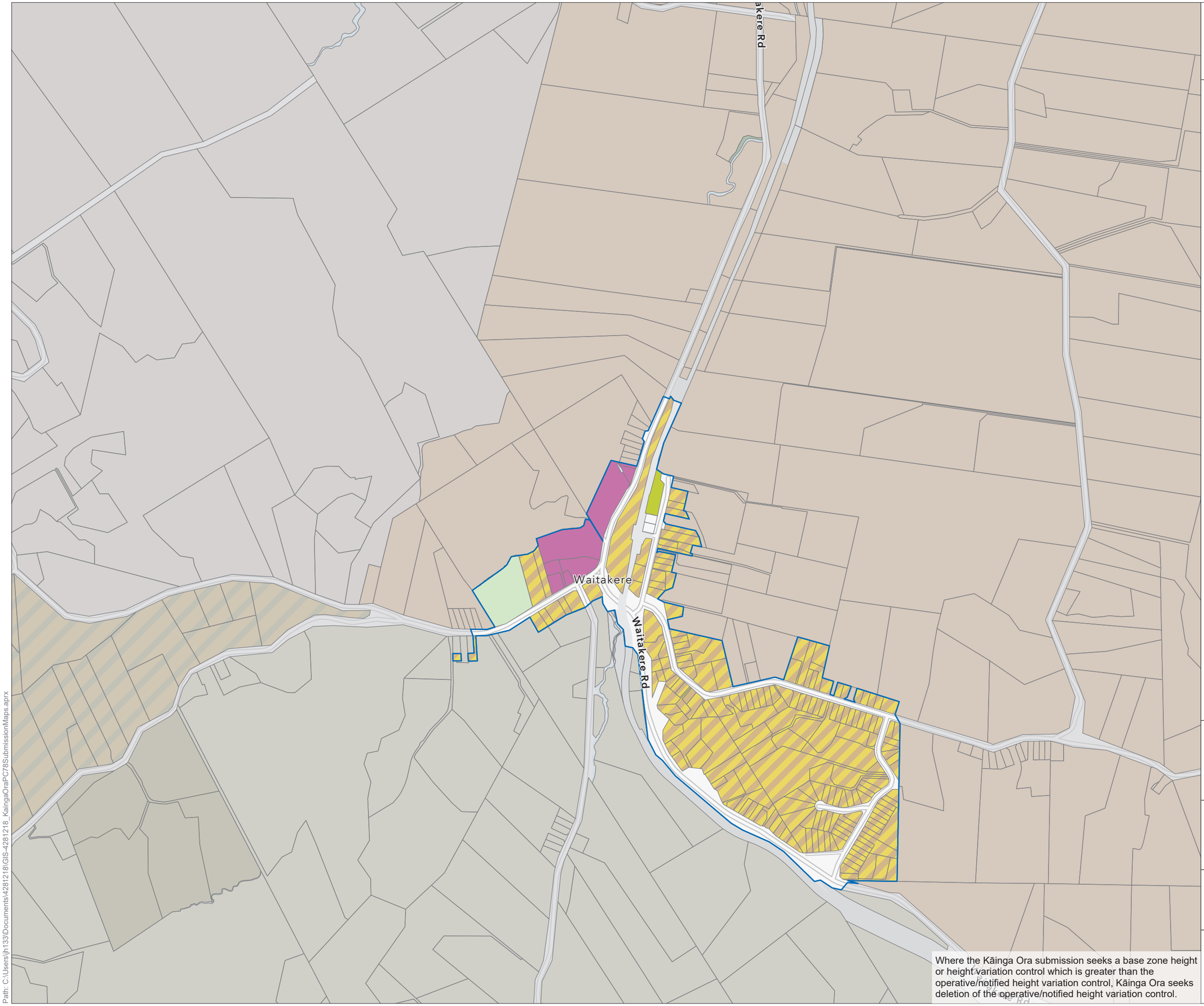
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 056



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Rural and Coastal Settlement Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Rural - Rural Production Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Strategic Transport Corridor Zone
- Water [i]

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

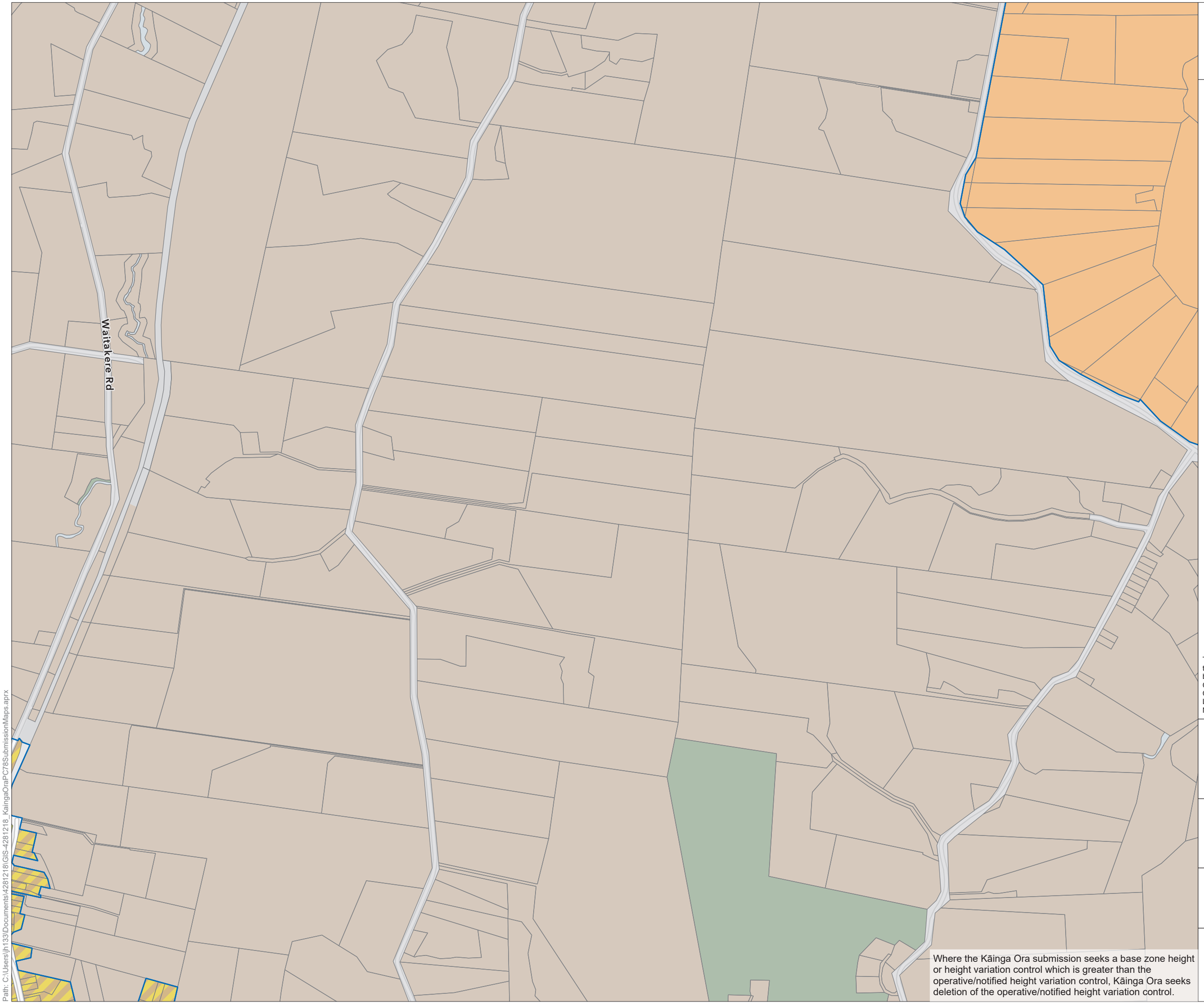
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-056

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 057



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Single House Zone
- Residential - Rural and Coastal Settlement Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Water [i]

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-057

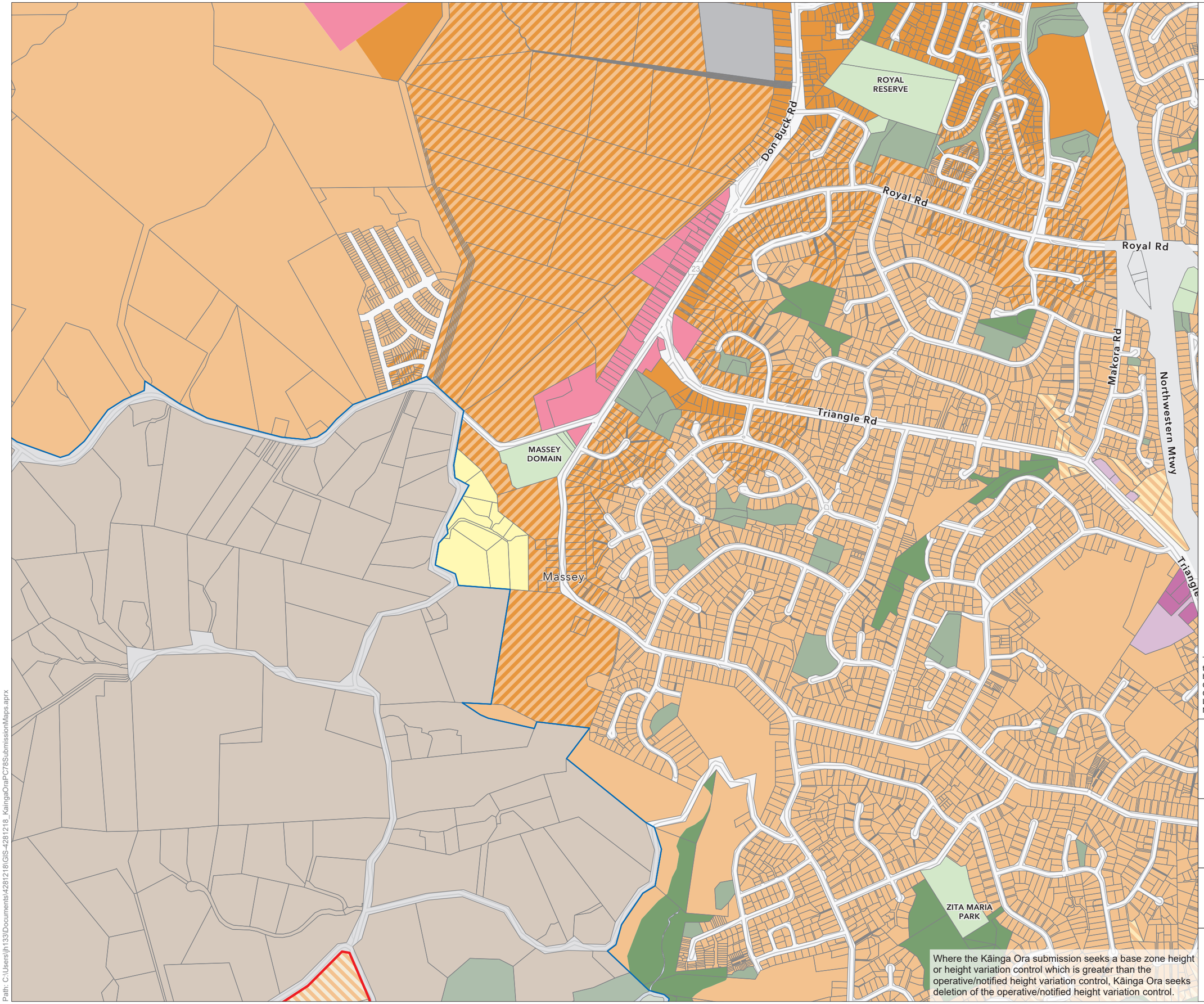
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 058



- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.166

873.167

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-058

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 059

MOIRE PARK
KELVIN STRAND
Moire Rd
Matipo Rd
Te Atatu Rd
TE ATATU PENINSULA PARK
LOWTHERHURST RESERVE
Triangle Rd
Taikata Rd
Te Atatu Peninsula
TAIPARI STRAND
TAITAPU PARK
RAMLEA PARK
27m
Triangle Rd
Northwestern Mtwy
Te Atatu Rd

- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.168

873.169

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0 250 500

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-059

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 060



Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

873.170

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

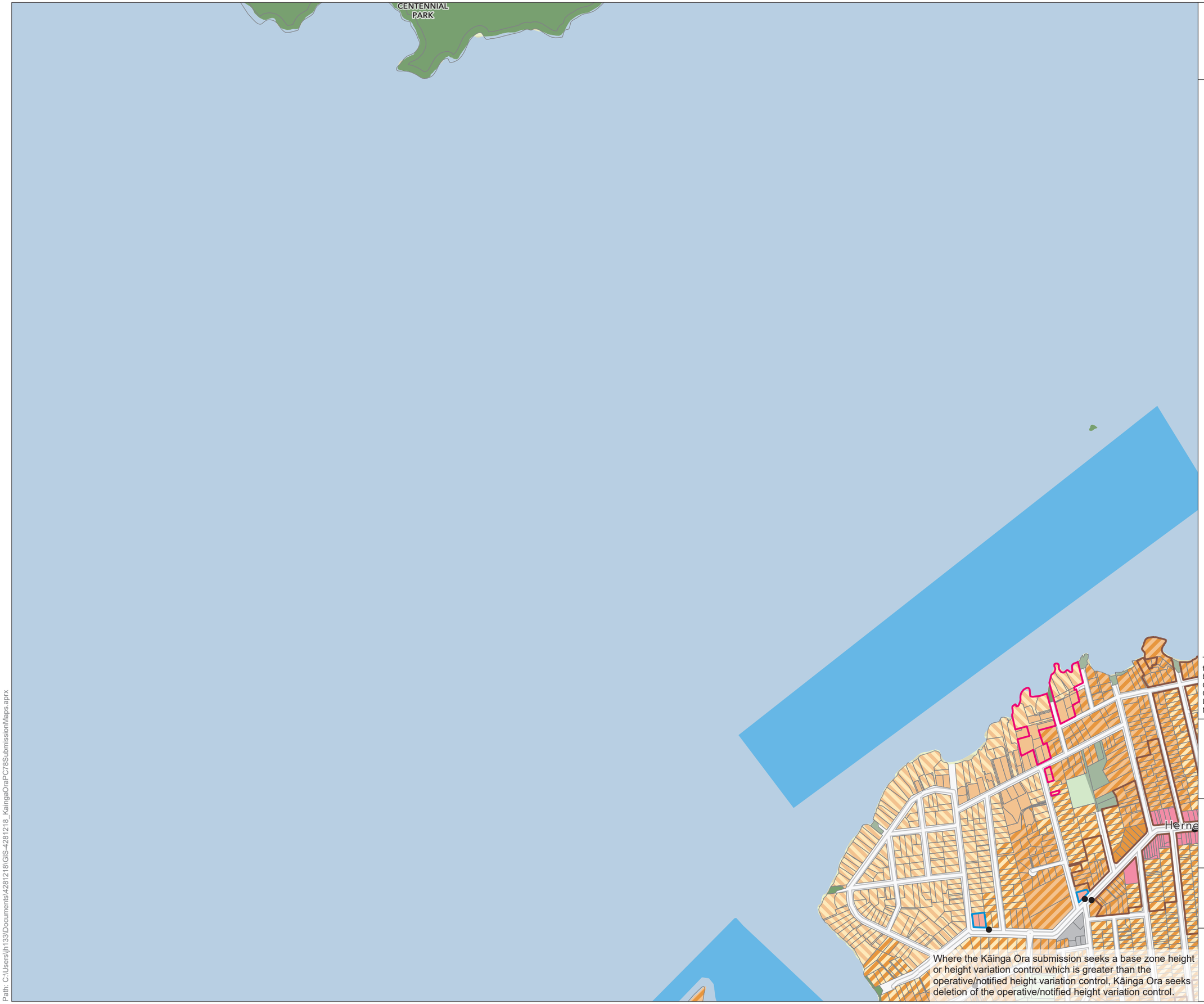
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-060

Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 061



Frequent Transport Network Stops

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

18m

22m

37m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential -Terrace Housing and Apartment Buildings Zone

Residential - Mixed Housing Urban Zone

Residential - Low Density Housing Zone

Residential - Single House Zone

Business - Local Centre Zone

Business - Neighbourhood Centre Zone

Open Space - Sport and Active Recreation Zone

Open Space - Conservation Zone

Open Space - Informal Recreation Zone

Special Purpose Zone

Coastal - General Coastal Marine Zone [rcp]

Coastal - Mooring Zone [rcp]

Coastal - Coastal Transition Zone

Water [i]

873.171

873.172

873.173

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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-061

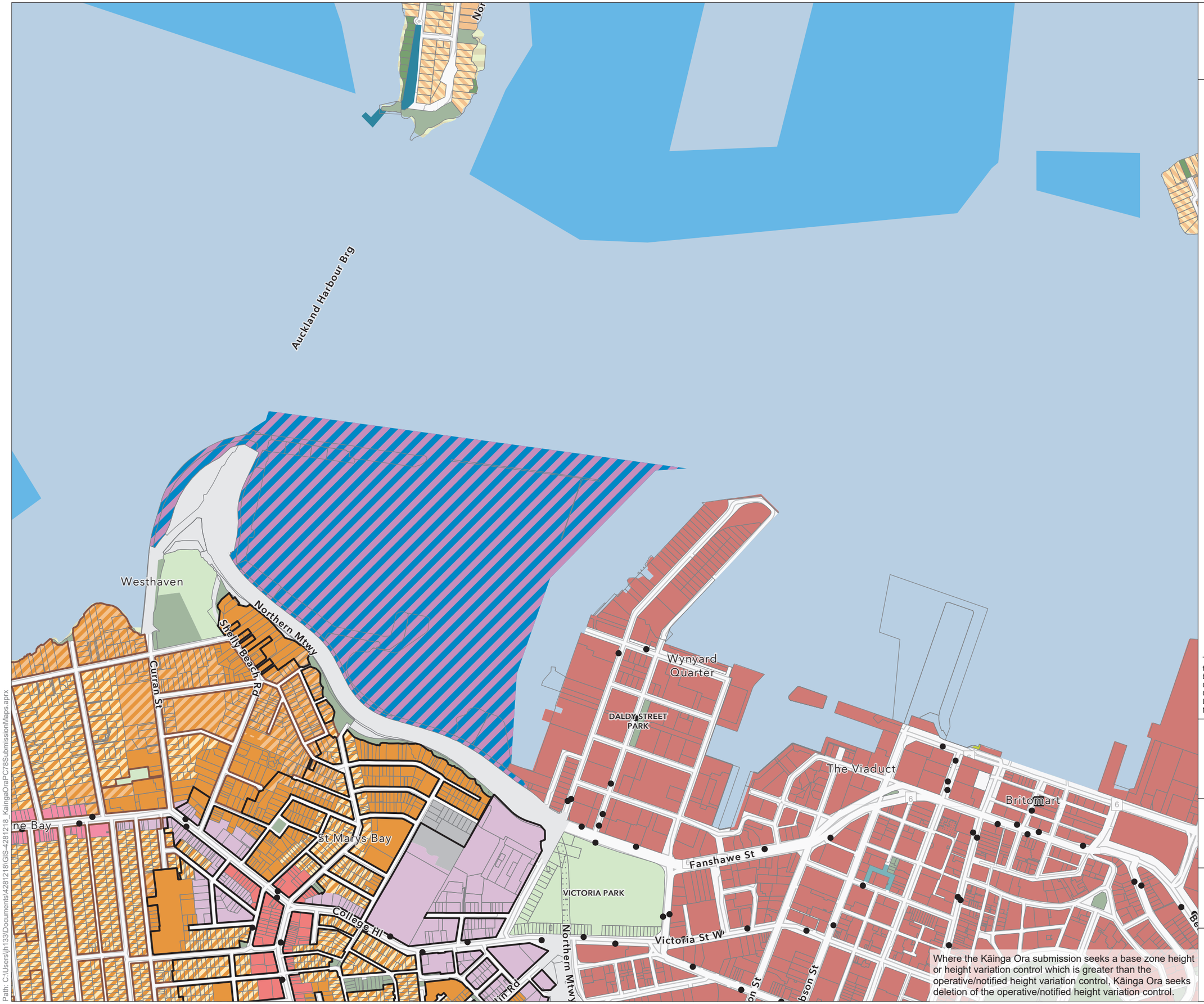
Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 062



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 37m
- 43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - City Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Coastal Transition Zone

873.174
873.175
873.176

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Map Scale @ A3: 10,000

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0 250 500

Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

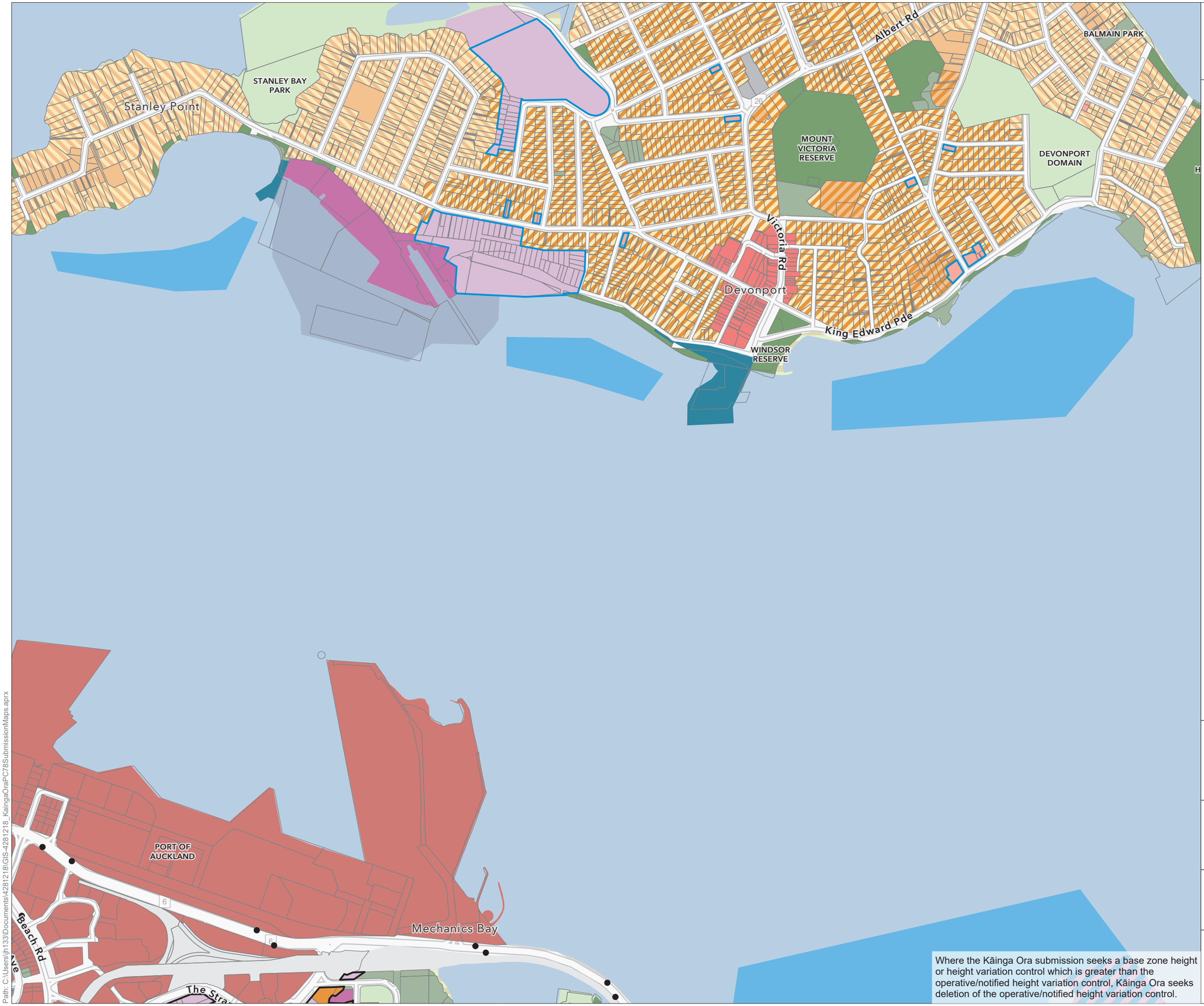
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-062

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 063



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - City Centre Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone

873.177

873.178

873.179

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Revision	1.0
Status	Final
Author	jh133
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-063

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 064





- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Local Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Maori Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

873.180

873.181

873.182

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-064

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 065

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Mixed Housing Urban Zone

Residential - Low Density Housing Zone

Open Space - Sport and Active Recreation Zone

Open Space - Conservation Zone

Coastal - General Coastal Marine Zone [rcp]

Coastal - Mooring Zone [rcp]

Coastal - Coastal Transition Zone

Water [i]

873.183



Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

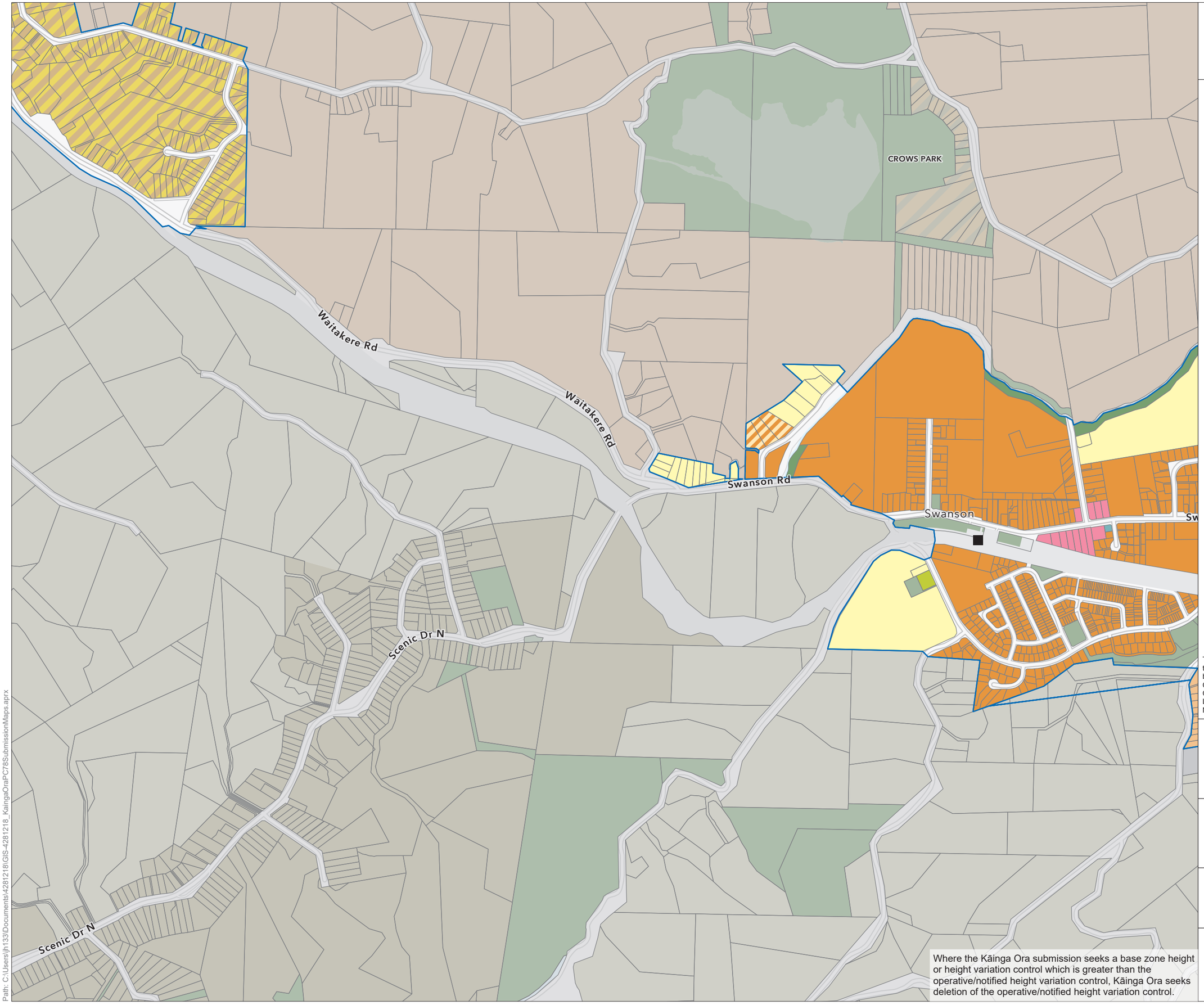
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-065

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 066



- Rapid Transport Network Stops
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Business - Local Centre Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.184

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-066

Kāinga Ora Homes and Communities

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 067

TE RANGI HIROA PARK
Don Buck Rd
POINT TE RANGI HIROA PARK
WOODSIDE RESERVE
RIVERPARK RESERVE
Universal Dr
STARLING PARK
SWANSON SCENIC RESERVE
REDWOOD PARK GOLF CLUB
Ranui
Swanson Rd
RANUI DOMAIN
POOKS RESERVE
Rathgar Rd
RESERVE
WAITEMATA PARK
Candia Rd

- Rapid Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 37m
- 43m

	873.185
	873.186
Notified PC78	873.187
Auckland Zoning	873.386

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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N

Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-067

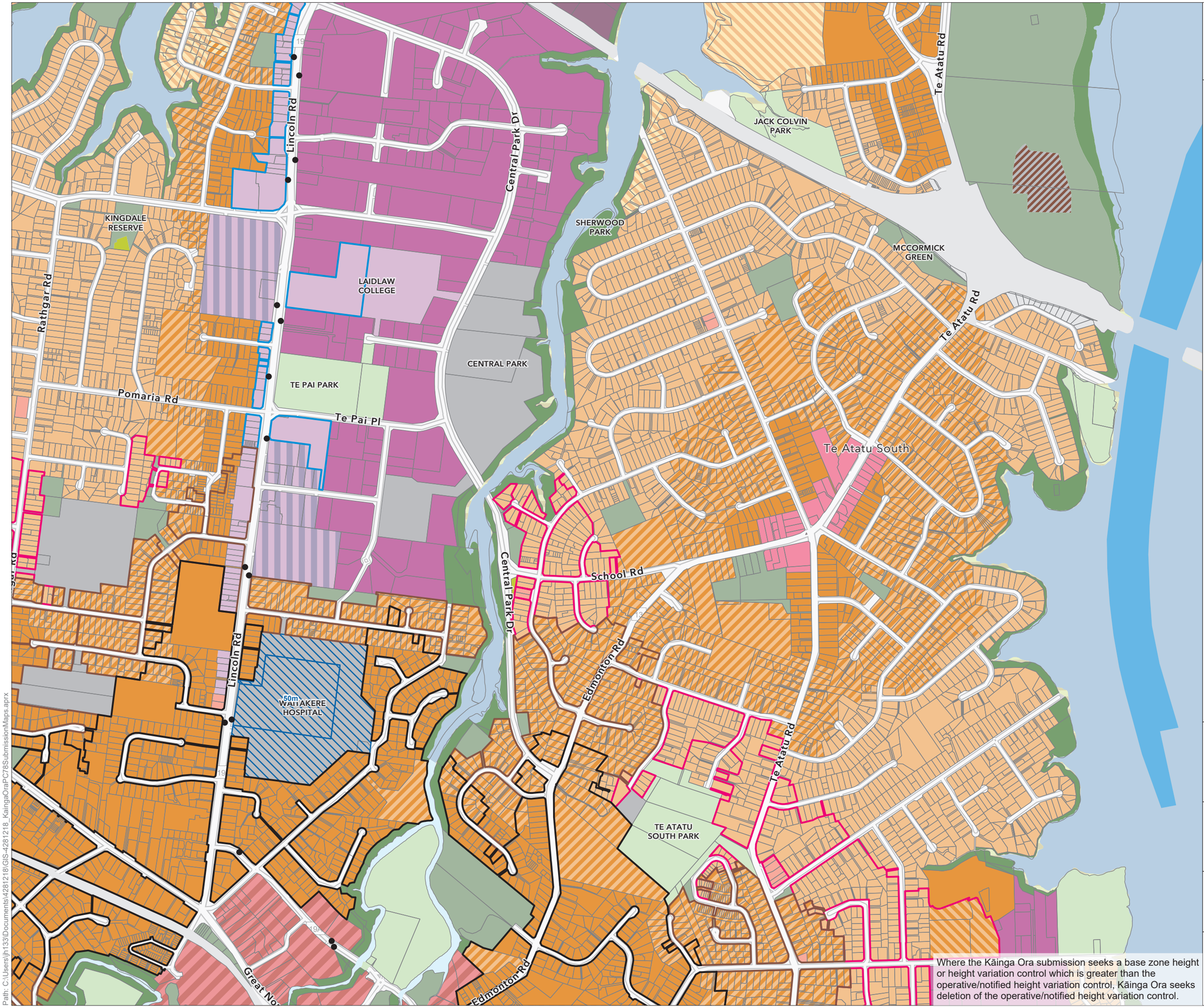
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 068



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 37m
- 43m

873.188 | 873.189 | 873.190

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Metropolitan Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Revision	1.0
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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-068

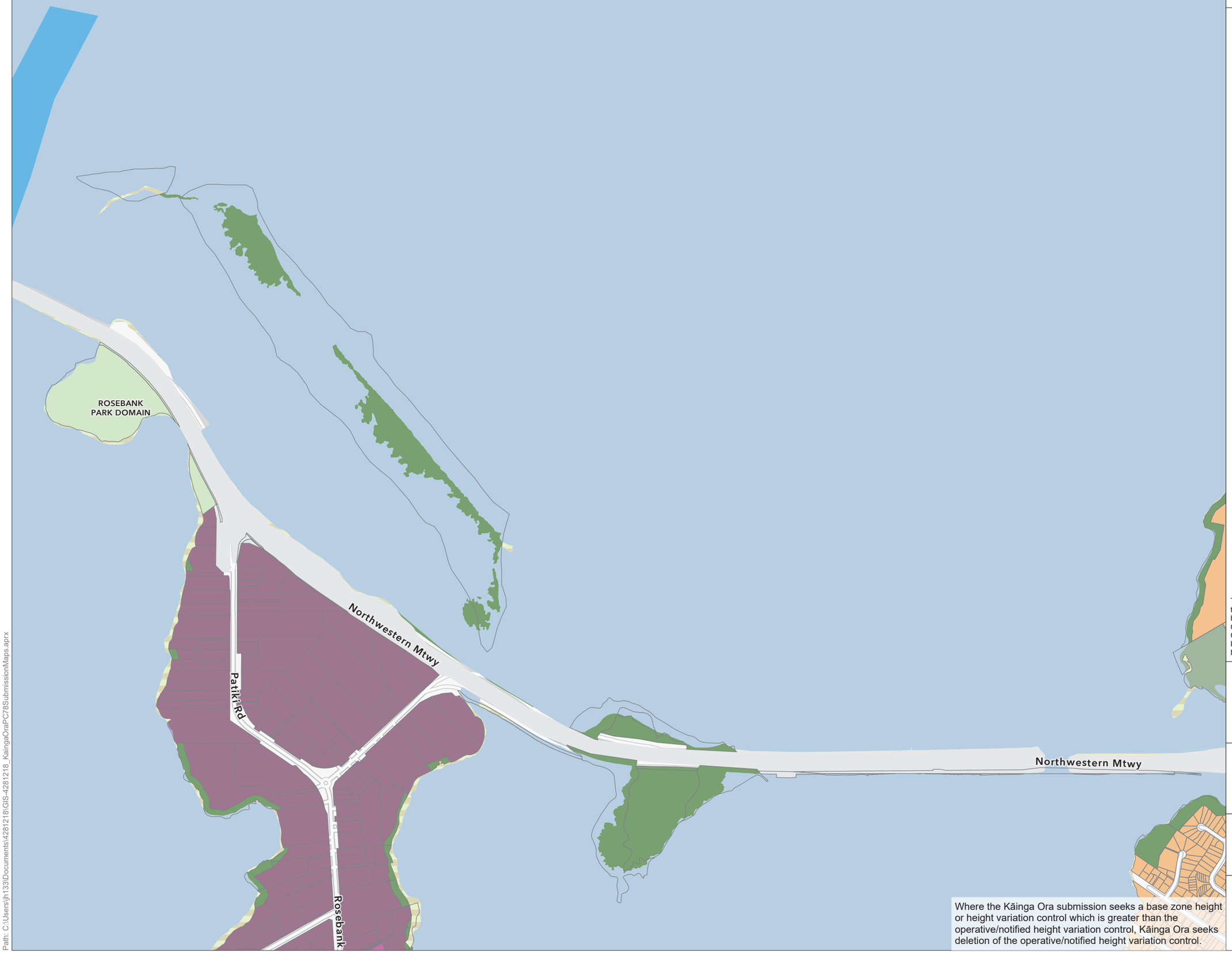
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 069



Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-069

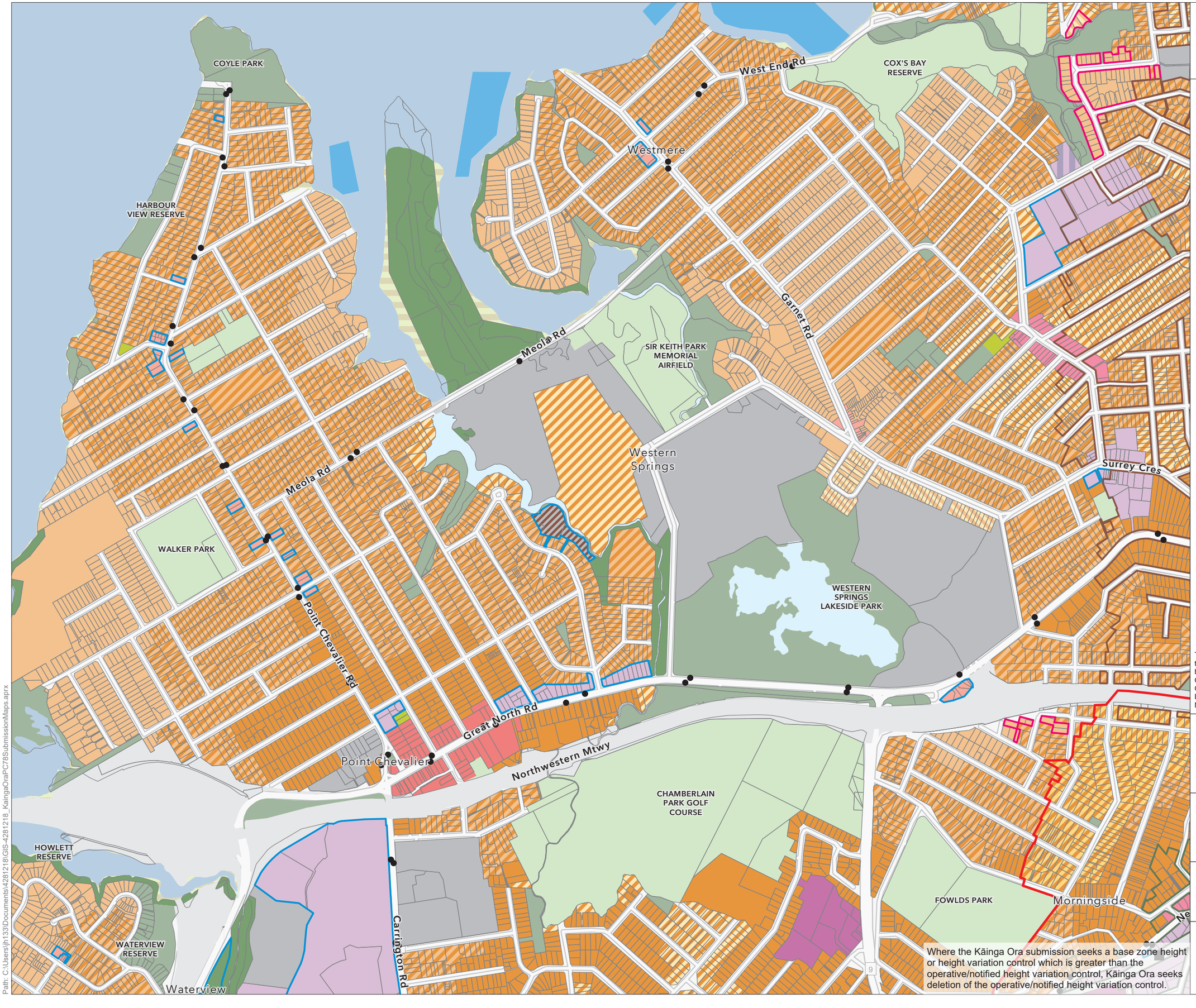
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 070



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 29m
- 37m

Notified PC78

873.191
873.192
873.193
873.194

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-070

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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PC 78 Sub #873
Kāinga Ora Proposed Zoning
Mapsheet – No. 071

Rapid Transport Network Stops
Frequent Transport Network Stops
Auckland Light Rail Corridor & Special Housing Areas
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones
Mixed Housing Urban
Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls
22m
29m
37m
43m

873.195
873.196
873.197

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)
Residential -Terrace Housing and Apartment Buildings Zone
Residential - Mixed Housing Urban Zone
Residential - Mixed Housing Suburban Zone
Residential - Low Density Housing Zone
Residential - Single House Zone
Business - City Centre Zone
Business - Metropolitan Centre Zone
Business - Town Centre Zone
Business - Local Centre Zone
Business - Neighbourhood Centre Zone
Business - Mixed Use Zone
Open Space - Sport and Active Recreation Zone
Open Space - Civic Spaces Zone
Open Space - Community Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Strategic Transport Corridor Zone
Special Purpose Zone
Coastal - Coastal Transition Zone
Water [i]

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-071

Kāinga Ora
Homes and Communities

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 072

Rapid Transport Network Stops

Frequent Transport Network Stops

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

18m	873.198
22m	
29m	873.199
37m	
43m	873.200

Notified PC78

AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Metres

Revision	1.0
Status	Final
Author	jh133
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-072

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

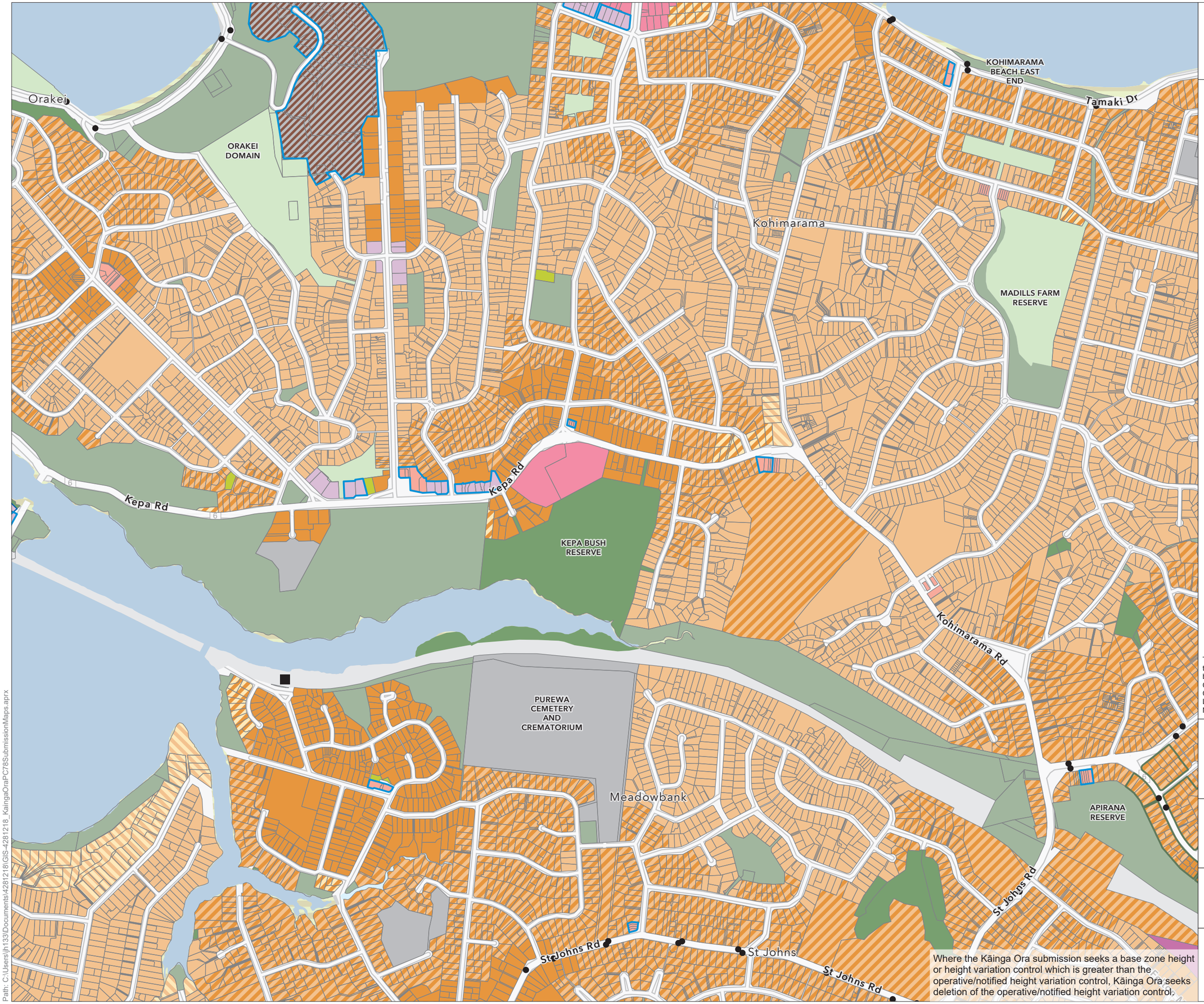
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 073



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.201

873.202

873.203

873.385

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-073

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 074

VELLENOWETH GREEN
DINGLE DELL RESERVE
St Heliers
Maskell St
CHURCHILL PARK
Riddell Rd
Glendowie
ROBERTA RESERVE
TAYLORS HILL RESERVE
22m
St Heliers Bay Rd
West Tamaki Rd
Glen Innes
Apirana Ave
Wai O Taiki Bay
TAHUNA TOREA NATURE RESERVE

- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones
- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls
- 22m
- 29m

Notified PC78
- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)
- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.204

873.205

873.387

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Metres

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-074

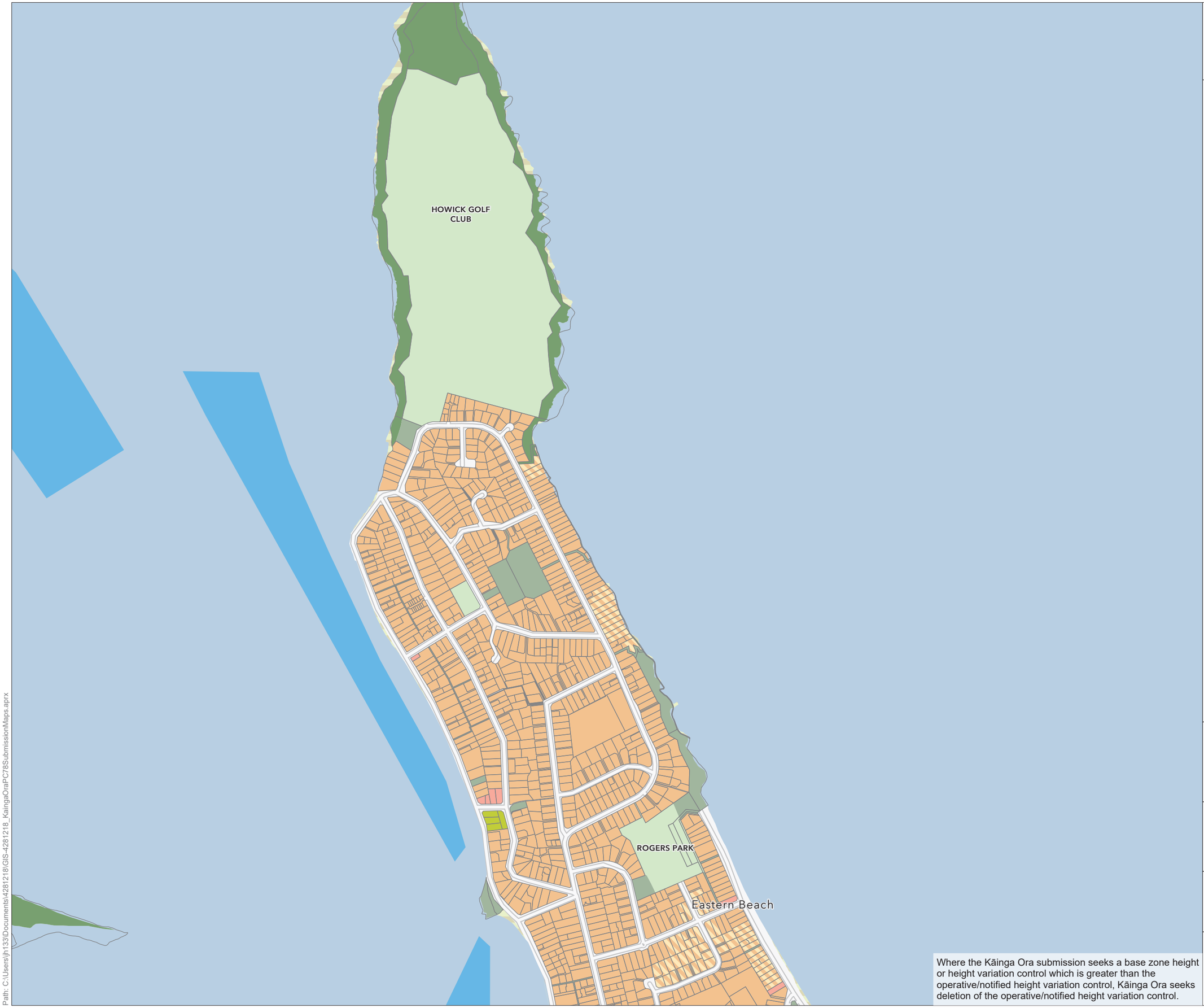
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 075



Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone

873.206

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-075

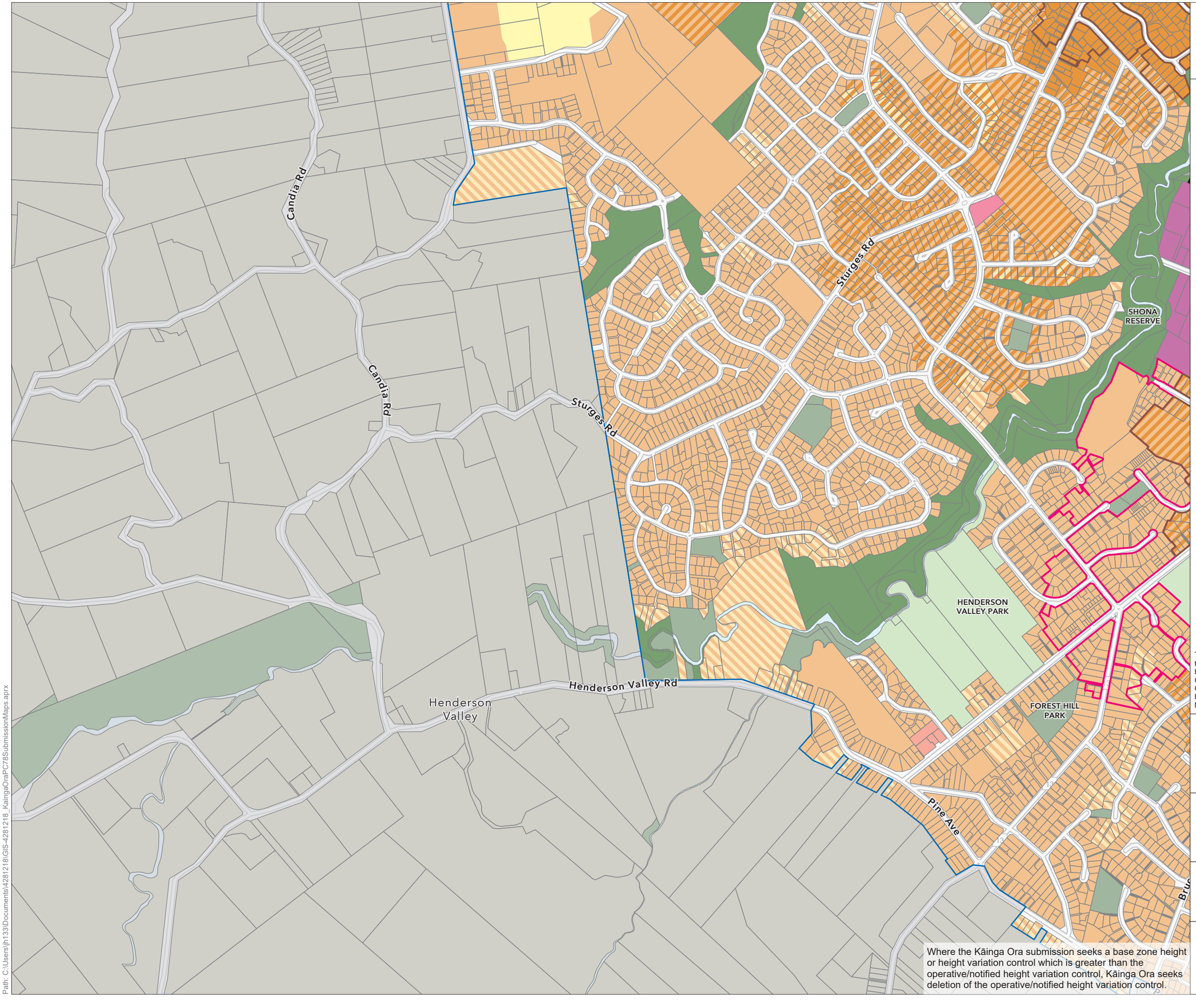
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 076



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

18m

37m

43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential -Terrace Housing and Apartment Buildings Zone

Residential - Mixed Housing Urban Zone

Residential - Mixed Housing Suburban Zone

Residential - Low Density Housing Zone

Residential - Single House Zone

Residential - Large Lot Zone

Business - Local Centre Zone

Business - Neighbourhood Centre Zone

Business - Light Industry Zone

Open Space - Sport and Active Recreation Zone

Open Space - Conservation Zone

Open Space - Informal Recreation Zone

Rural - Waitakere Foothills Zone

Water [i]

873.207

873.208

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-076

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 077

HENDERSON PARK
OPANUKU RESERVE
WESTCITY WAITAKERE
Henderson
Railside Ave
Great North Rd
Te Atatu Rd
View Rd
Glendene
Henderson Valley Rd
GLENDENE RESERVE
HEPBU
CORBAN PARK
Bruce McLaren Rd
Sunnyvale
AWAROA PARK
Great North Rd
Sabulite Rd
Seymour Rd

- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 29m
- 37m
- 43m

873.209

873.210

Notified PC78

873.211

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Metropolitan Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-077

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

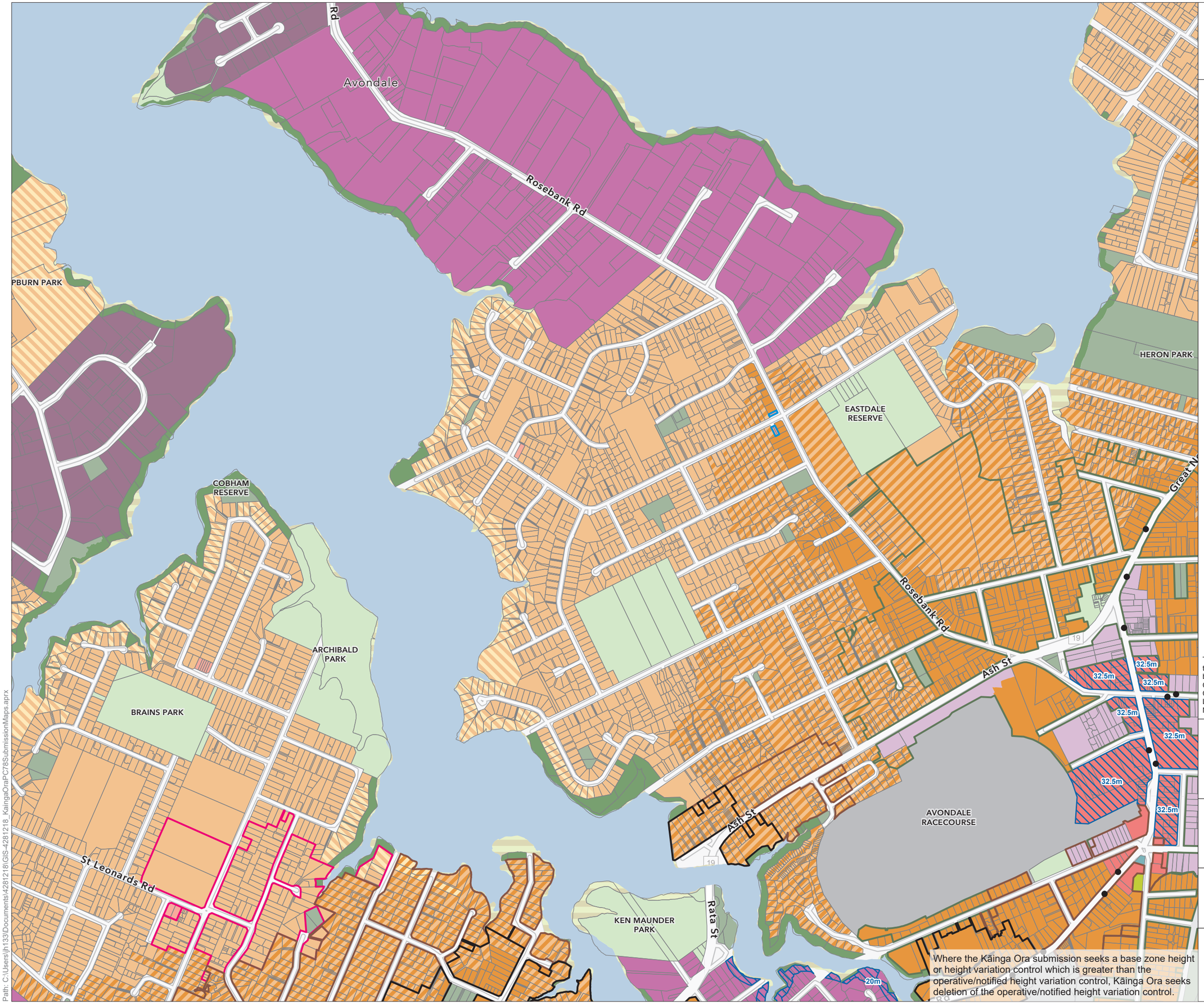
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 078



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 29m
- 37m
- 43m

873.212

873.213

Notified PC78 873.214

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-078

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

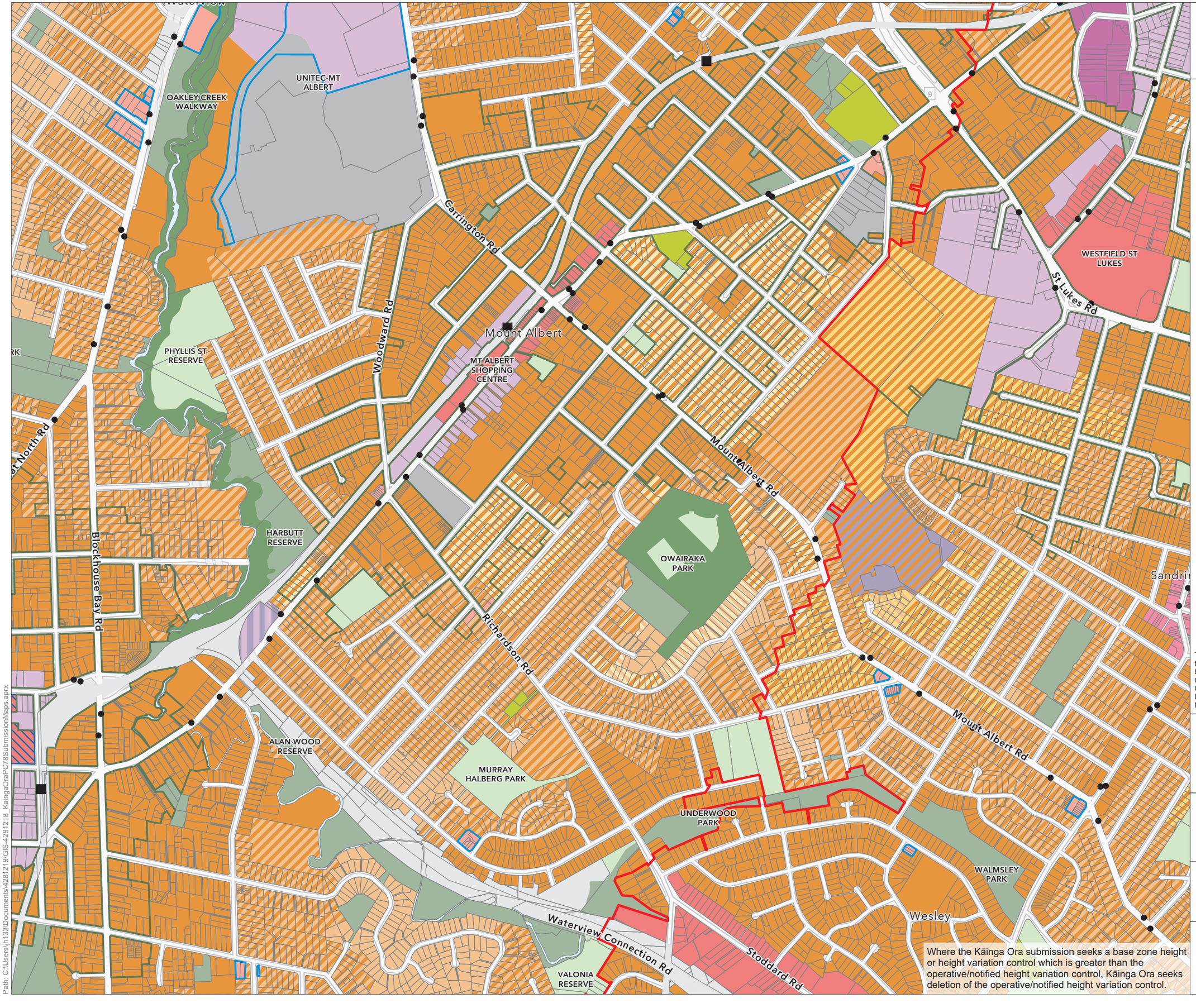
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 079



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.215

873.216

873.217

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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-079

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

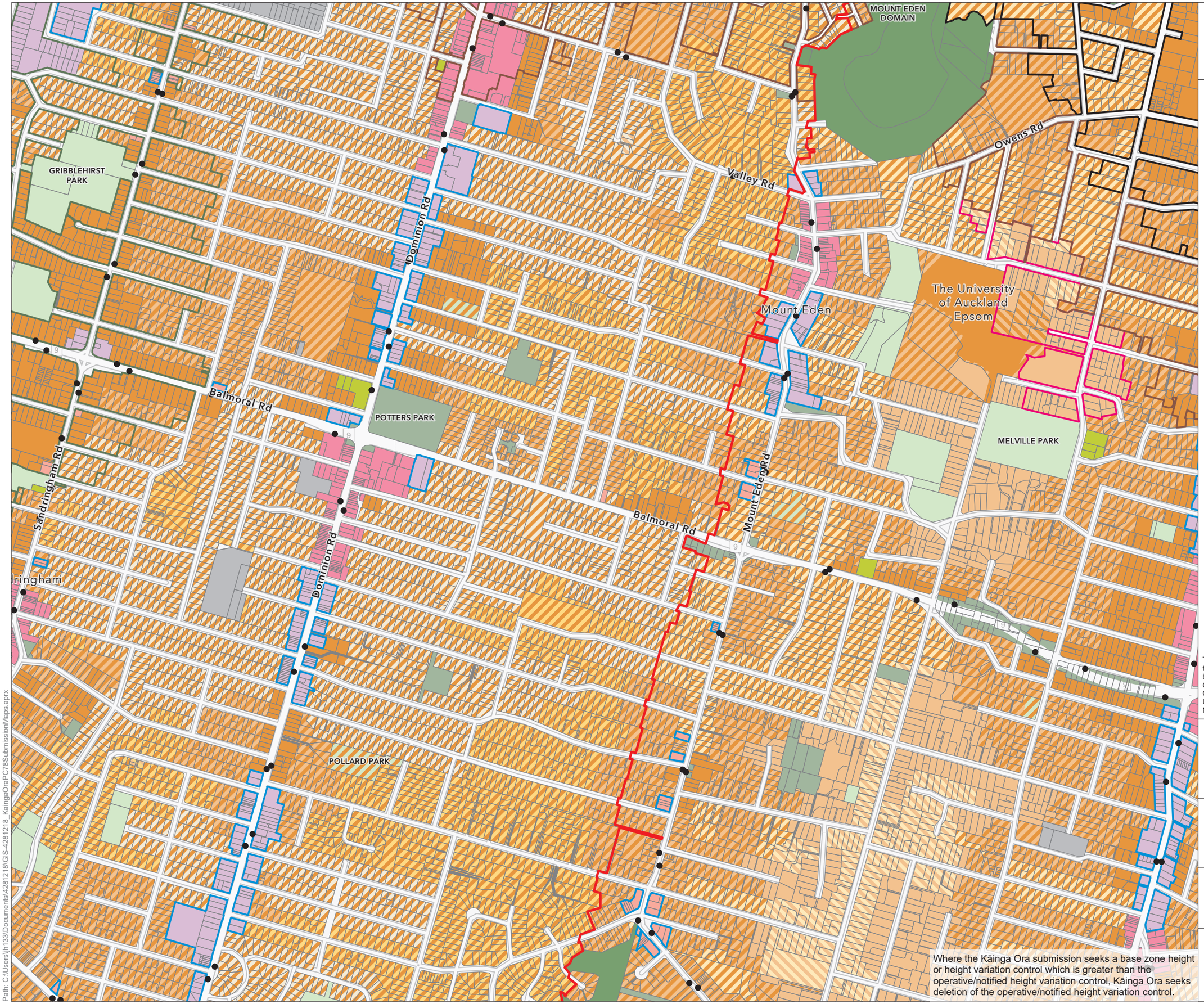
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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 080



- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 29m
- 37m
- 43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Special Purpose Zone
- Coastal - Coastal Transit

873.218

873.219

873.220

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Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-080

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

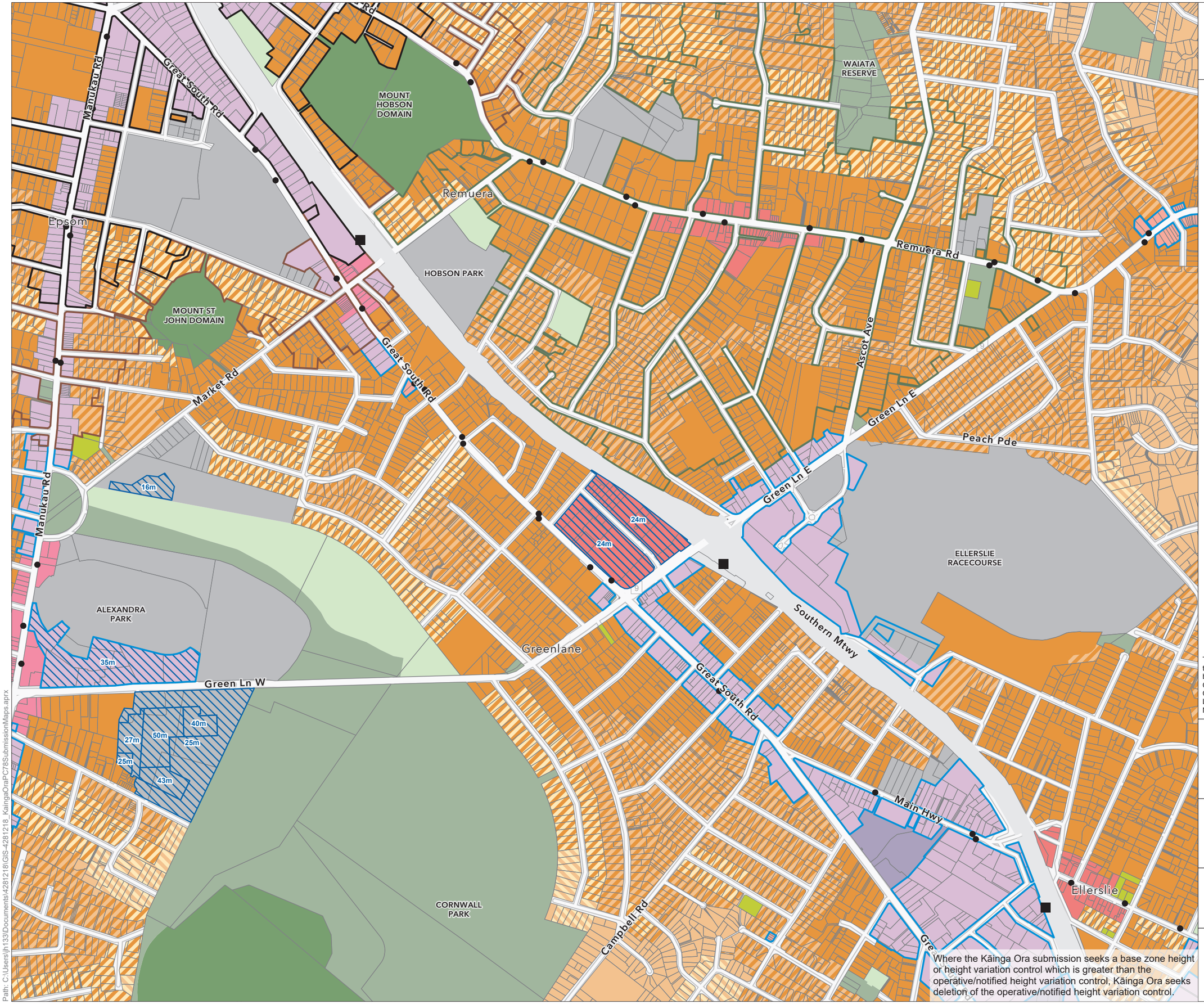
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 081



Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m
- 37m
- 43m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Business Park Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.221

873.222

873.223

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-081

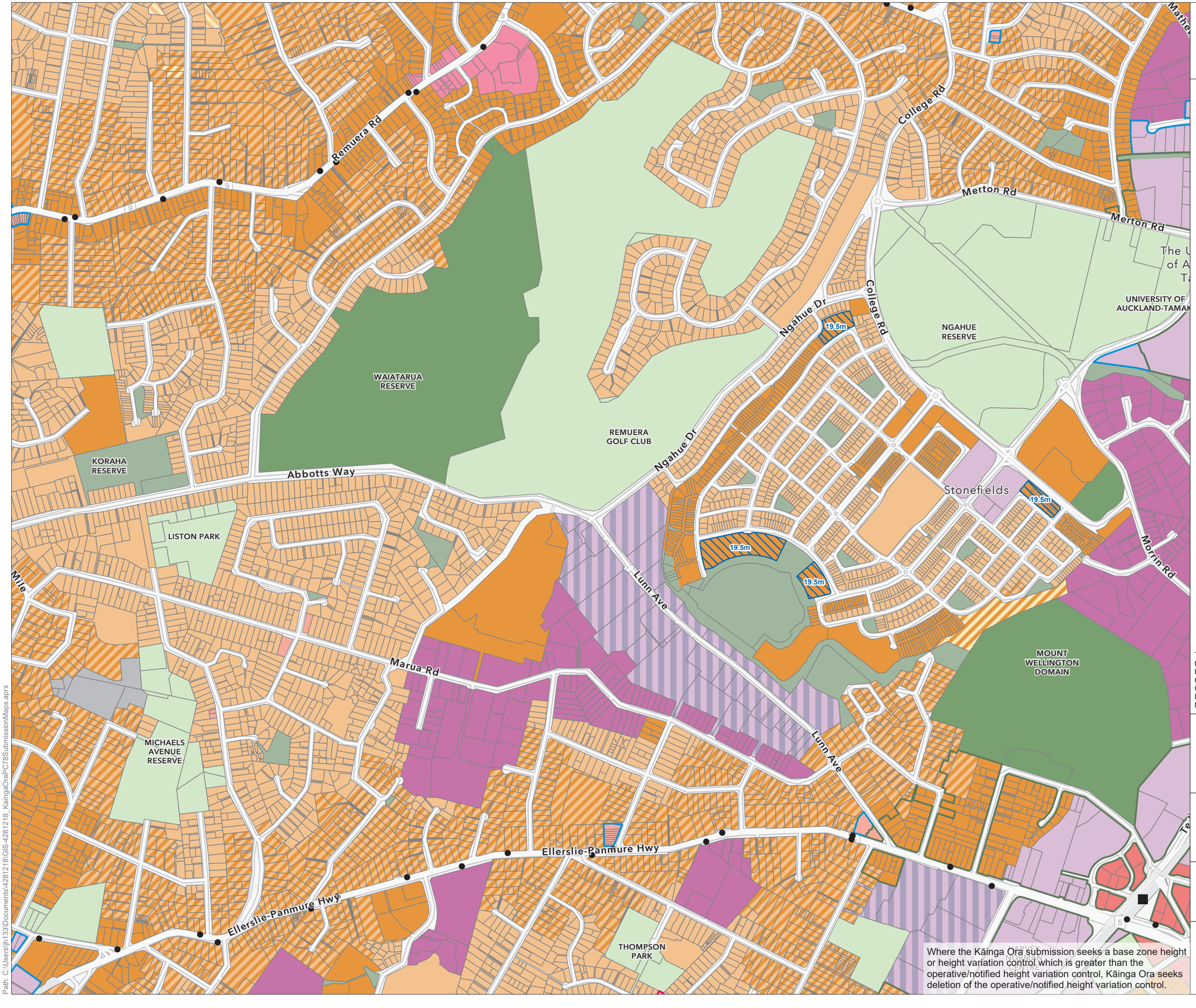
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 082



Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 29m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Water [i]

873.224

873.225

873.226

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

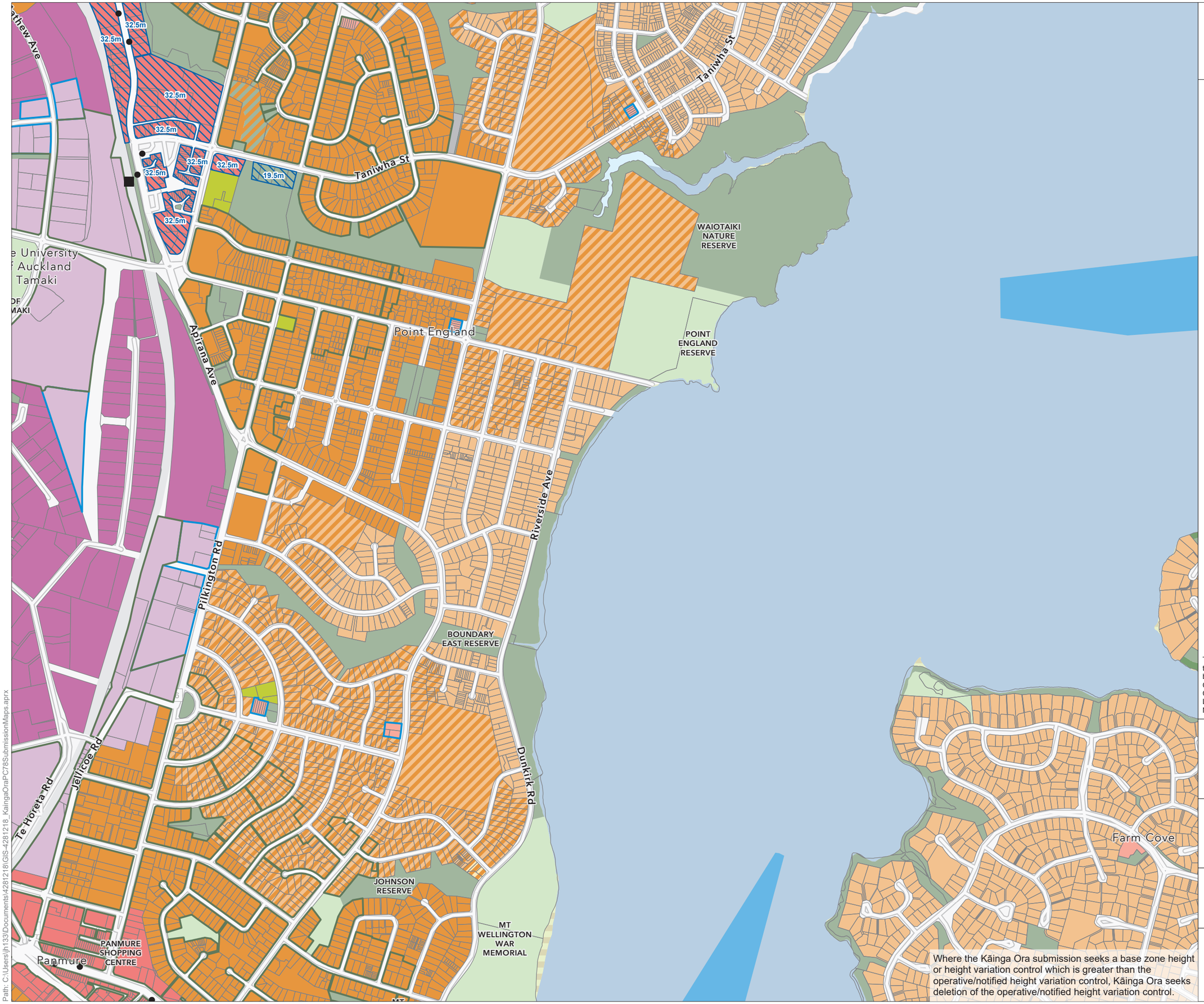
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-082

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 083



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.227
873.228
873.229
873.330
873.231

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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-083

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Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 084

- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.232

873.233

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-084

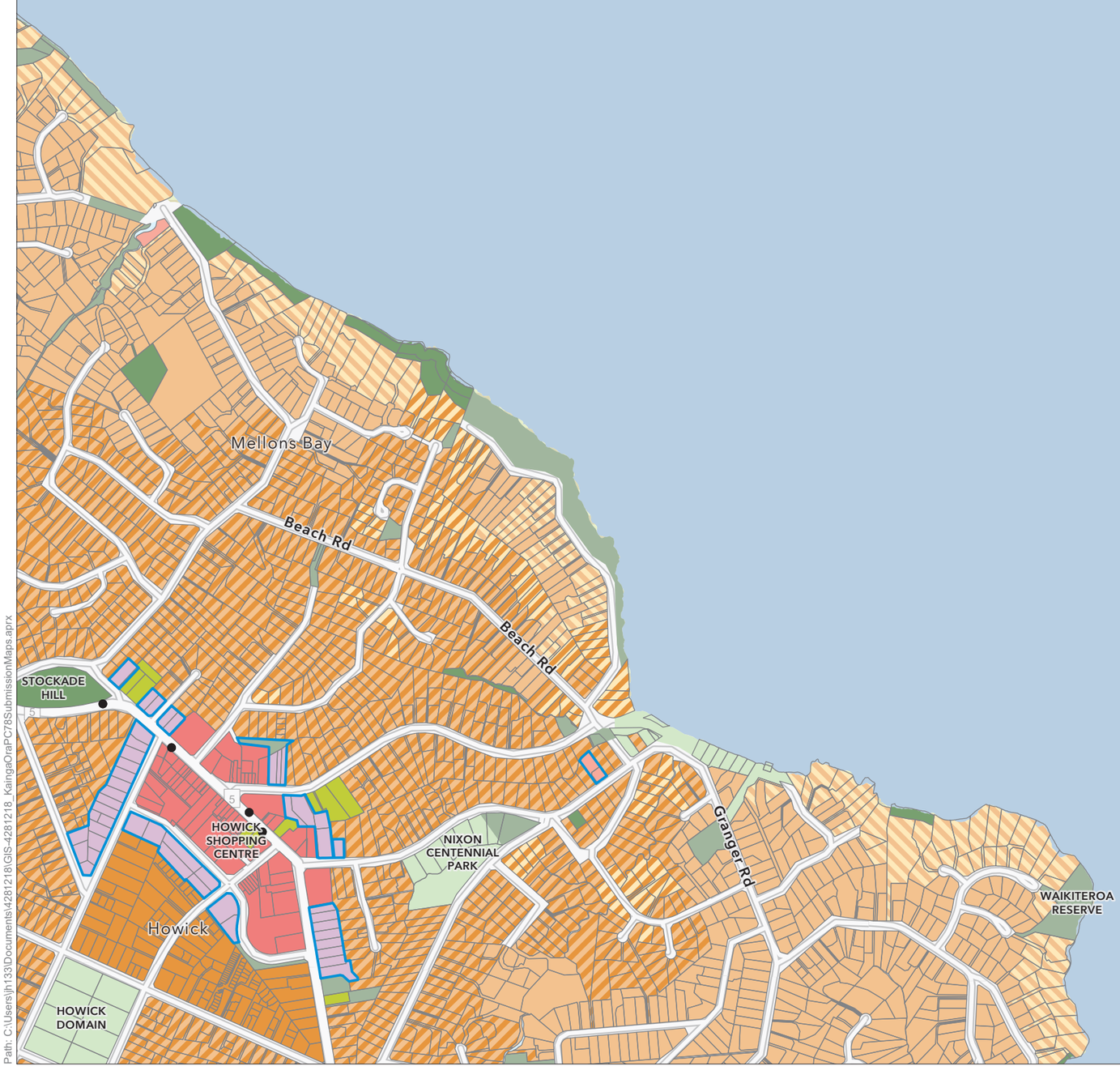
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Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 085



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.234

873.235

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-085

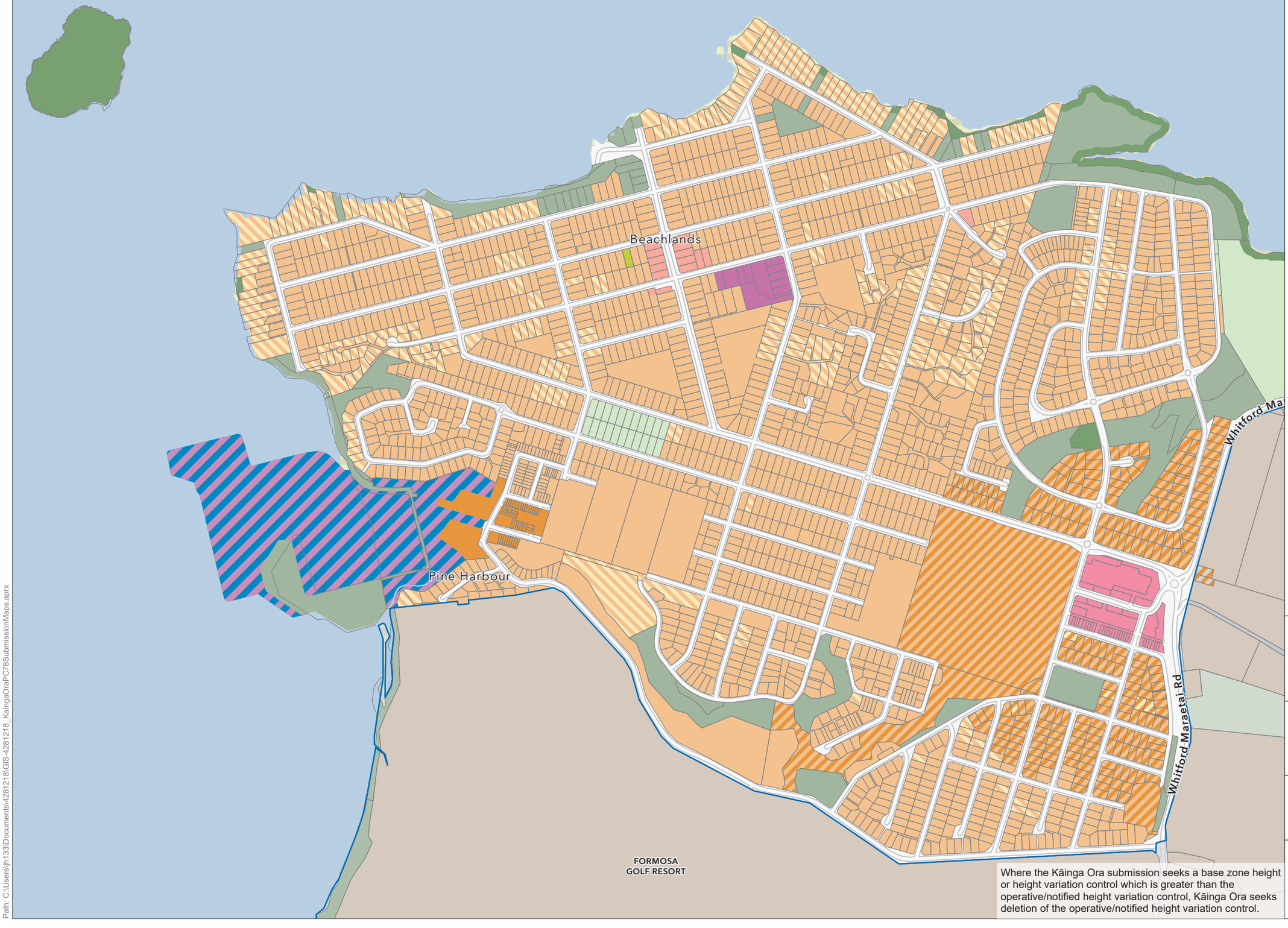
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 086



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Coastal Transition Zone

873.236

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Metres

Revision	1.0
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Verifier	JS
Date	29/09/2022

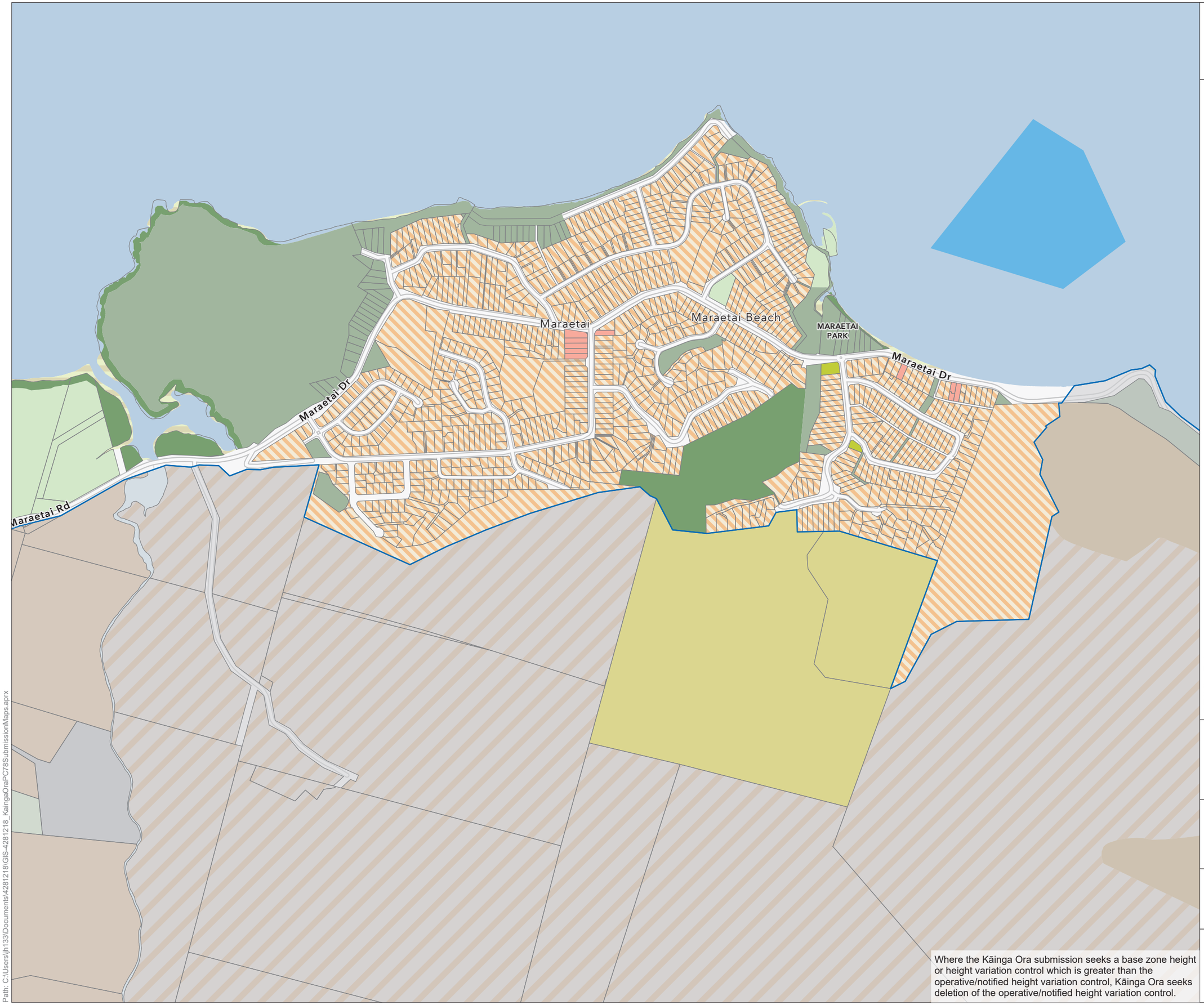
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-086

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 087



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Future Urban Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.237

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

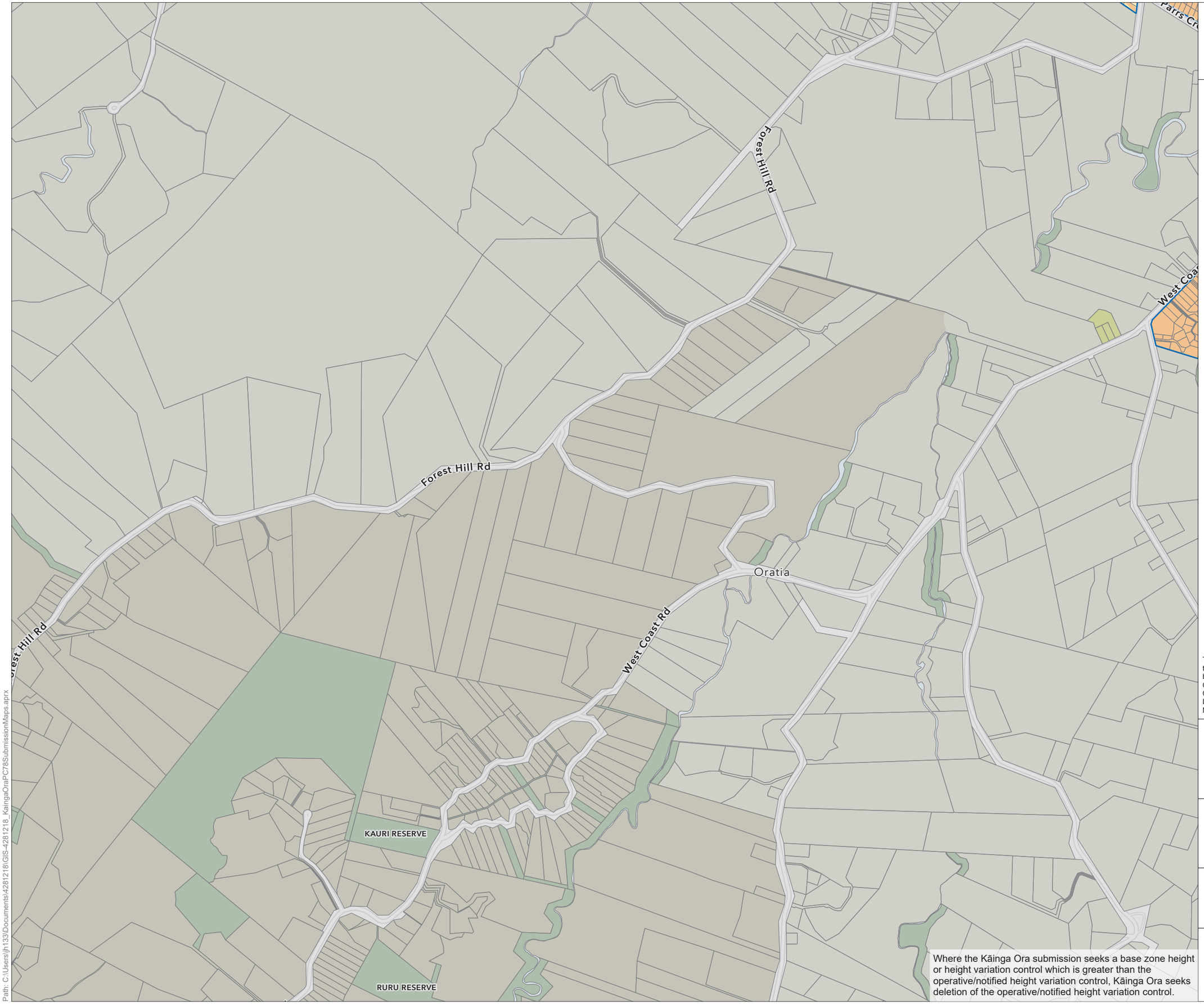
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-087

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 088



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Water [i]

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-088

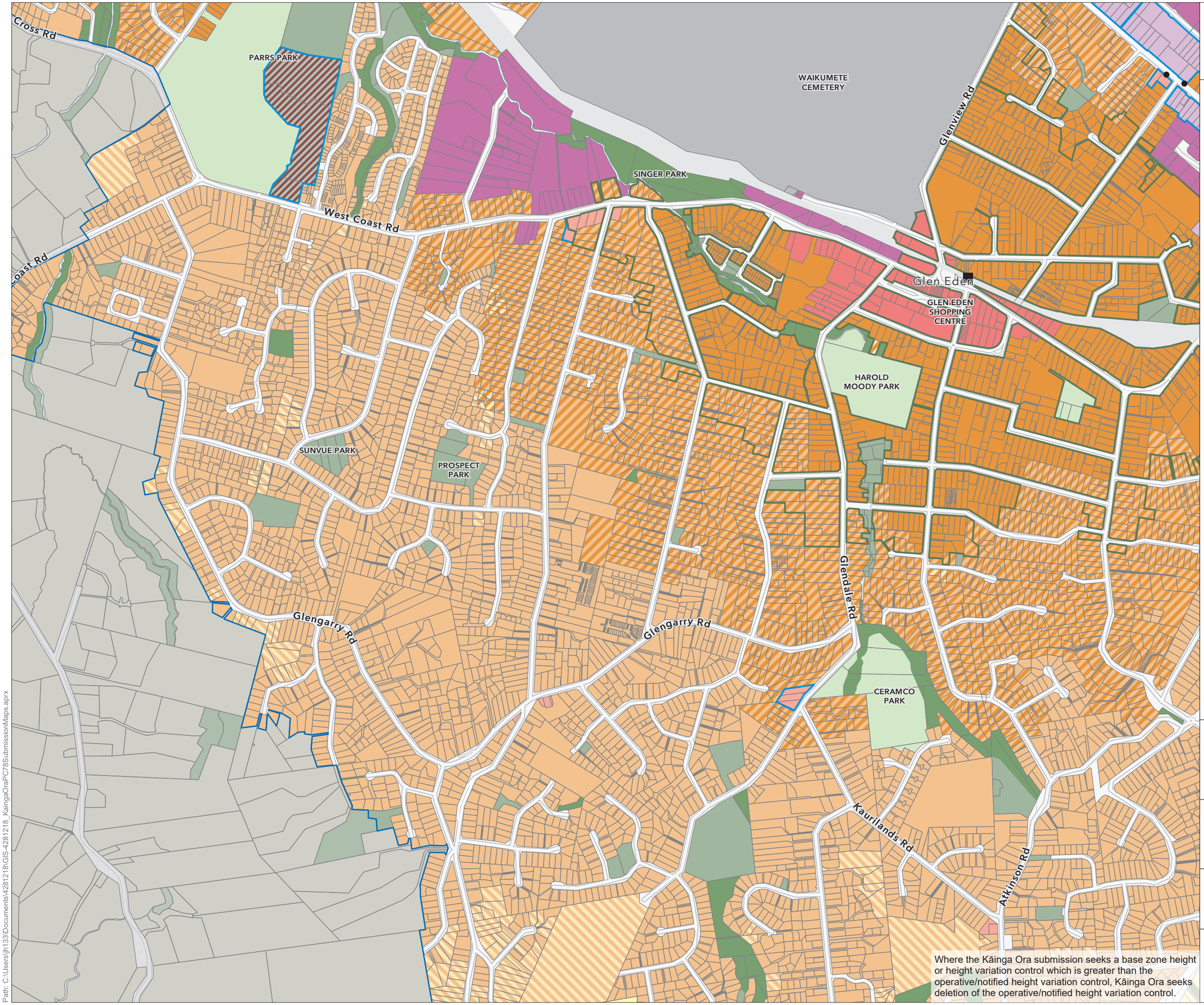
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 089



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Waitakere Foothills Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - Coastal Transition Zone
- Water [i]

873.238

873.239

873.240

873.241

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-089

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 090

Rapid Transport Network Stops

Frequent Transport Network Stops

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

18m

22m

29m

37m

43m

873.242

873.243

Notified PC78 873.244

AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential -Terrace Housing and Apartment Buildings Zone

Residential - Mixed Housing Urban Zone

Residential - Low Density Housing Zone

Residential - Large Lot Zone

Business - Metropolitan Centre Zone

Business - Local Centre Zone

Business - Neighbourhood Centre Zone

Business - Mixed Use Zone

Business - General Business Zone

Business - Light Industry Zone

Open Space - Sport and Active Recreation Zone

Open Space - Civic Spaces Zone

Open Space - Community Zone

Open Space - Conservation Zone

Open Space - Informal Recreation Zone

Strategic Transport Corridor Zone

Special Purpose Zone

Coastal - General Coastal Marine Zone [rcp]

Coastal - Coastal Transition Zone

Water [i]

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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-090

Kāinga Ora
Homes and Communities

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 091

- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 37m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.245
873.246
873.247

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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-091

Kāinga Ora Homes and Communities

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 092

- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC Operative Height Variation Controls
- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.248

873.249

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-092

Kāinga Ora Homes and Communities

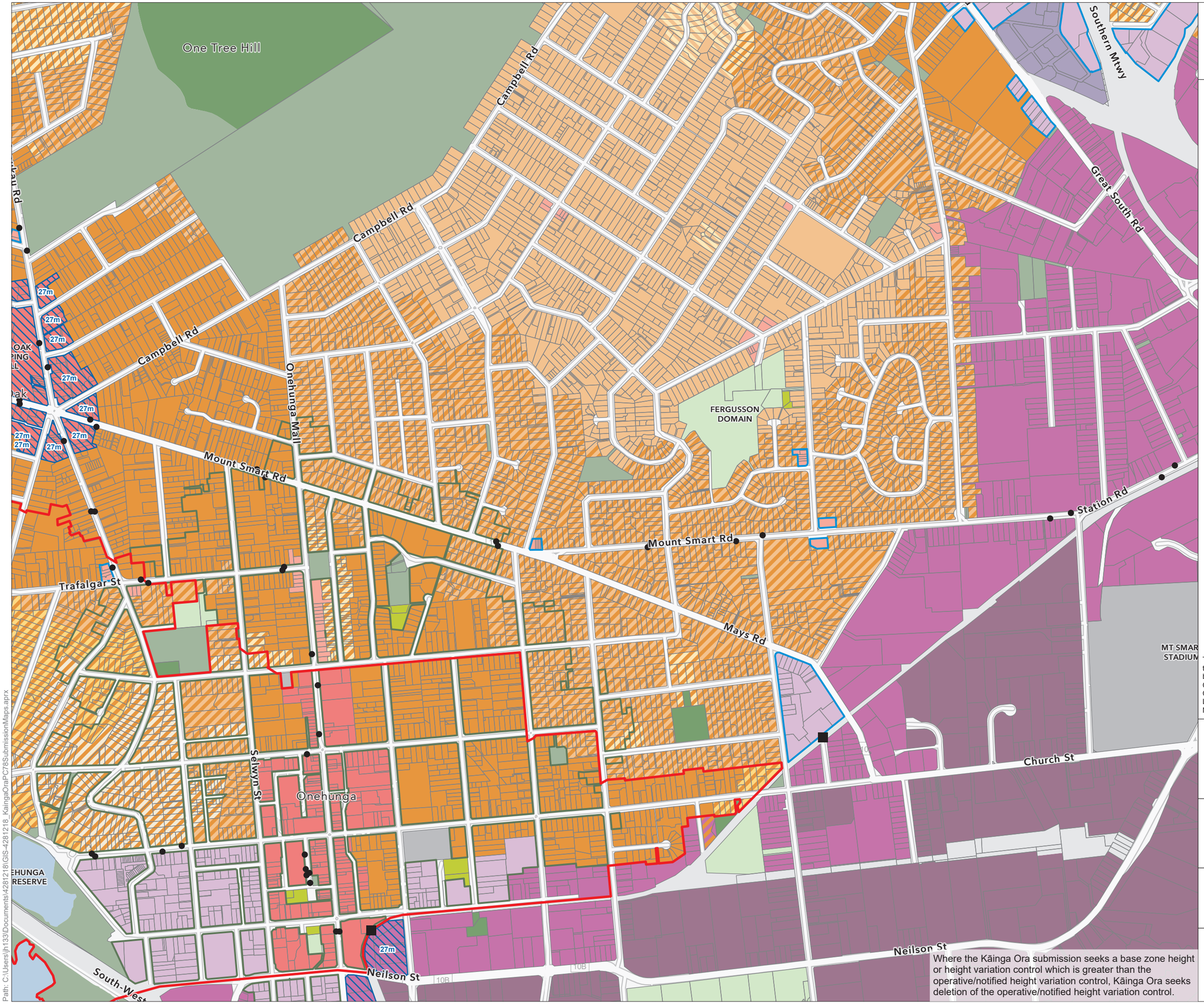
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 093



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]

873.250

873.251

873.252

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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-093

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

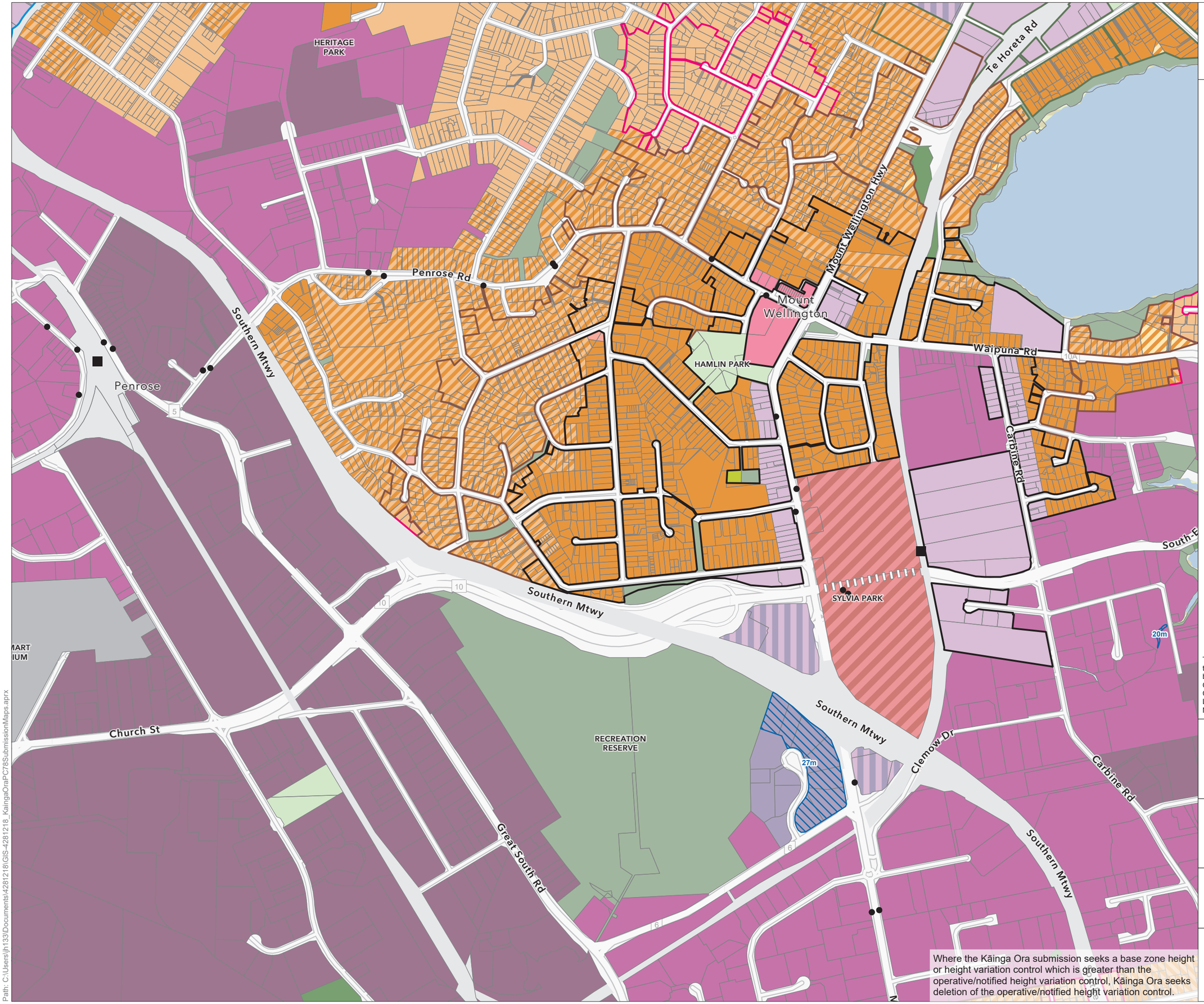
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 094



Rapid Transport Network Stops

Frequent Transport Network Stops

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

18m

22m

29m

37m

43m

873.253

873.254

873.255

Notified PC78

AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Op SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Metropolitan Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-094

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

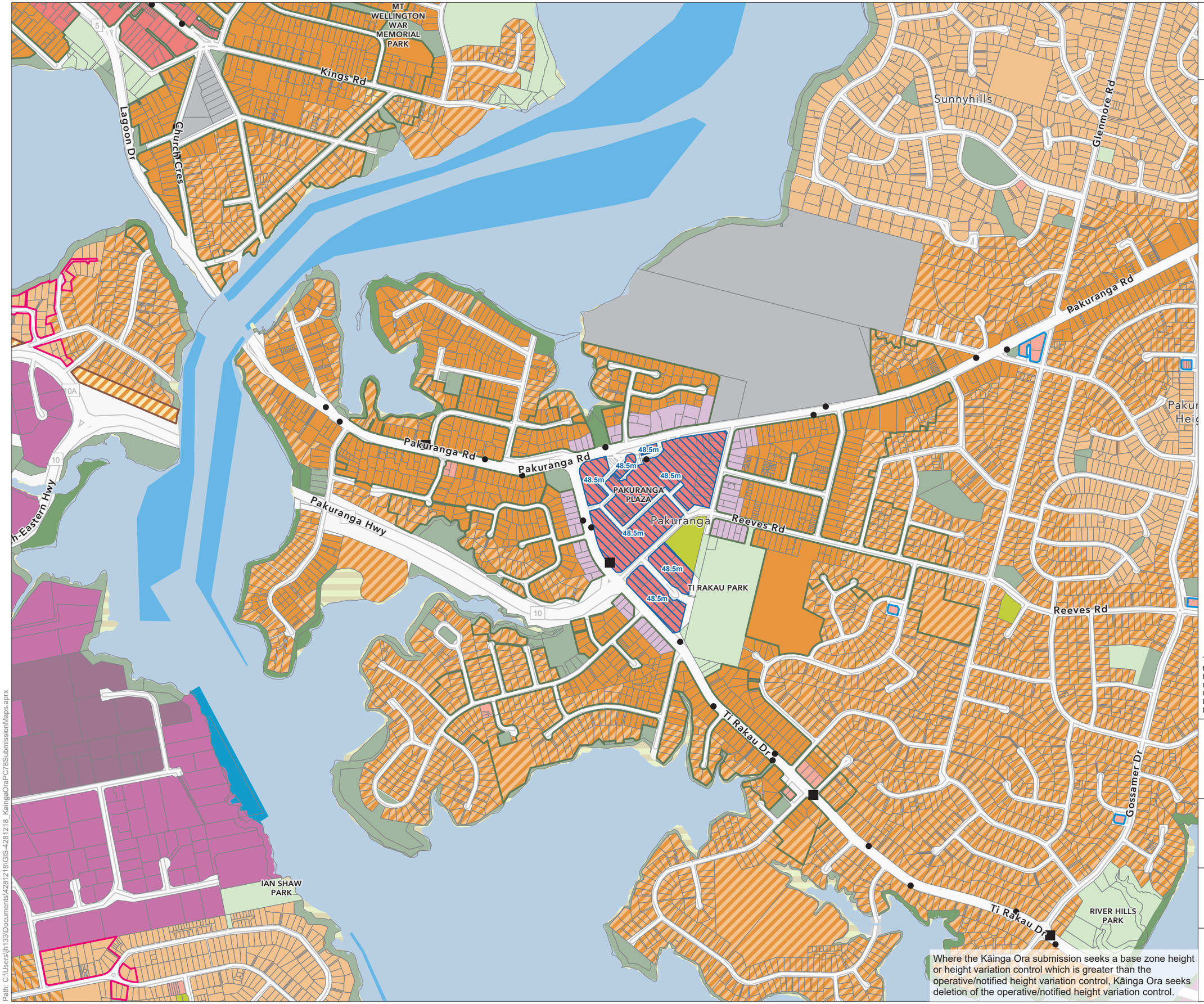
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 095



Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 29m
- 37m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Coastal Transition Zone

873.256

873.257

873.258

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-095

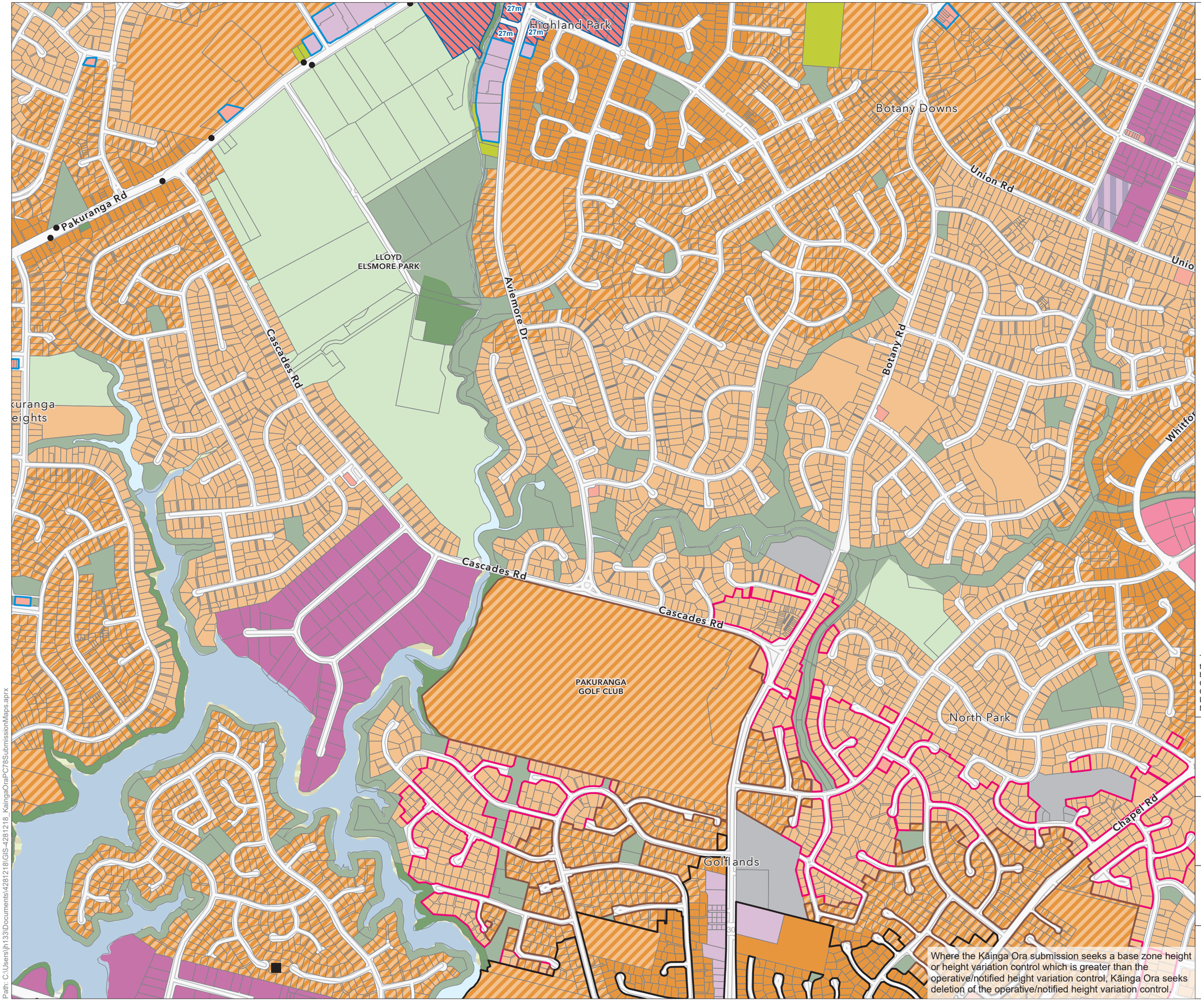
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 096



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 37m
- 43m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.259

873.260

873. 261

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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-096

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Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 097

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

18m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.262

873.263

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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-097

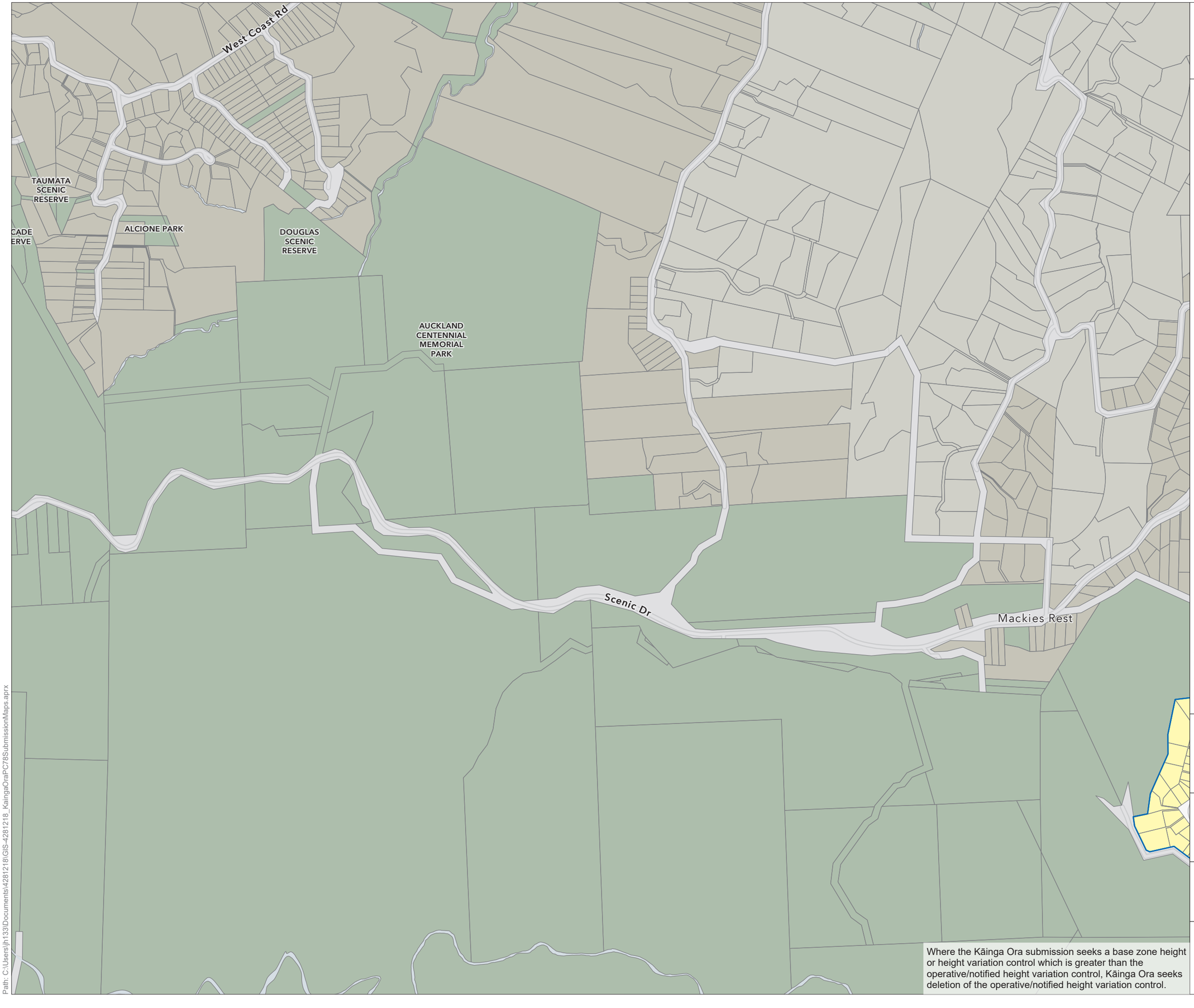
Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 098



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Large Lot Zone
- Open Space - Conservation Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Water [i]

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-098

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 099

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Local Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.264

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Revision	1.0
Status	Final
Author	jh133
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-099

Kāinga Ora Homes and Communities

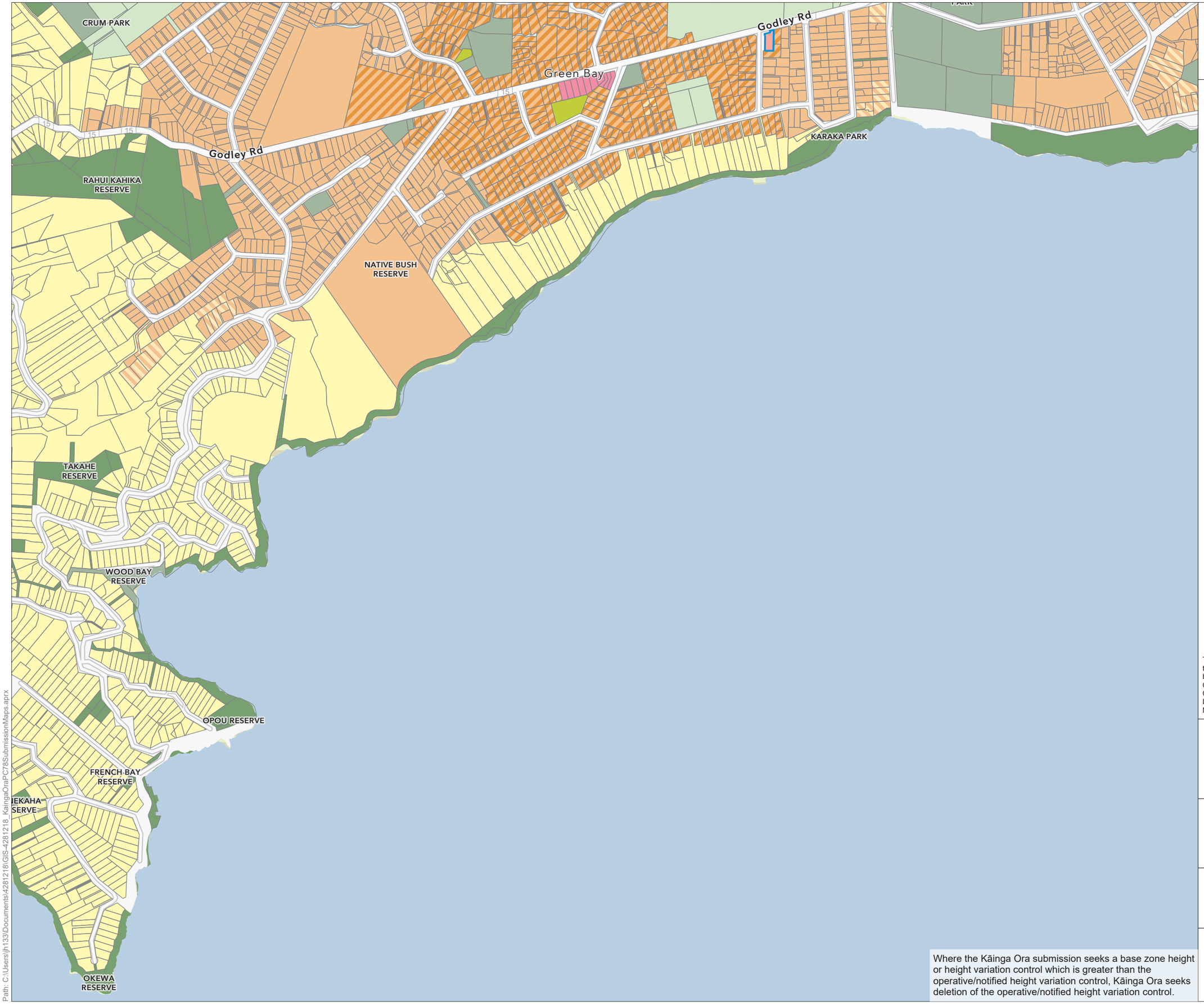
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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 100



Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.265

873.266

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-100

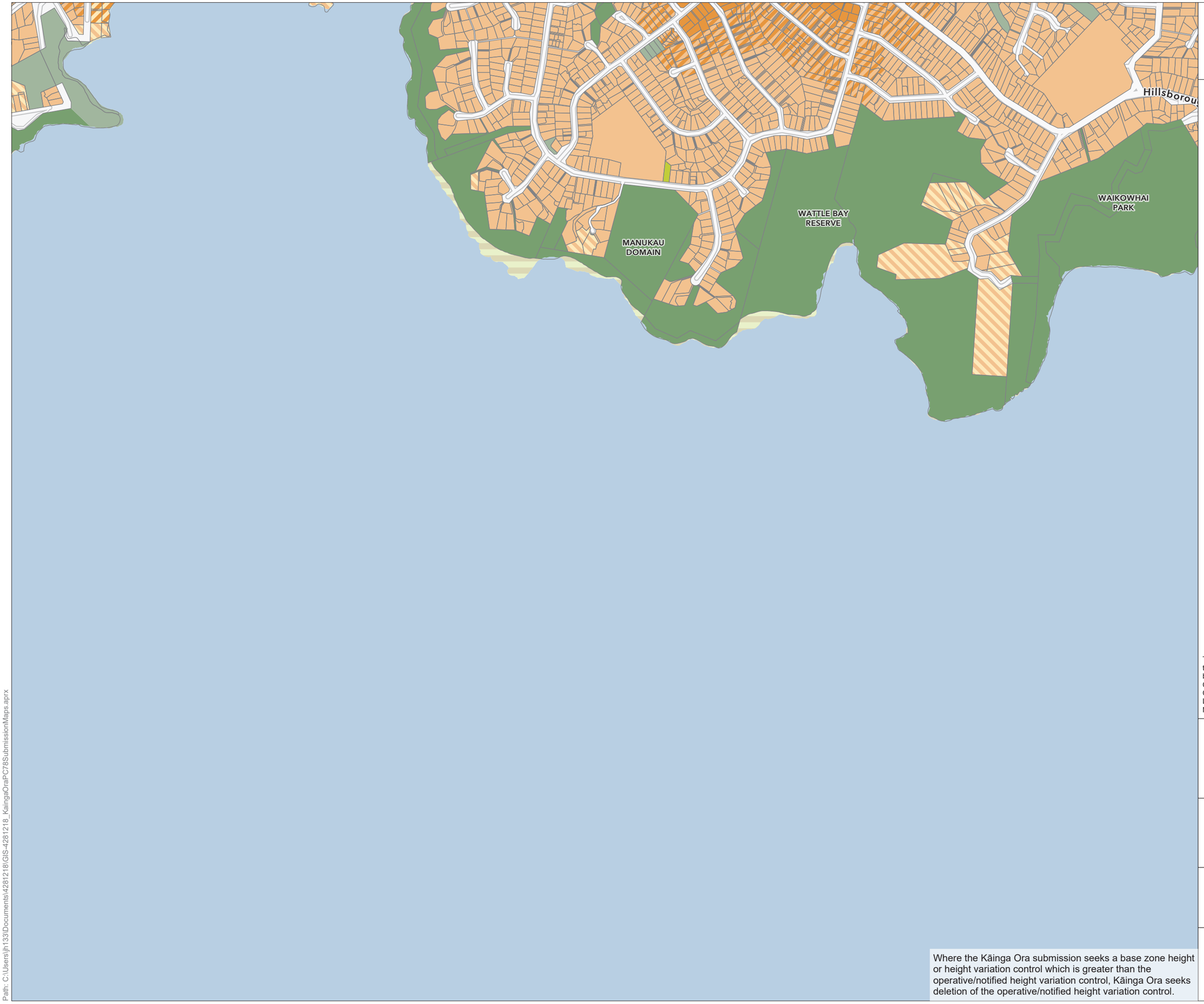
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 101



Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Neighbourhood Centre Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

873.267

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-101

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 102



Auckland Light Rail Corridor & Special Housing Areas

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Neighbourhood Centre Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.268

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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-102

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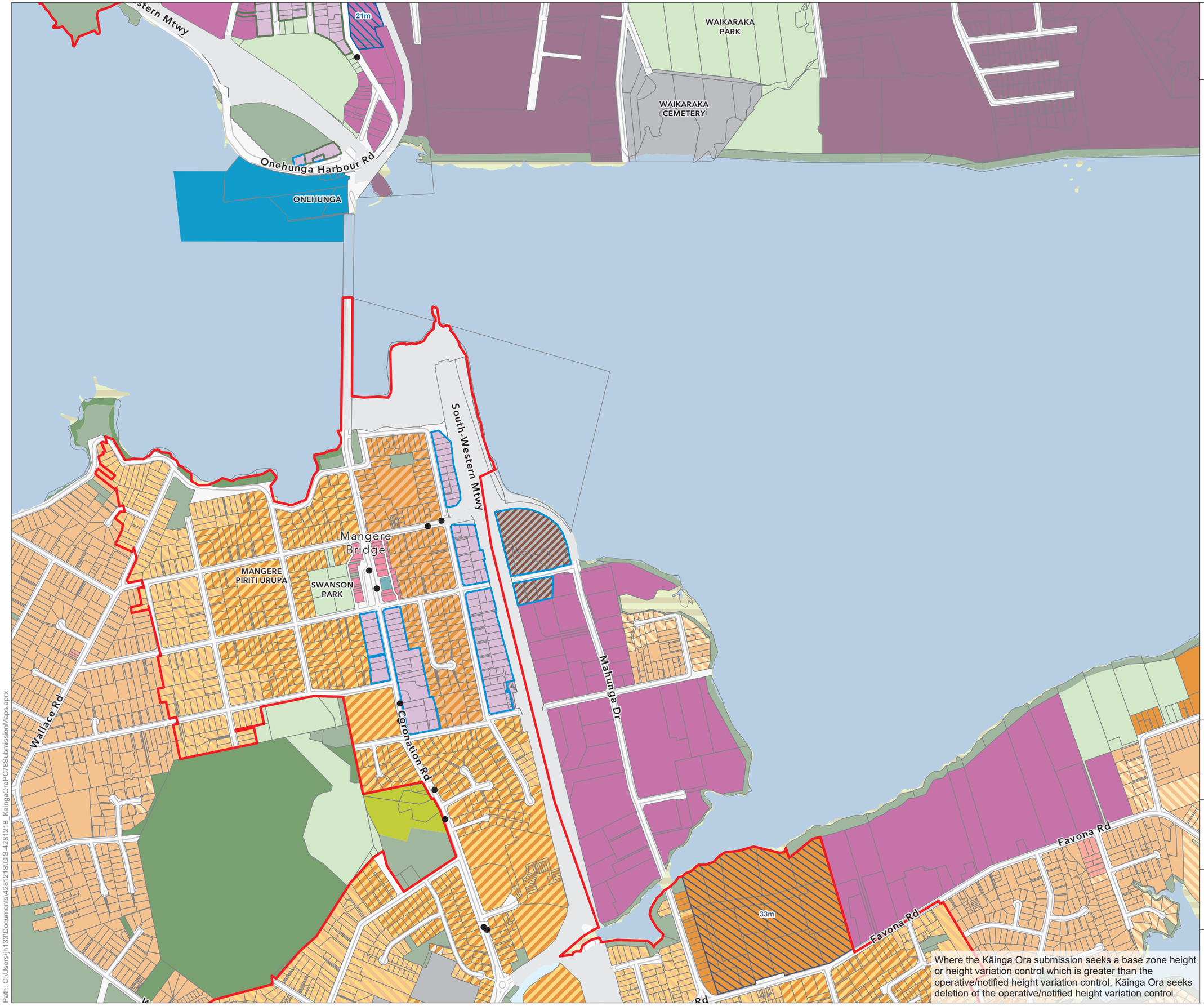
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 103



- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

873.269
873.270

- AC Operative Height Variation Controls
- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Coastal Transition Zone
- Water [i]

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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-103

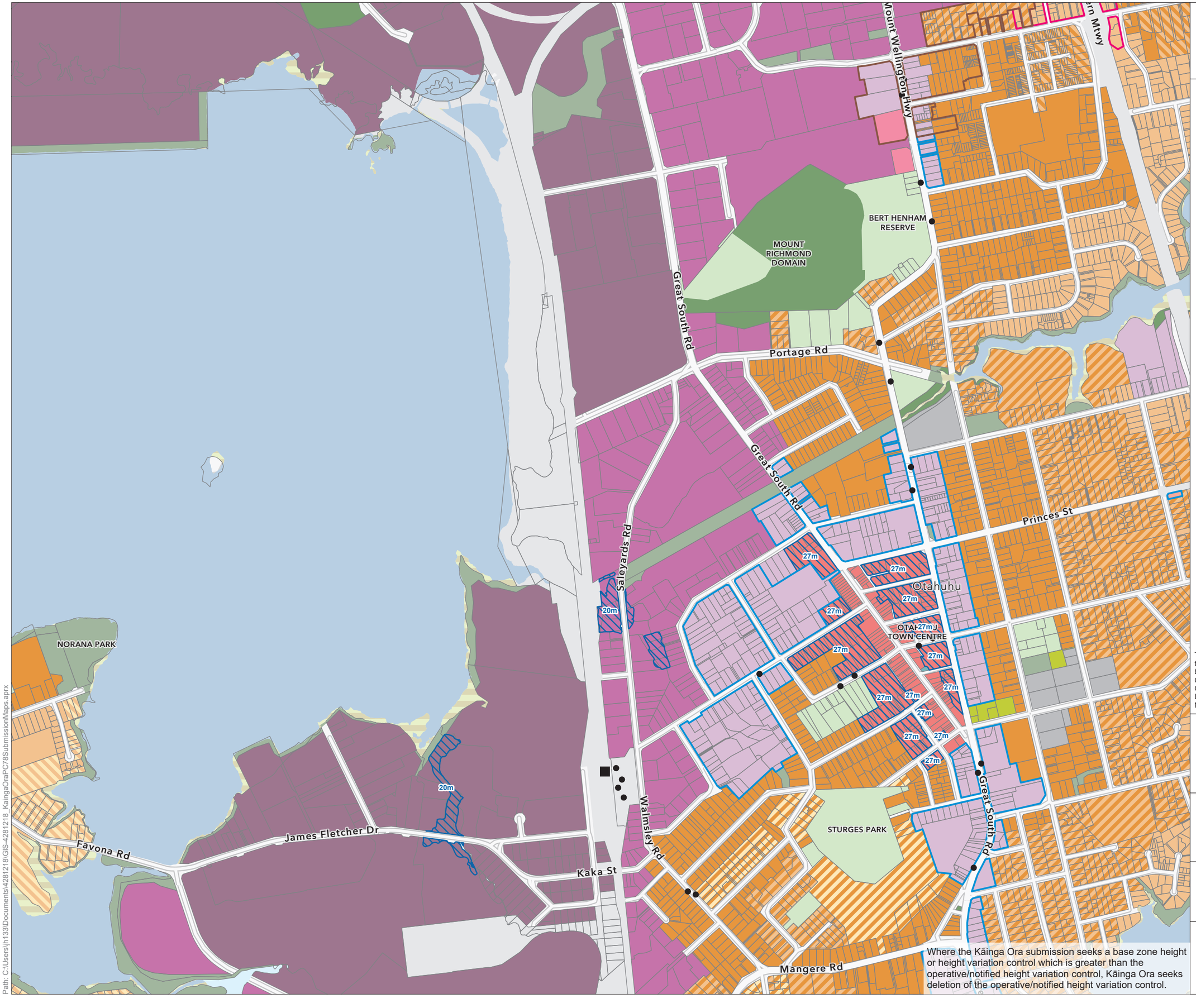
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Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 104



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 37m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.271

873.272

873.273

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Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-104

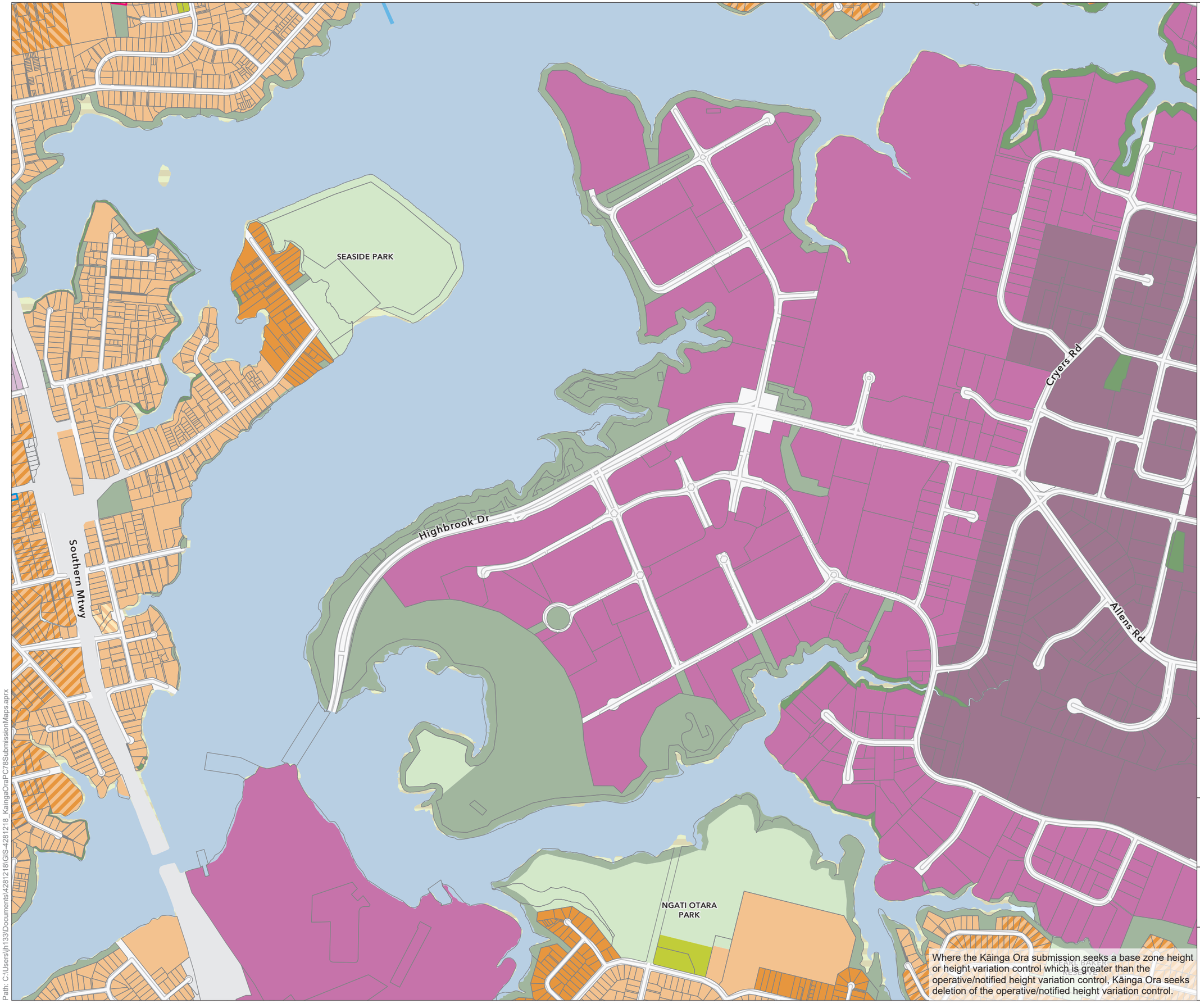
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 105



Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.274

873.275

873.276

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Status	Final
Author	jh133
Verifier	JS
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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-105

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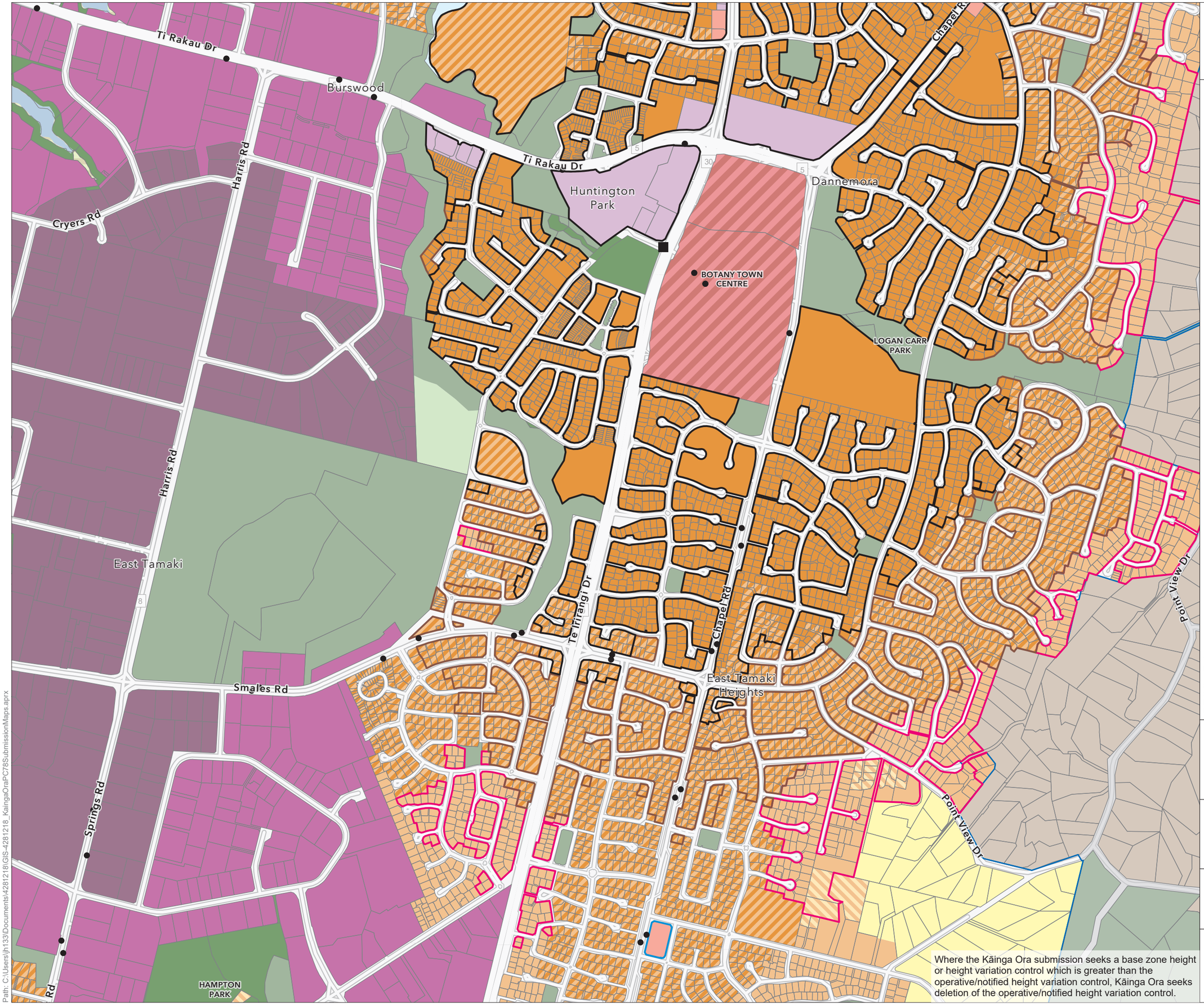
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 106



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 37m
- 43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Metropolitan Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

- 873.277
- 873.278
- 873.279

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Author	jh133
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-106

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Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 107

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Kāinga Ora Proposed Height Variation Controls

18m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Single House Zone
- Business - Neighbourhood Centre Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.280

873.281

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Revision	1.0
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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-107

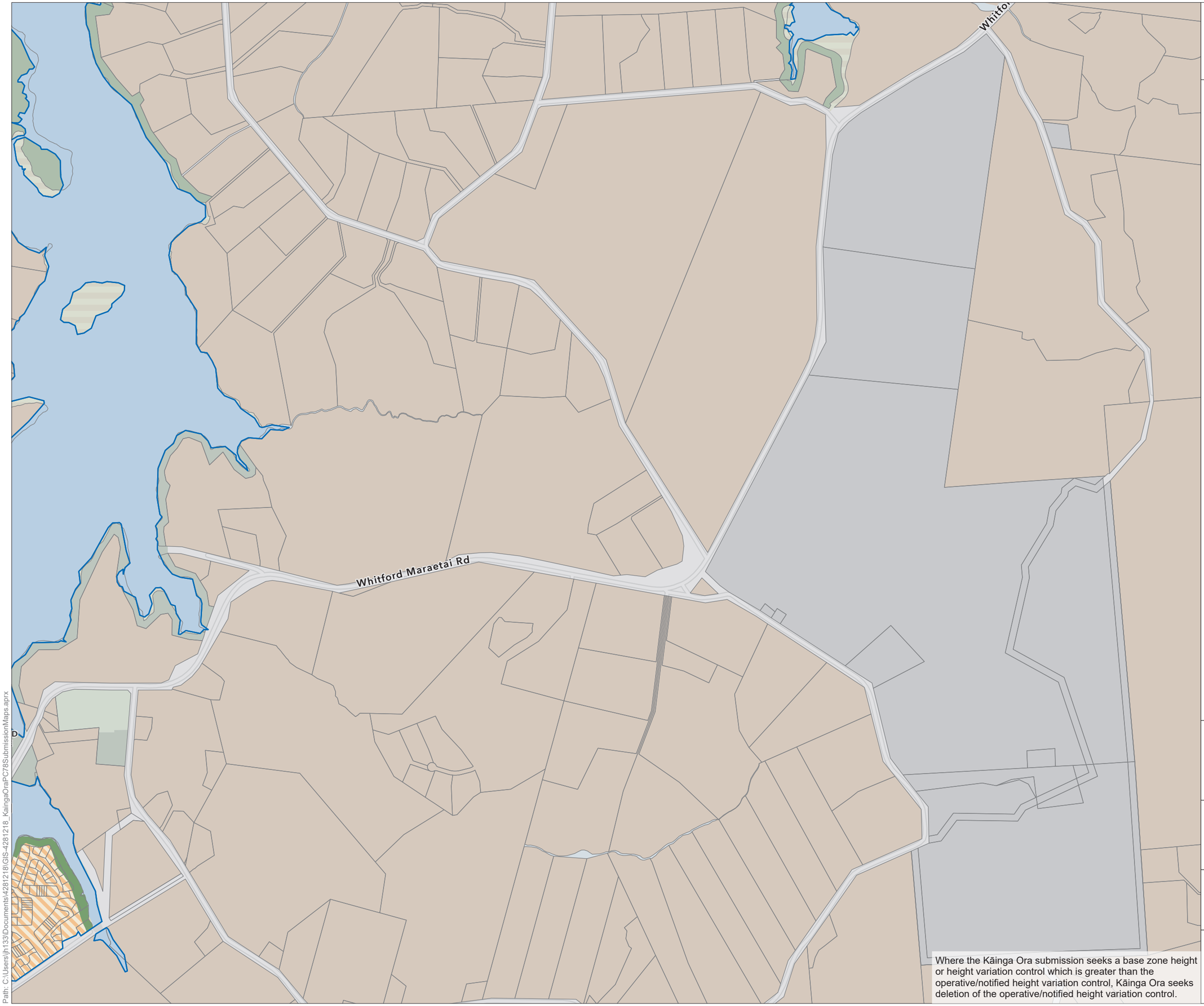
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 108



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.282

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-108

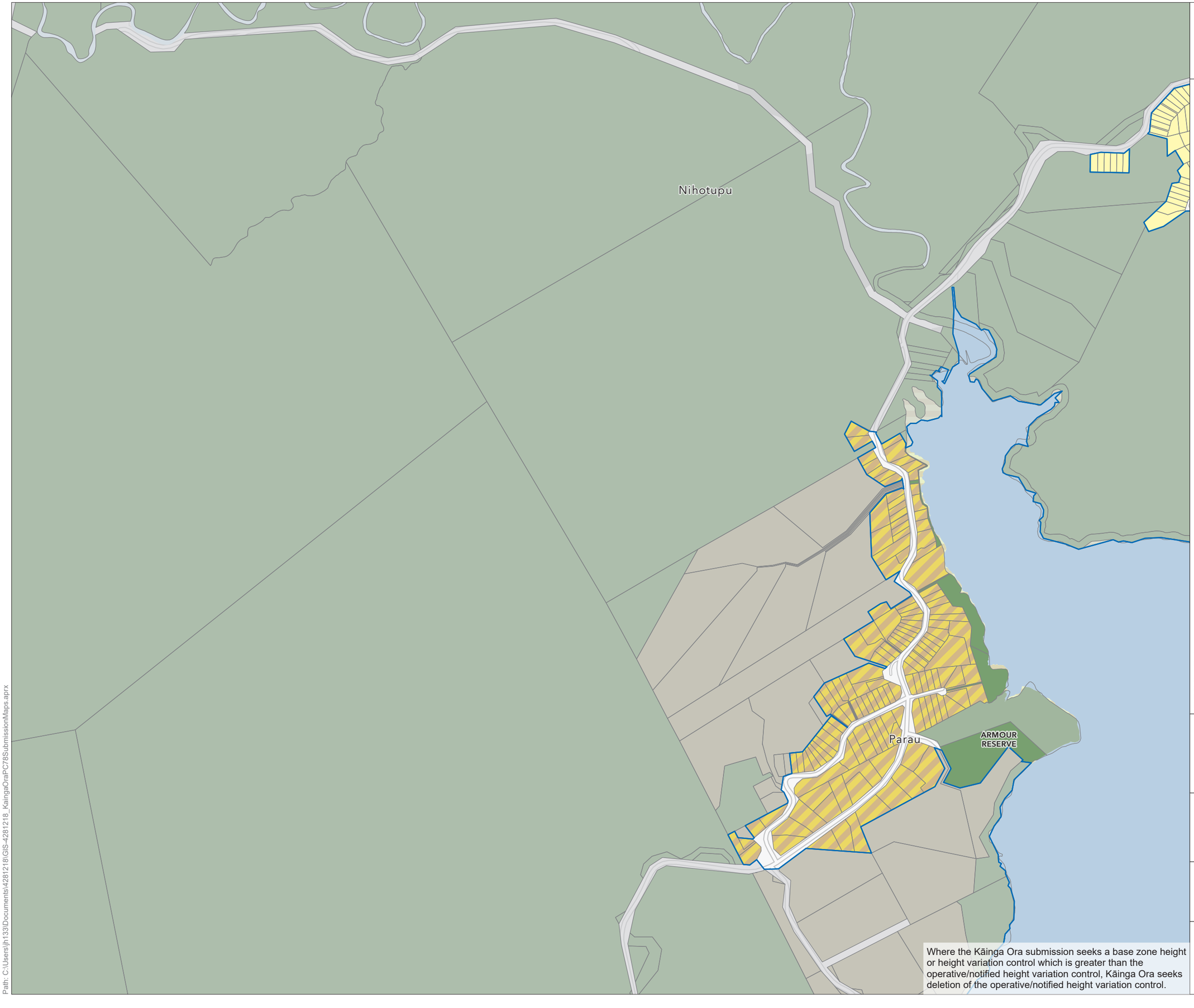
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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 109



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Waitakere Ranges Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-109

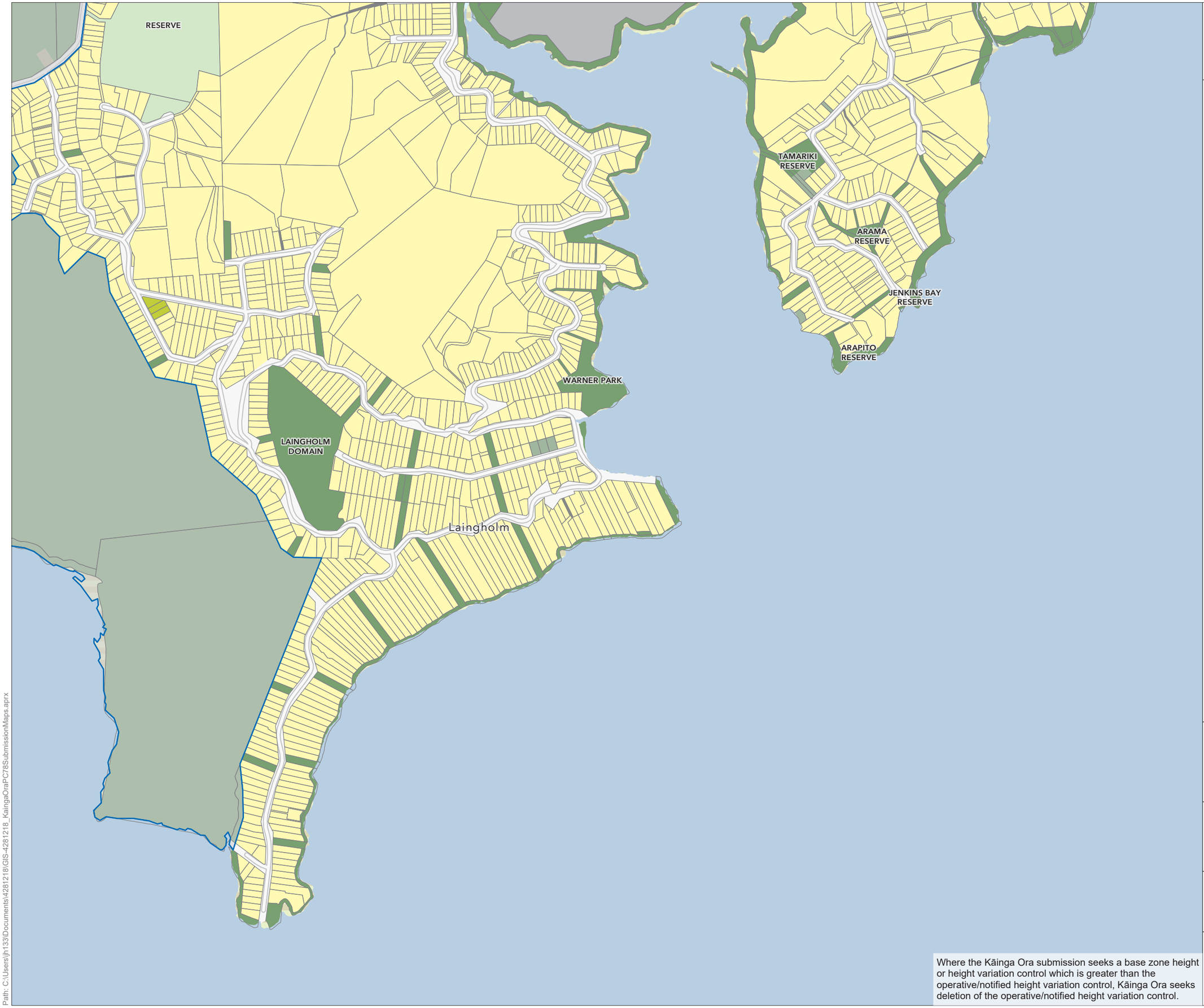
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 110



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Large Lot Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Waitakere Ranges Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Discipline	GIS
Drawing No.	GIS-4281218-110

Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 111

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Metres

Revision	1.0
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Author	jh133
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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-111

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 112

- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.283

873.284

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-112

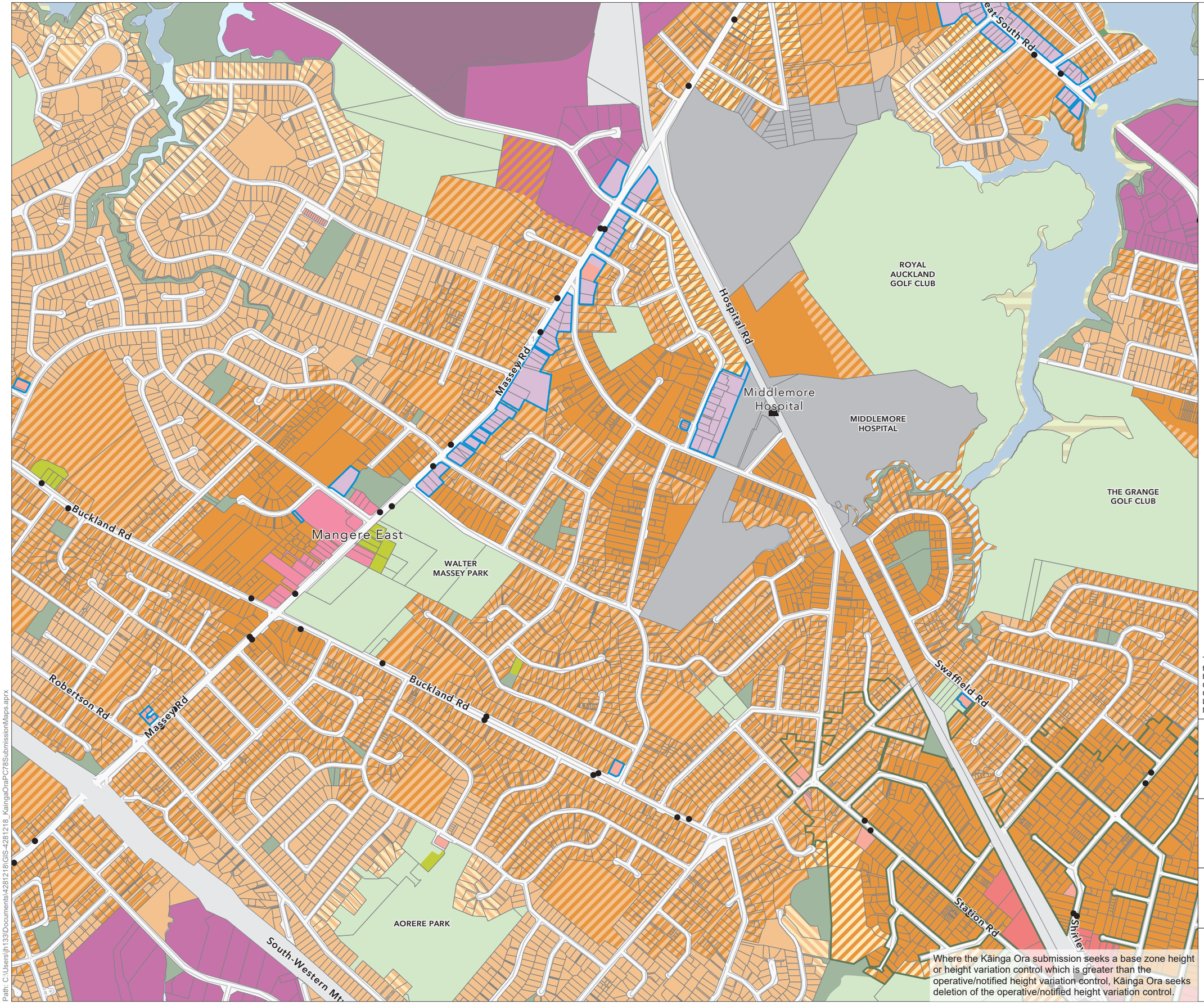
Kāinga Ora Homes and Communities

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Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 113



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.285

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-113

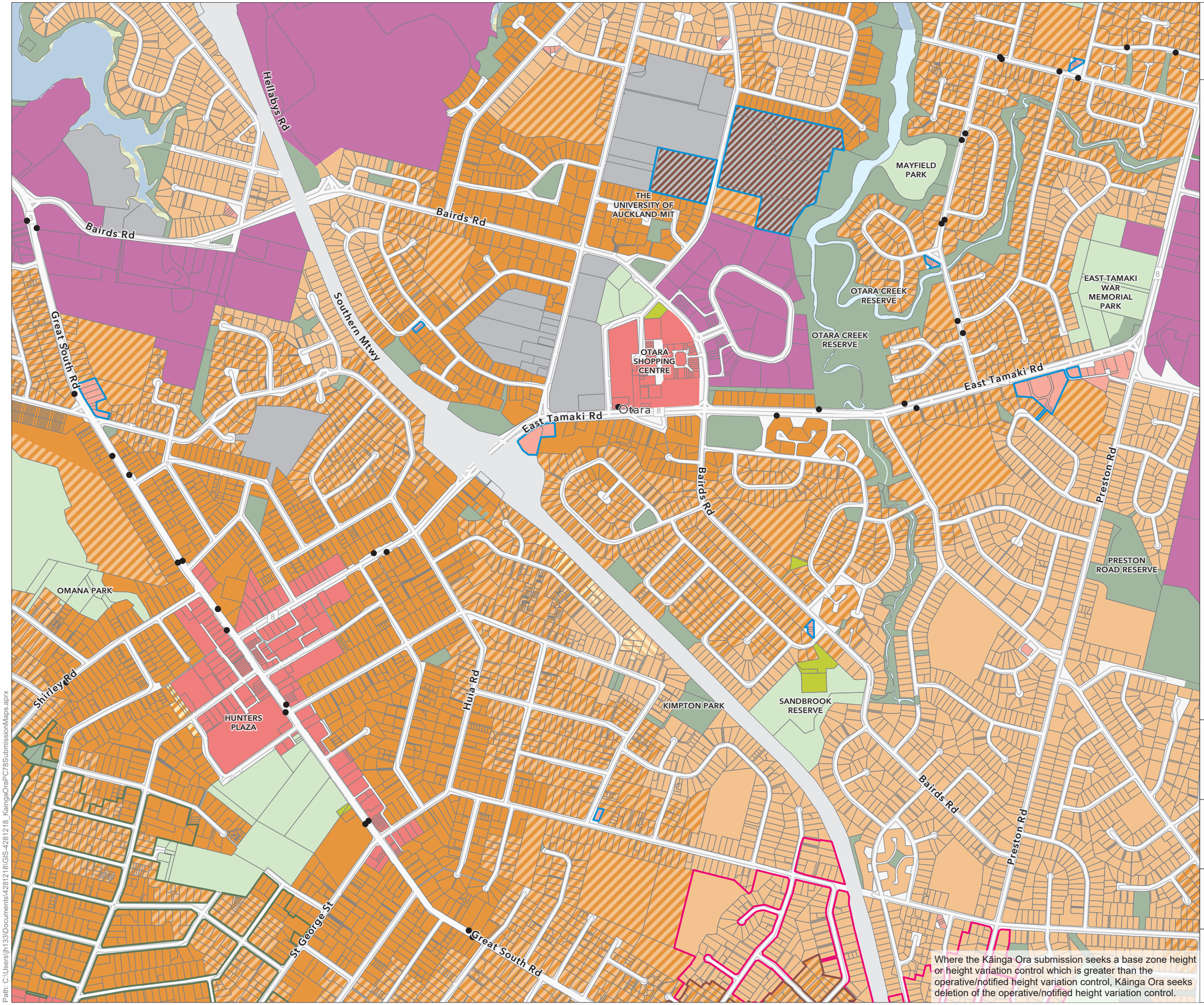
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Kāinga Ora Proposed Zoning

Mapsheet – No. 114



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 29m
- 37m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-114

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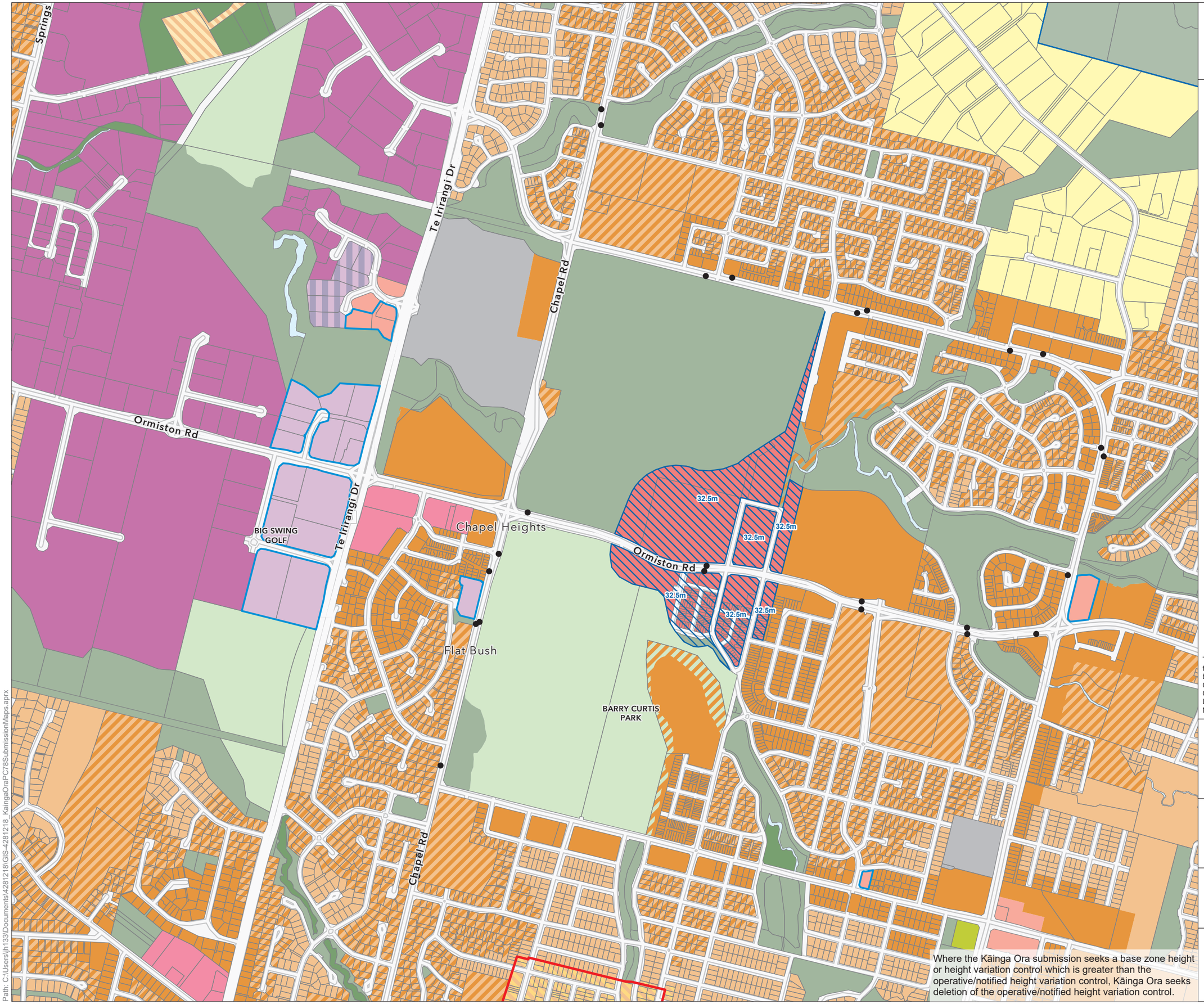
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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 115



- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Special Purpose Zone
- Coastal - Coastal Transition Zone
- Water [i]

873.293

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873.295

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Revision	1.0
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Author	jh133
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-115

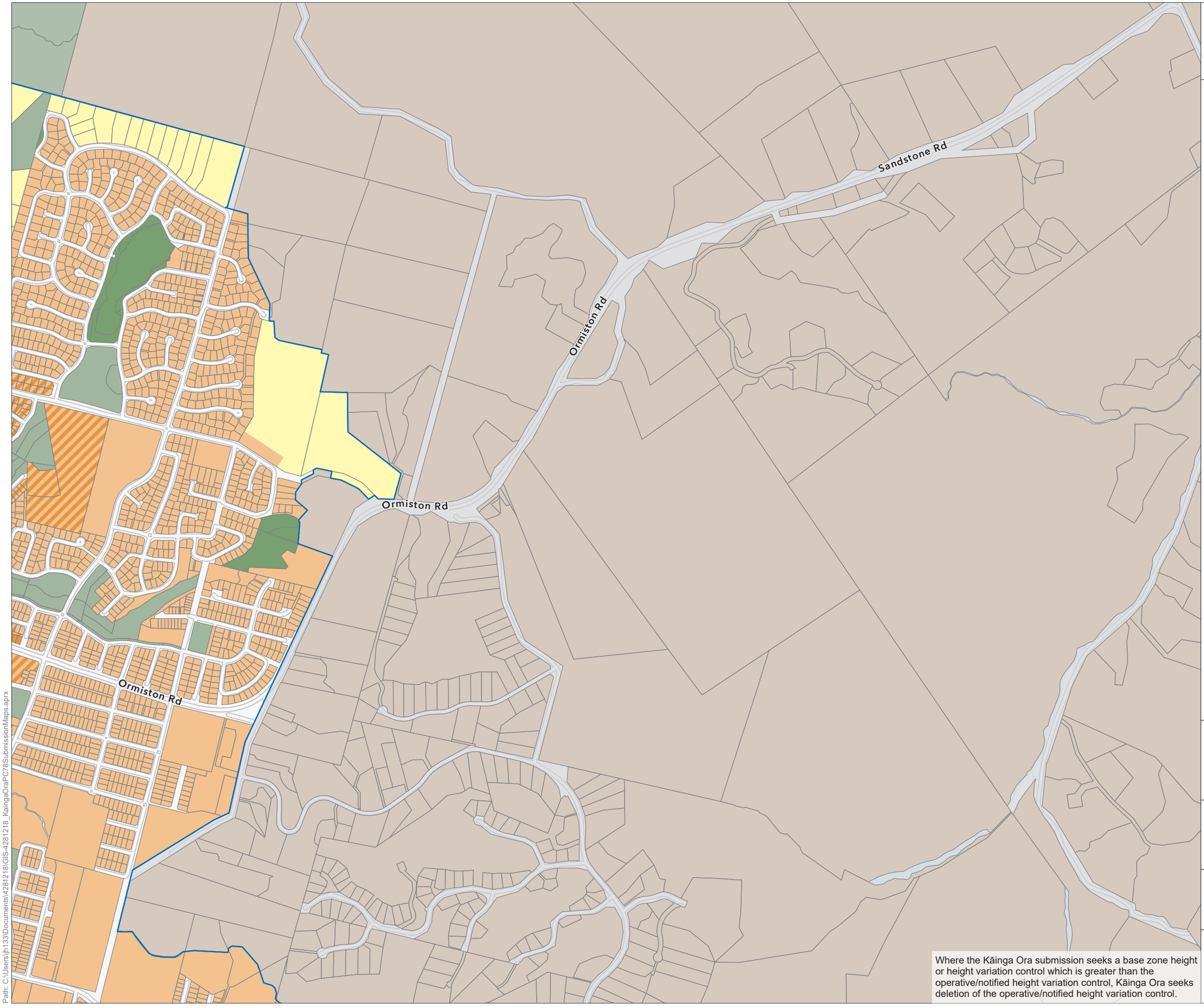
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 116



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential -Terrace Housing and Apartment Buildings Zone

Residential - Mixed Housing Urban Zone

Residential - Mixed Housing Suburban Zone

Residential - Large Lot Zone

Open Space - Conservation Zone

Open Space - Informal Recreation Zone

Rural - Countryside Living Zone

Coastal - Coastal Transition Zone

Water [i]

873.296

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-116

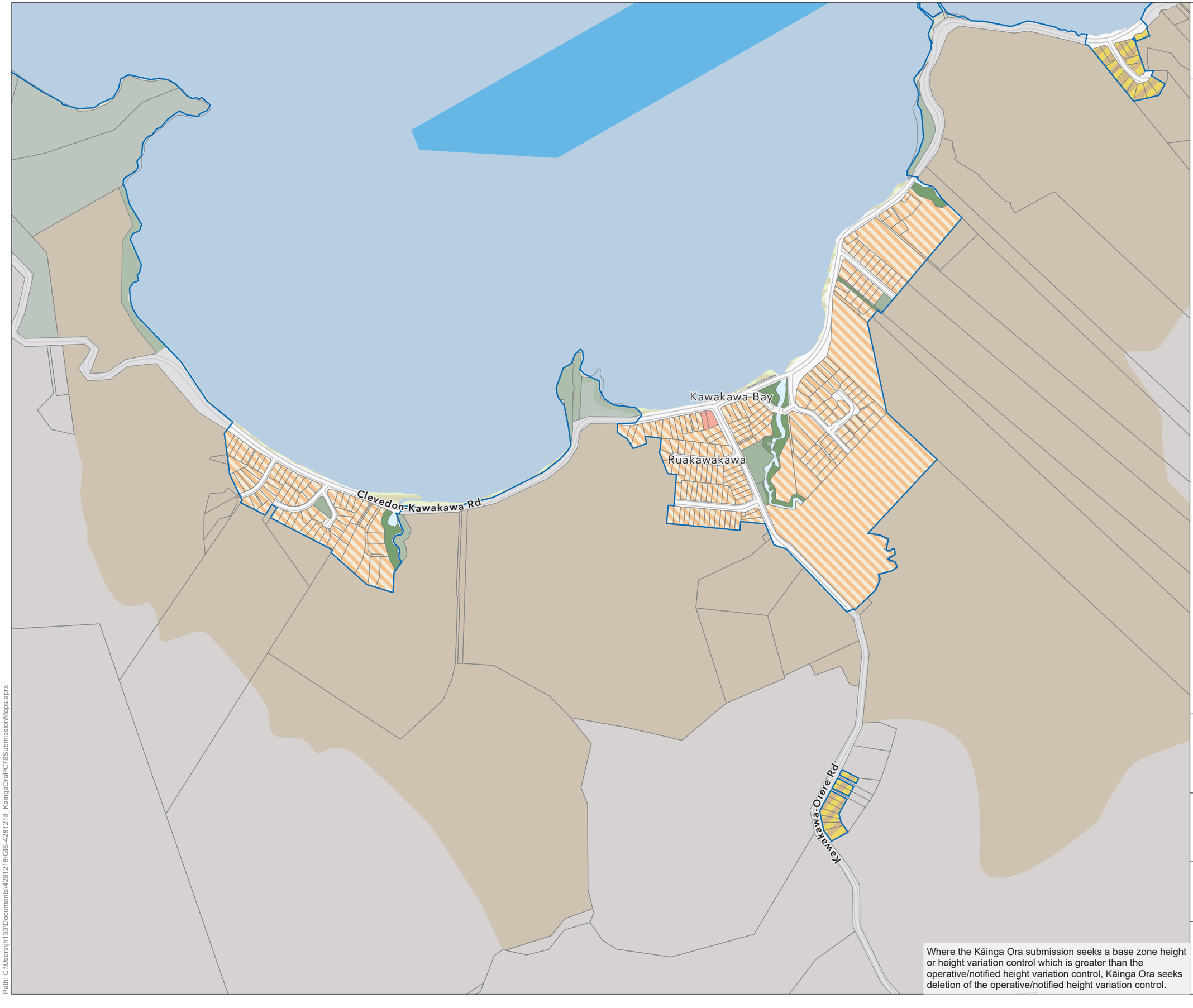
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 117



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Residential - Rural and Coastal Settlement Zone
- Business - Neighbourhood Centre Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Rural Coastal Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.297

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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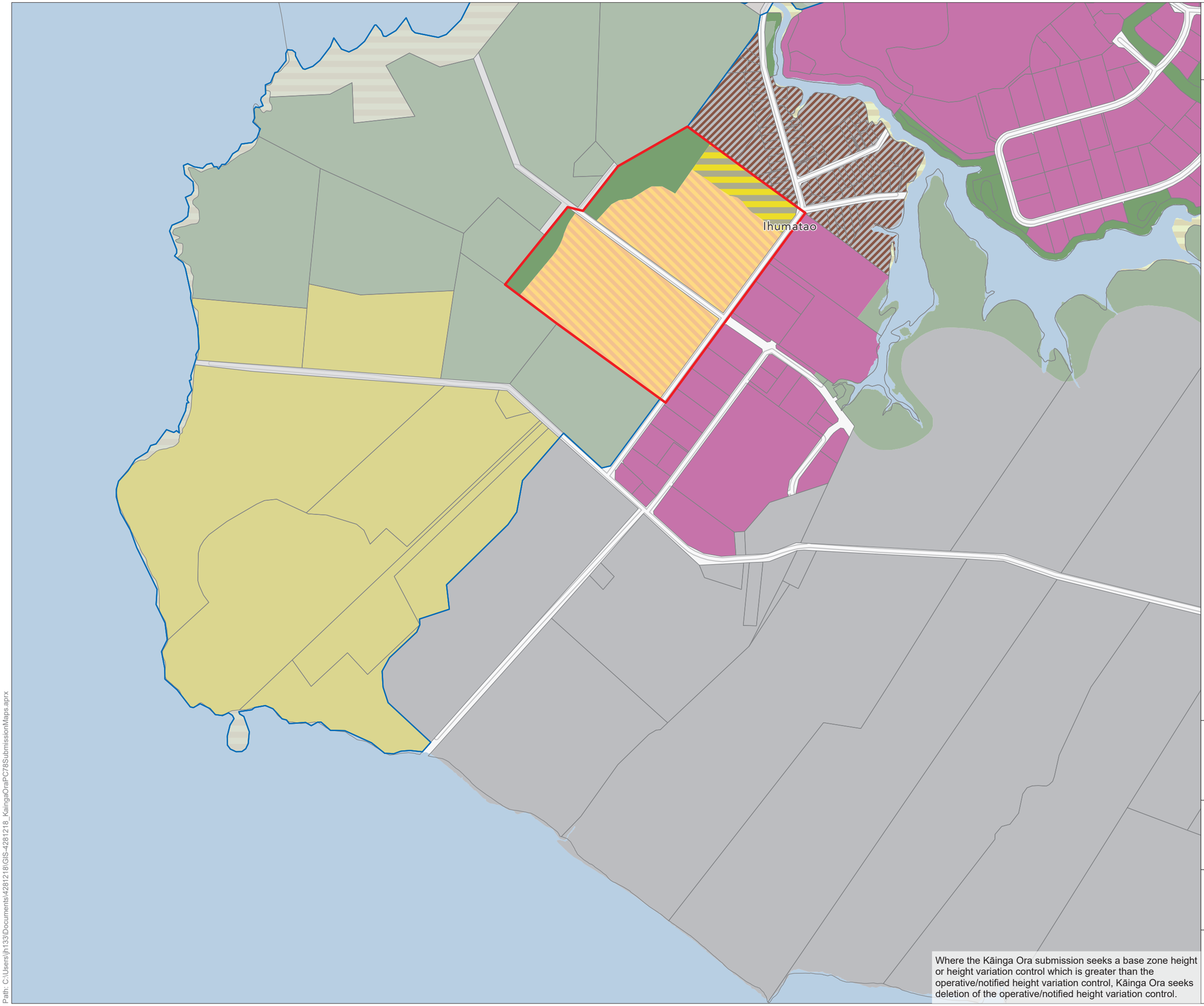
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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-117

Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 118

Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Mixed Housing Suburban Zone
Future Urban Zone
Business - Light Industry Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Green Infrastructure Corridor
Rural - Rural Production Zone
Maori Purpose Zone
Special Purpose Zone
Coastal - General Coastal Marine Zone [rcp]
Coastal - Coastal Transition Zone

873.298

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Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-118

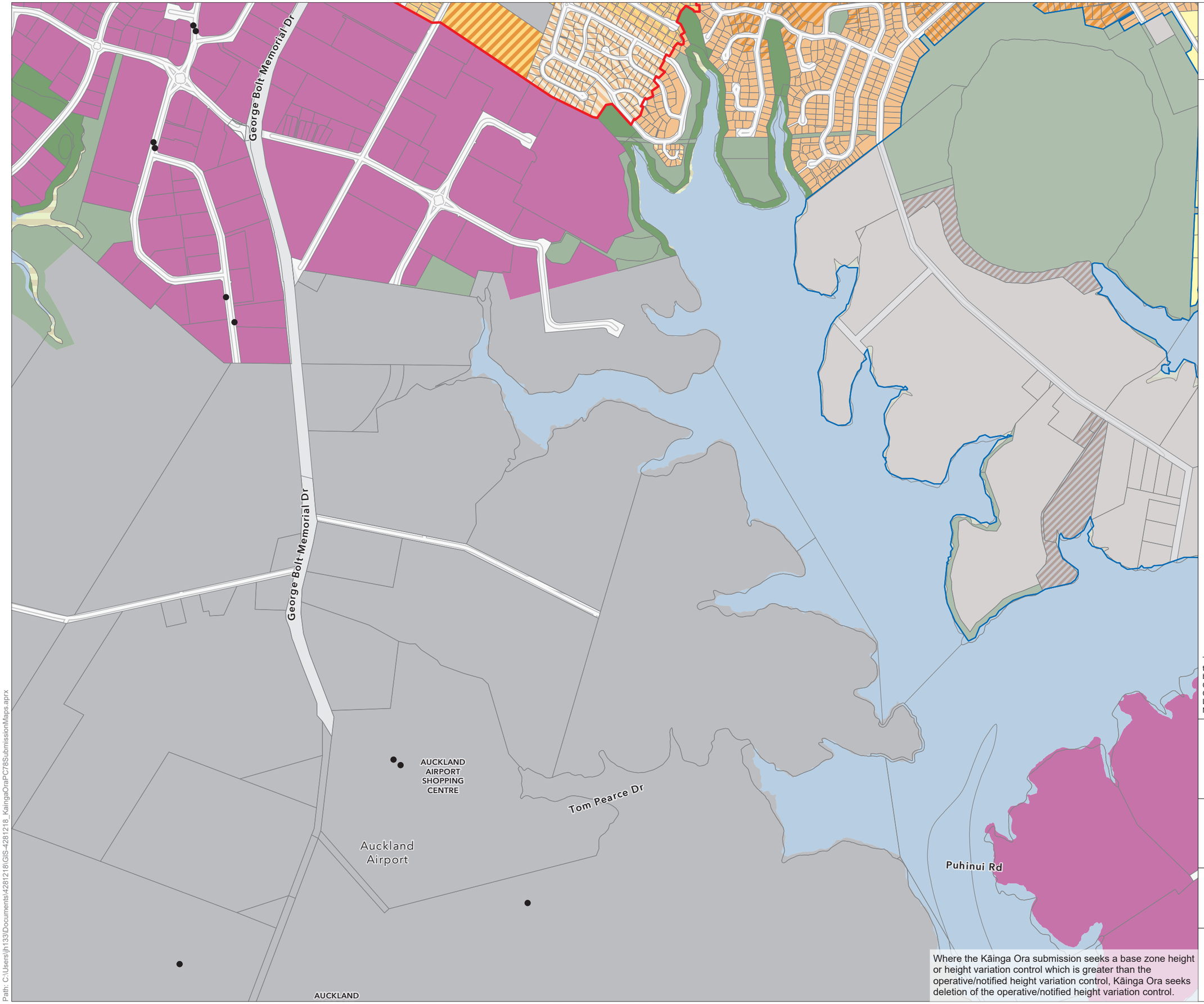
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Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 119



- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

873.299

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Map Scale @ A3: 10,000

0 250 500

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Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-119

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 120

KOHUORA PARK
ROBERT WHITE PARK
WYLLIE PARK
MURDOCH PARK
MANUKAU MEMORIAL GARDENS
Wyllie Rd
South-Western Mtwy
Puhinui Rd
Puhinui Rd
Puhinui Rd
Roscommon Rd

- Frequent Transport Network Stops
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.300
873.301
873.302

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0 250 500

Metres

Revision	1.0
Status	Final
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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-120

Kāinga Ora
Homes and Communities

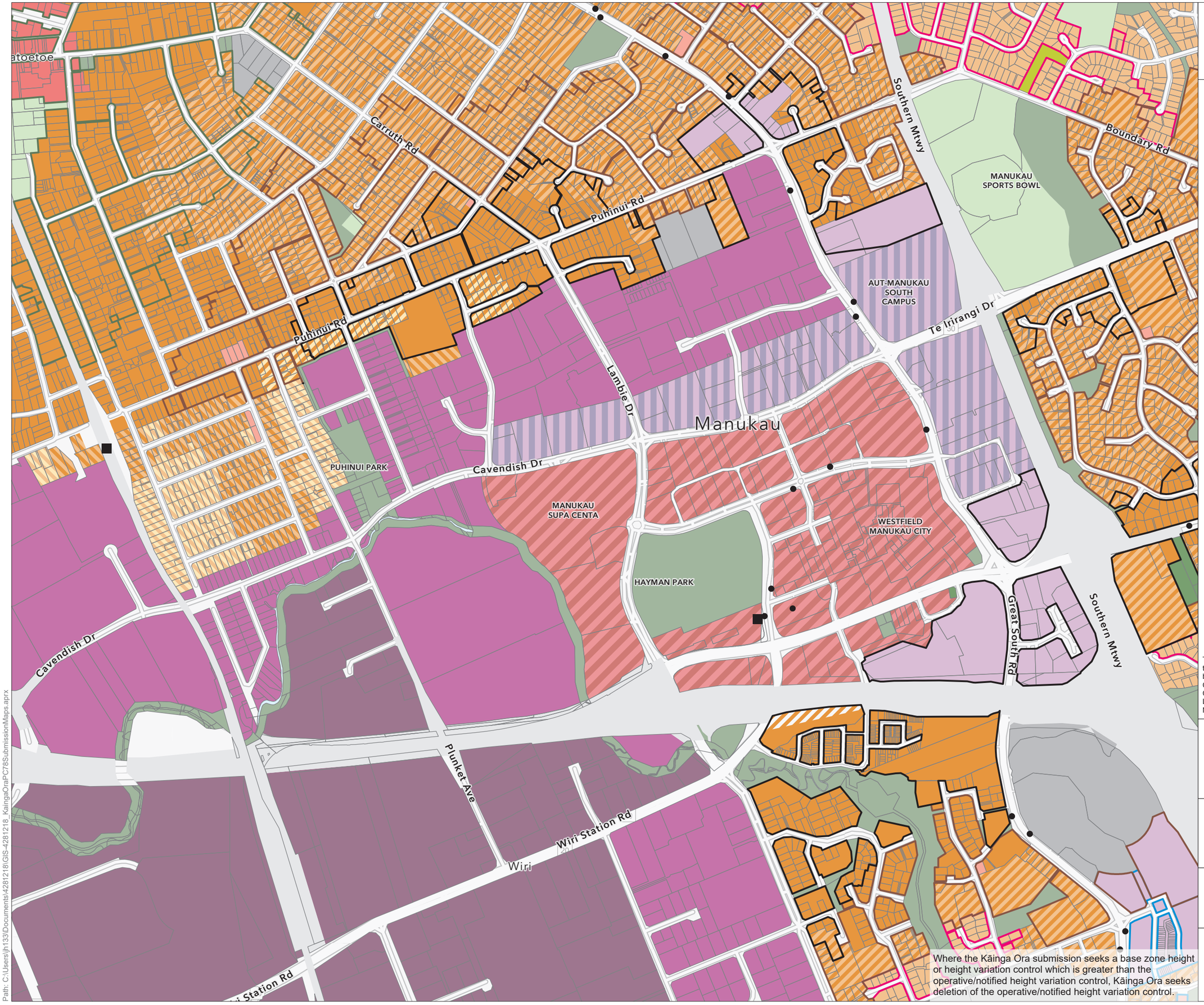
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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 121



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 29m
- 37m
- 43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - Coastal Transition Zone
- Water [i]

873.303
873.304
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Metres

Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-121

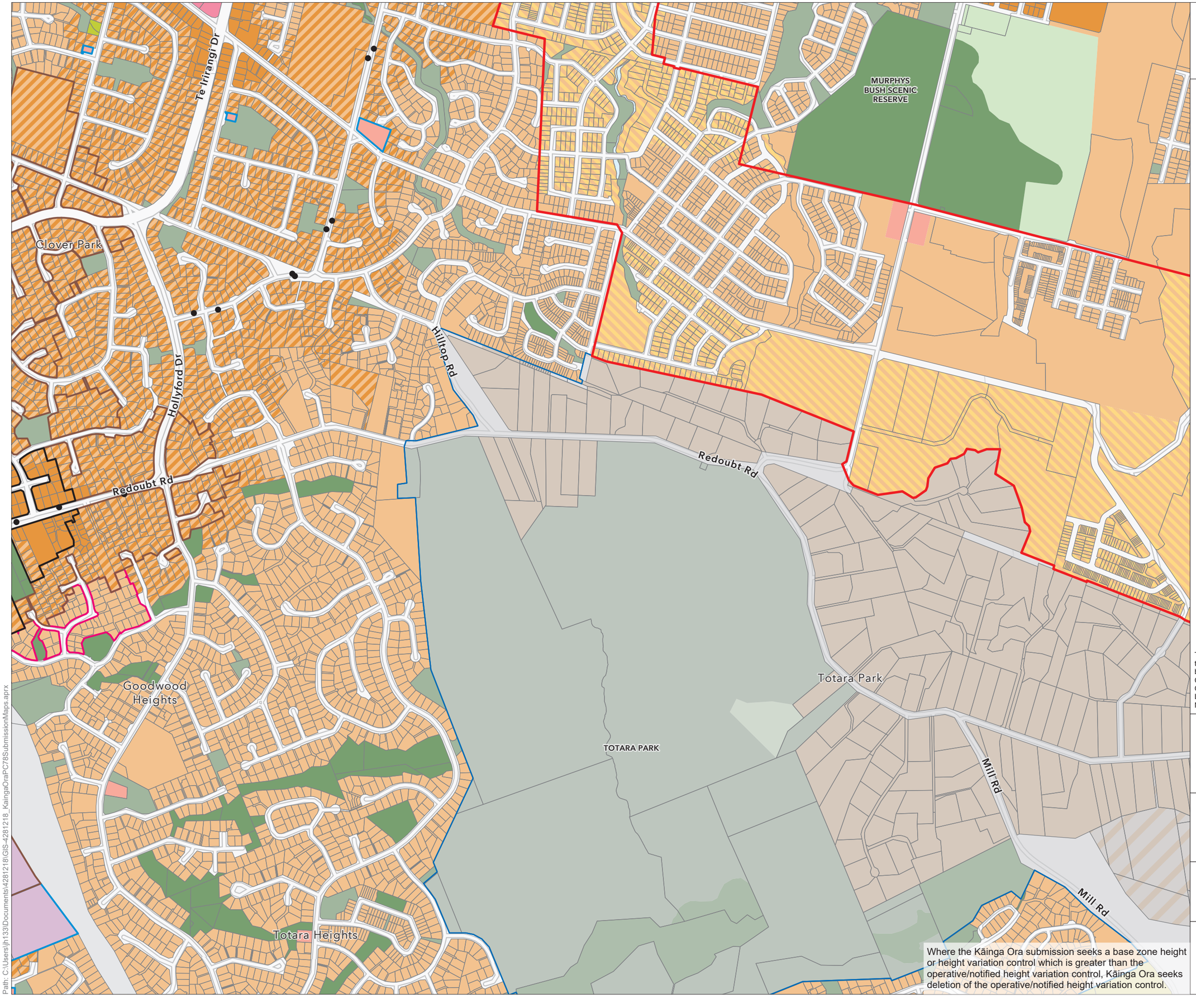
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Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 122



- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 37m
- 43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Future Urban Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Water [i]

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873.308
873.309

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-122

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 123

Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Mixed Housing Urban Zone
Residential - Mixed Housing Suburban Zone
Residential - Single House Zone
Open Space - Informal Recreation Zone
Rural - Mixed Rural Zone
Rural - Countryside Living Zone
Water [i]

873.310

Brookby Rd

Alfriston

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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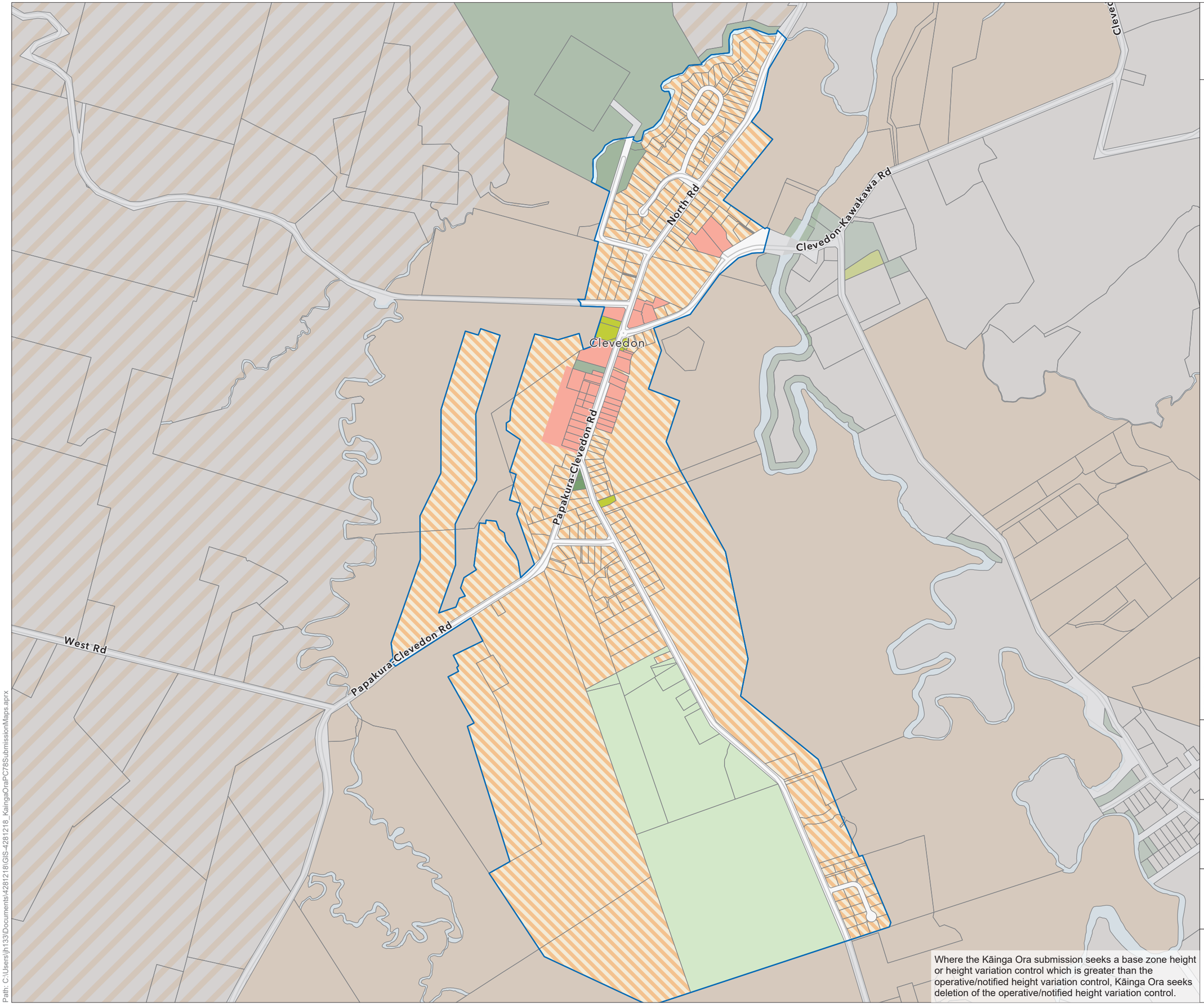
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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-123

Kāinga Ora Homes and Communities

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PC 78 Sub #873
Kāinga Ora Proposed Zoning
Mapsheet – No. 124

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Water [i]

873.311

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-124

Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 125

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Special Purpose Zone

Coastal - General Coastal Marine Zone [rcp]

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-125

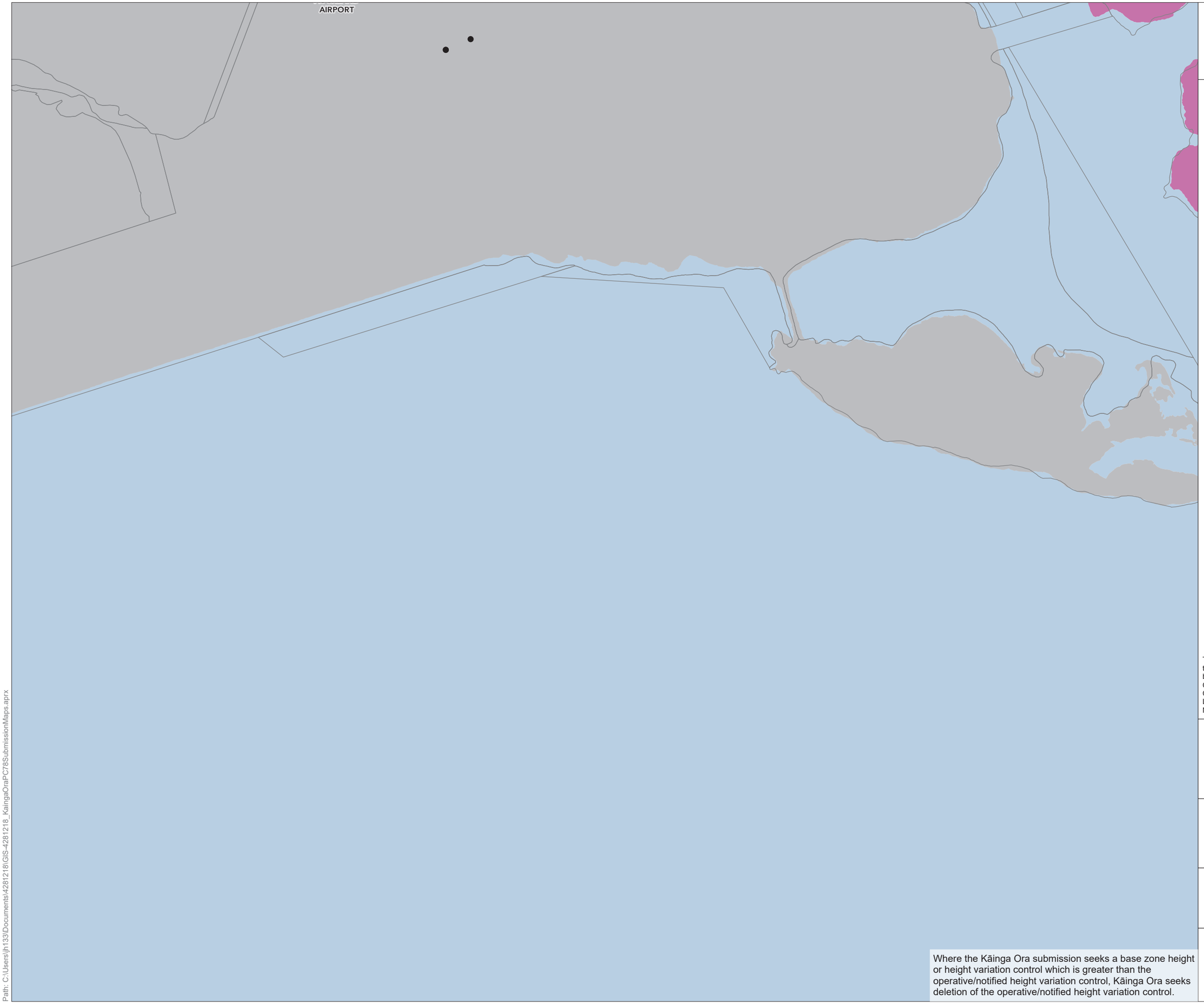
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 126



- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Business - Light Industry Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-126

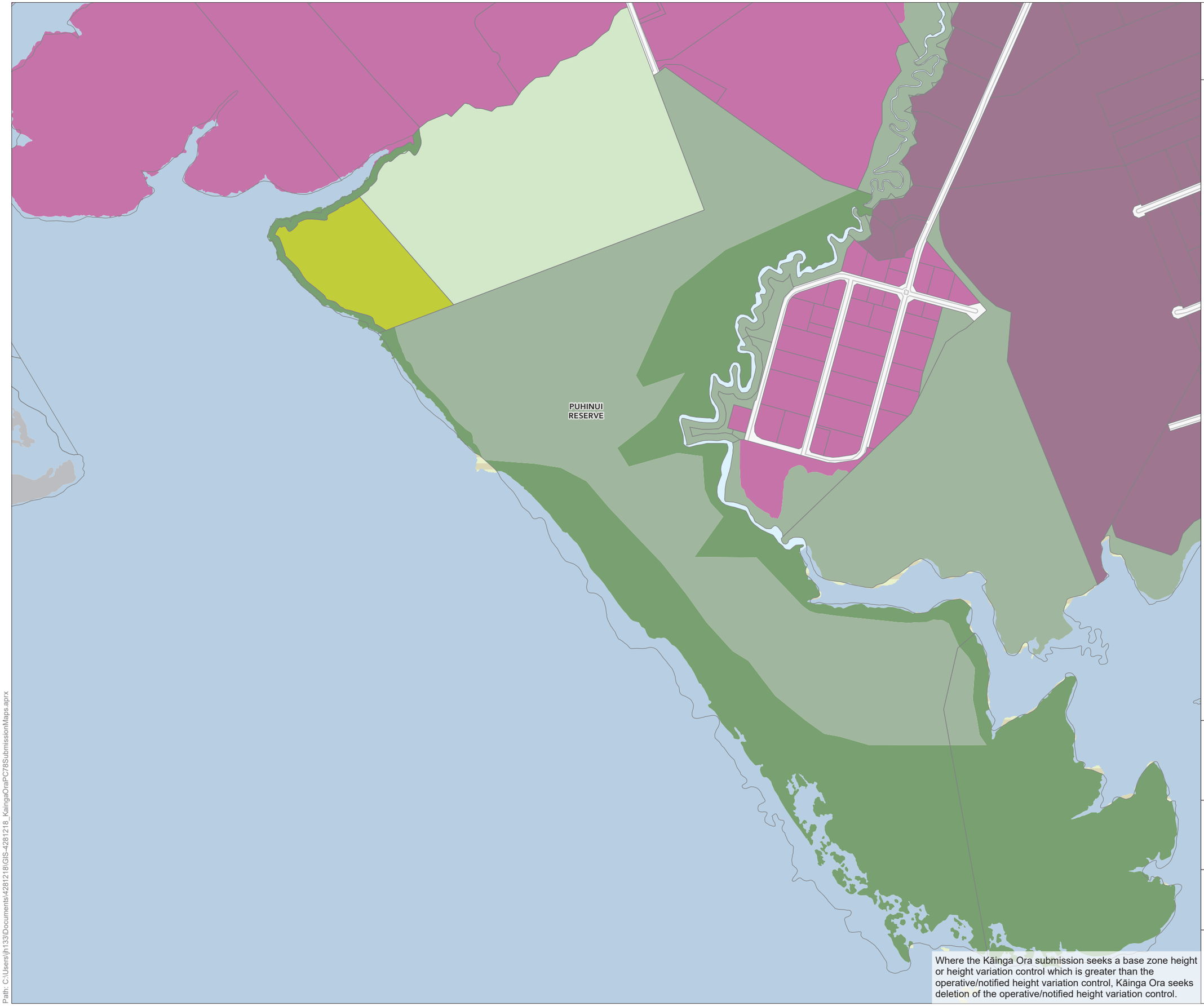
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 127



Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-127

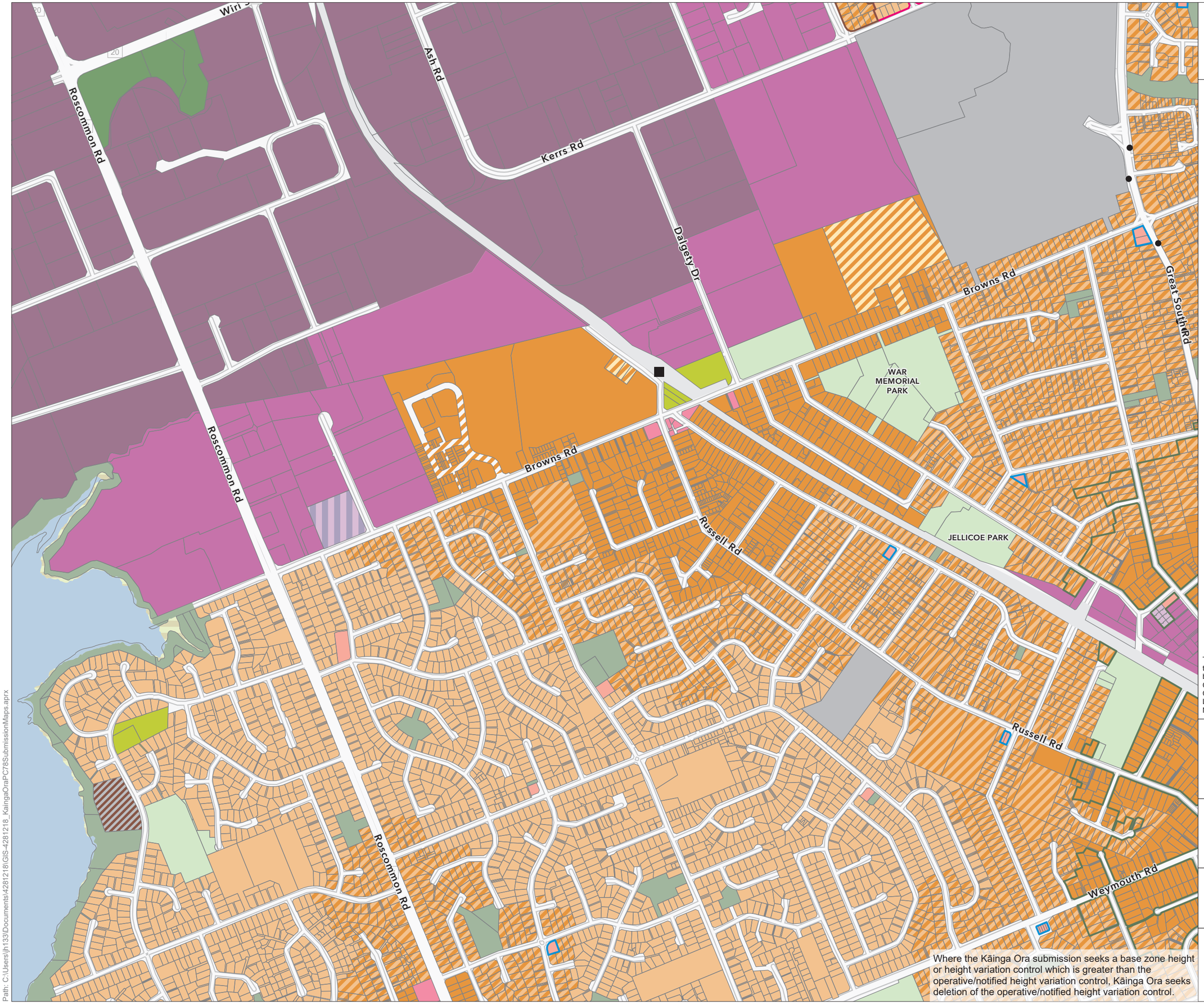
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 128



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 22m
- 29m
- 37m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Maori Purpose Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.312
873.313
873.314

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-128

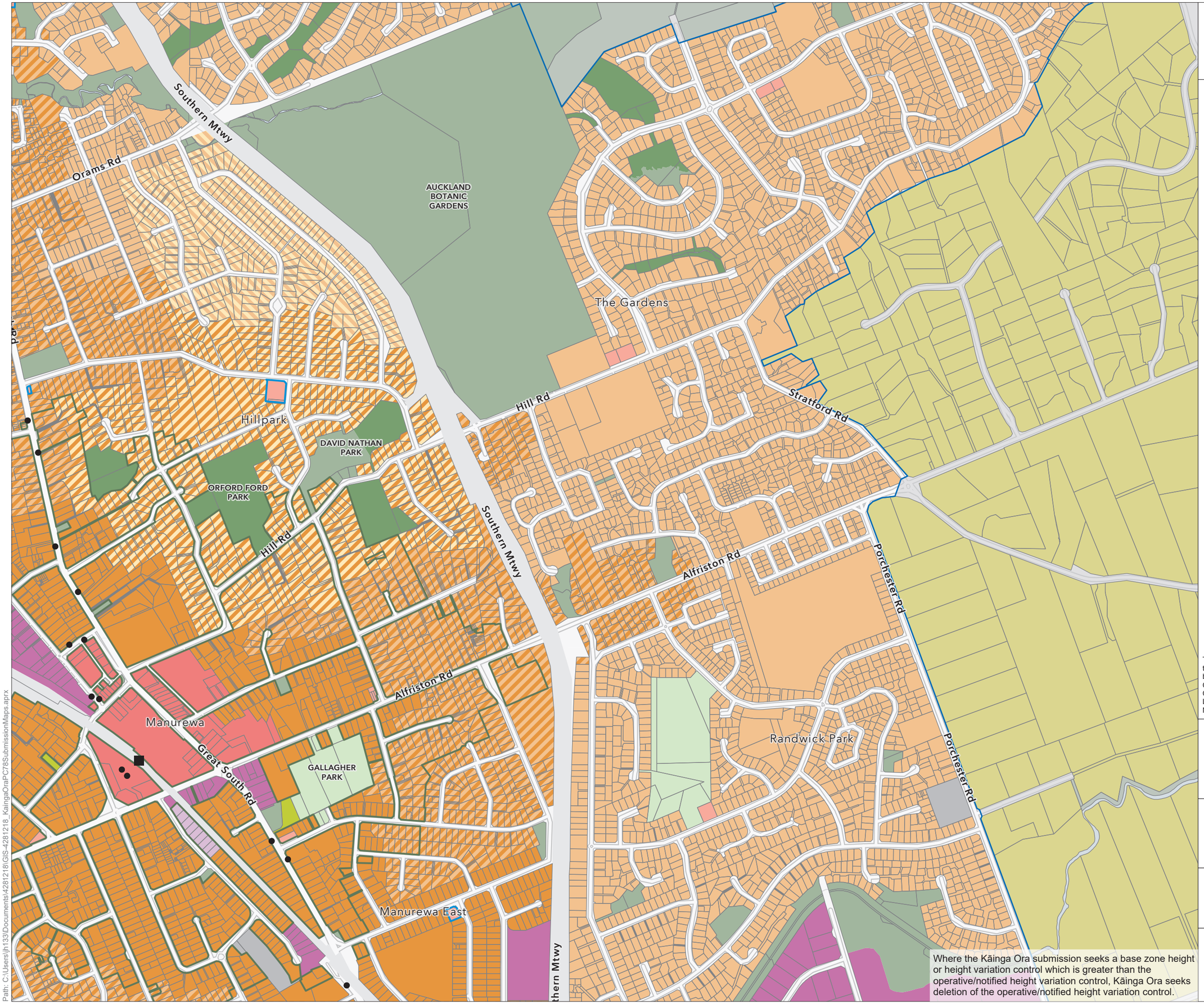
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 129



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - Coastal Transition Zone
- Water [i]

873.315

873.316

873.383

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Map Scale @ A3: 10,000

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Metres

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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-129

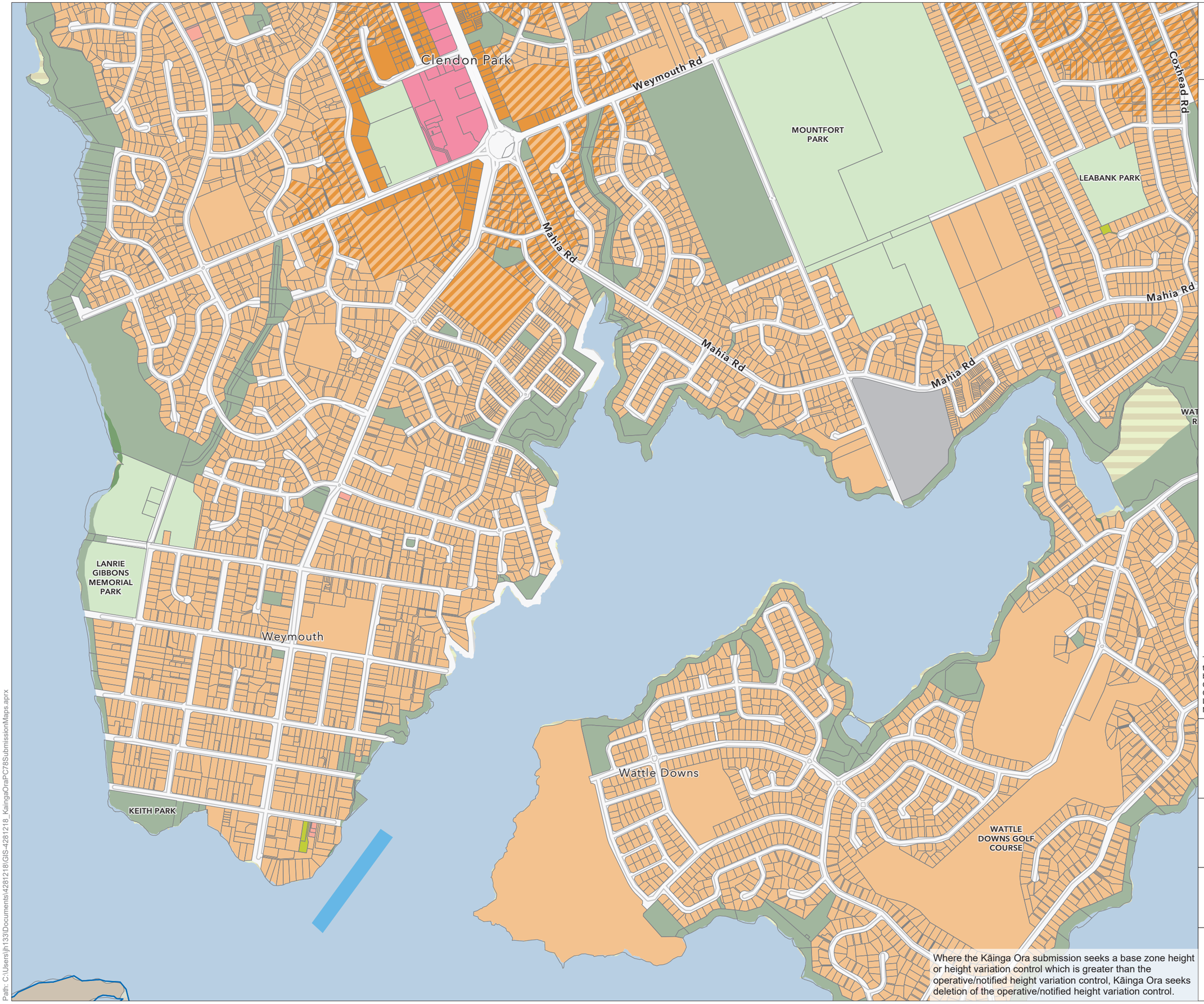
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 130



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Coastal Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Mooring Zone [rcp]
- Coastal - Coastal Transition Zone

873.317

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-130

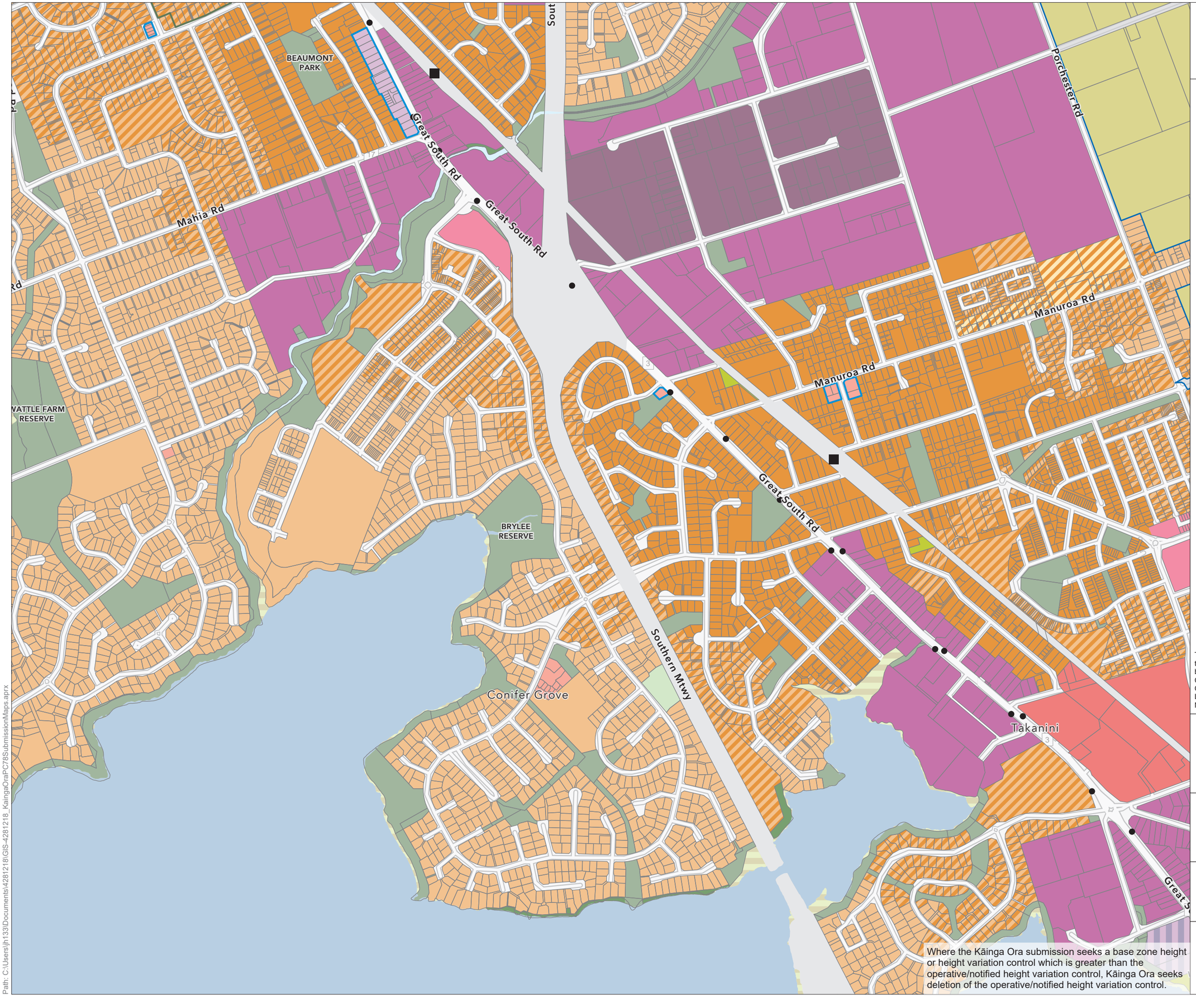
Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 131



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m
- 29m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.318

873.319

873.320

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-131

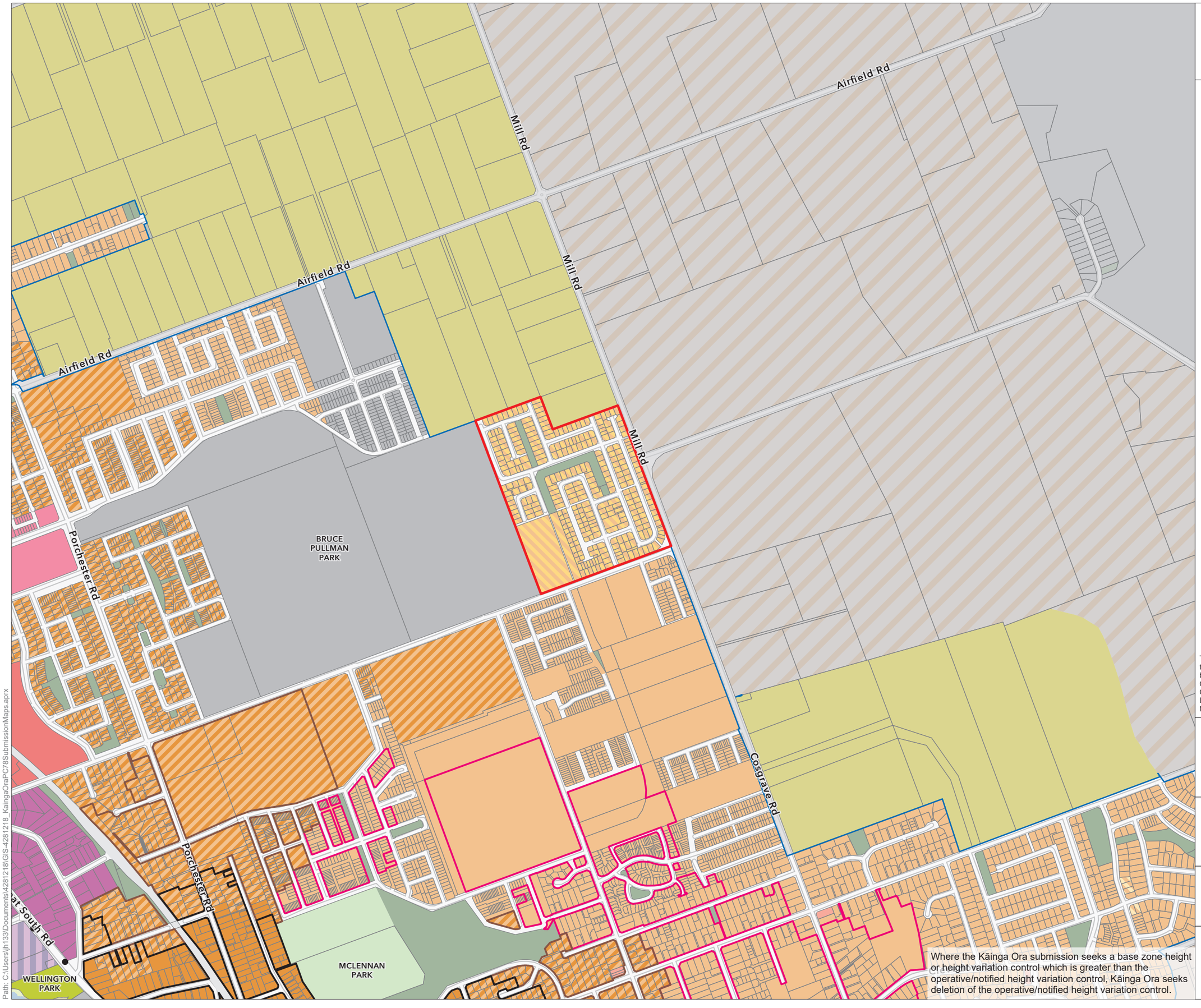
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Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 132



- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 37m
- 43m

873.321
873.322
873.323

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

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Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-132

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

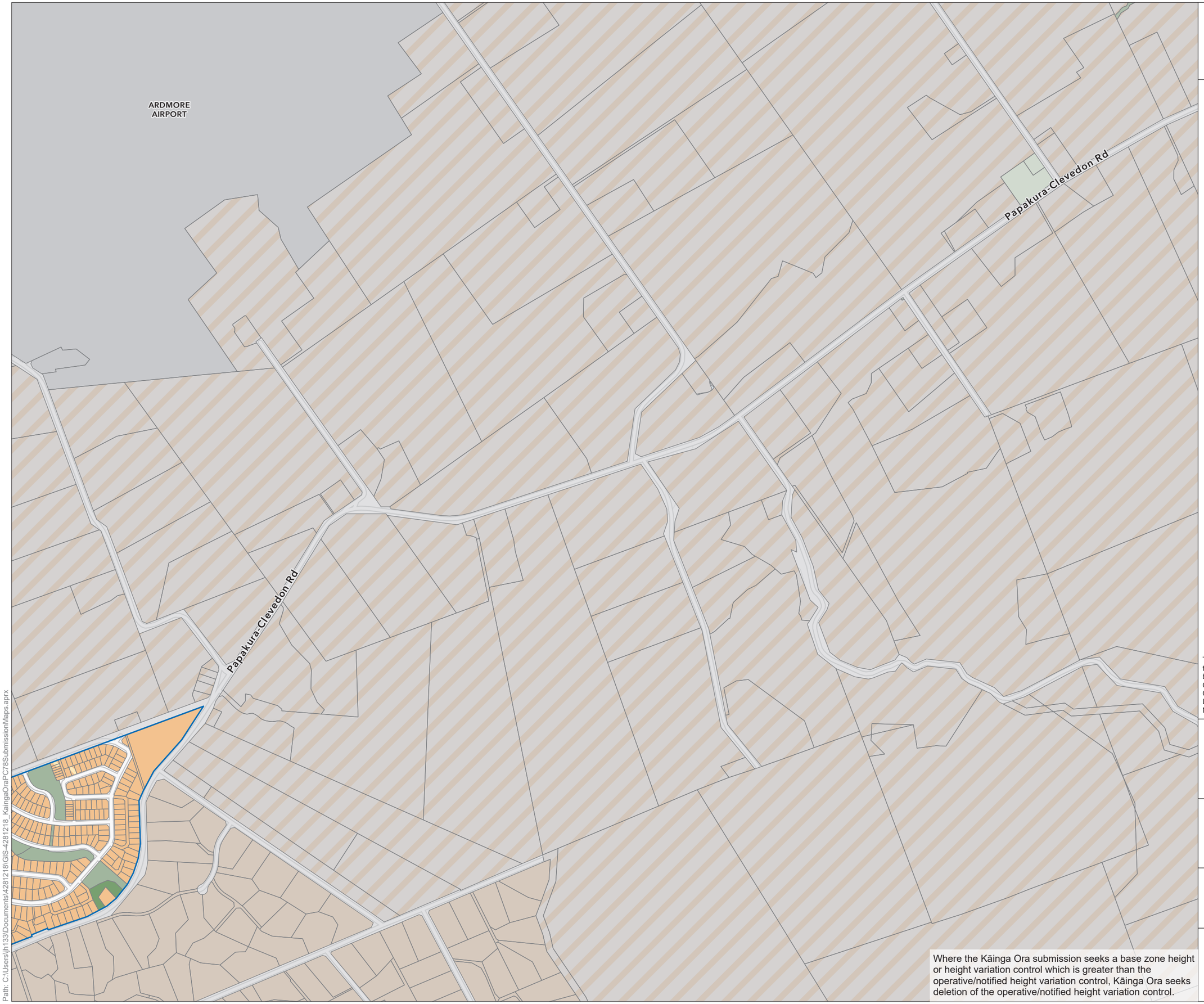
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 133



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Water [i]

873.324

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Map Scale @ A3: 10,000

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Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-133

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 134

KAURI POINT RESERVE

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone

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Map Scale @ A3: 10,000

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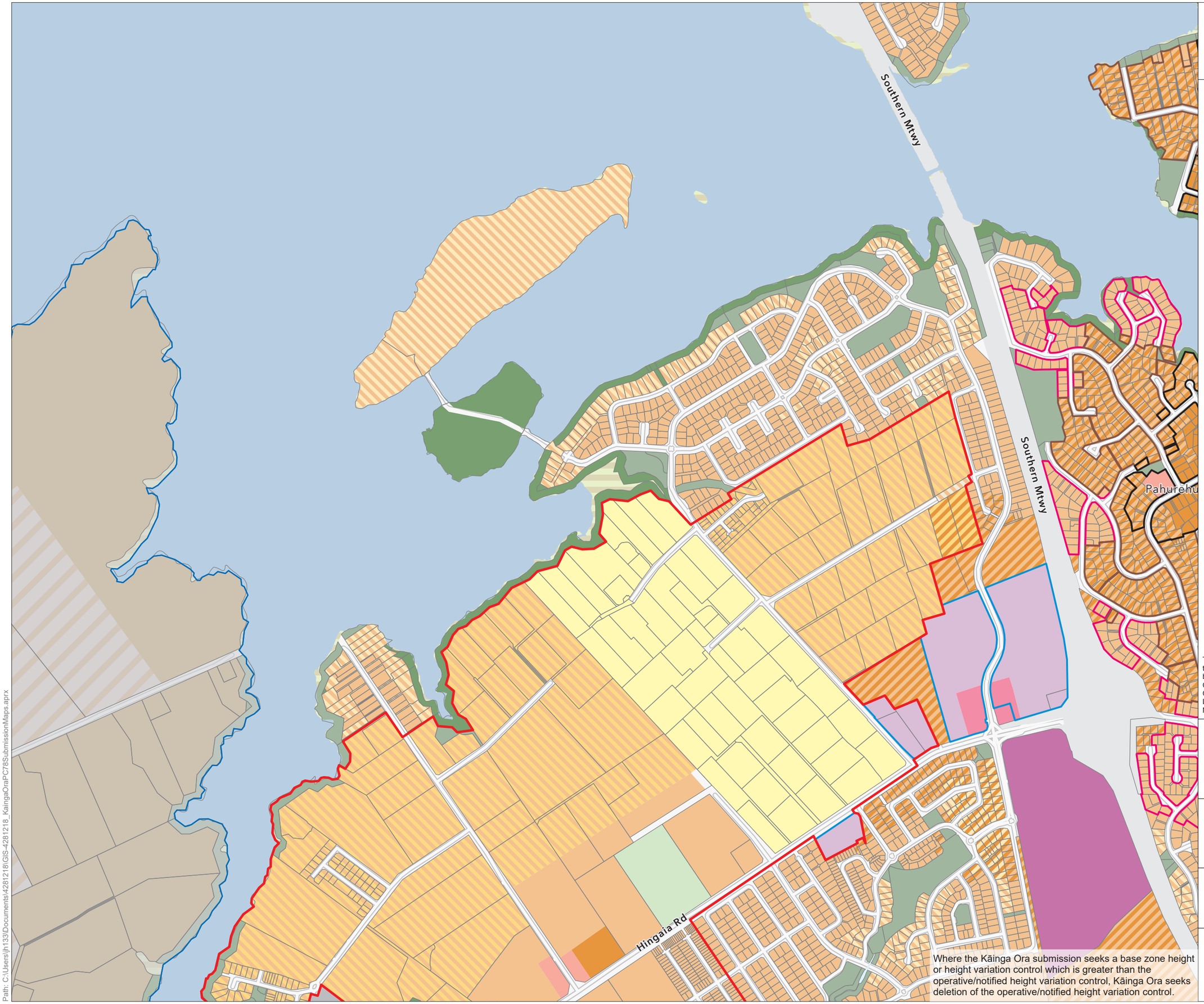
Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-134

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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PC 78 Sub #873
Kāinga Ora Proposed Zoning
Mapsheet – No. 135

Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones
Mixed Housing Urban
Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls
18m
22m
37m
43m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)
Residential -Terrace Housing and Apartment Buildings Zone
Residential - Mixed Housing Urban Zone
Residential - Mixed Housing Suburban Zone
Residential - Low Density Housing Zone
Residential - Single House Zone
Residential - Large Lot Zone
Business - Local Centre Zone
Business - Neighbourhood Centre Zone
Business - Mixed Use Zone
Business - Light Industry Zone
Open Space - Sport and Active Recreation Zone
Open Space - Community Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Rural - Mixed Rural Zone
Rural - Rural Coastal Zone
Strategic Transport Corridor Zone
Special Purpose Zone
Coastal - General Coastal Marine Zone [rcp]
Coastal - Coastal Transition Zone
Water [i]

873.325
873.326
873.327
873.328

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Map Scale @ A3: 10,000

0 250 500

Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-135

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

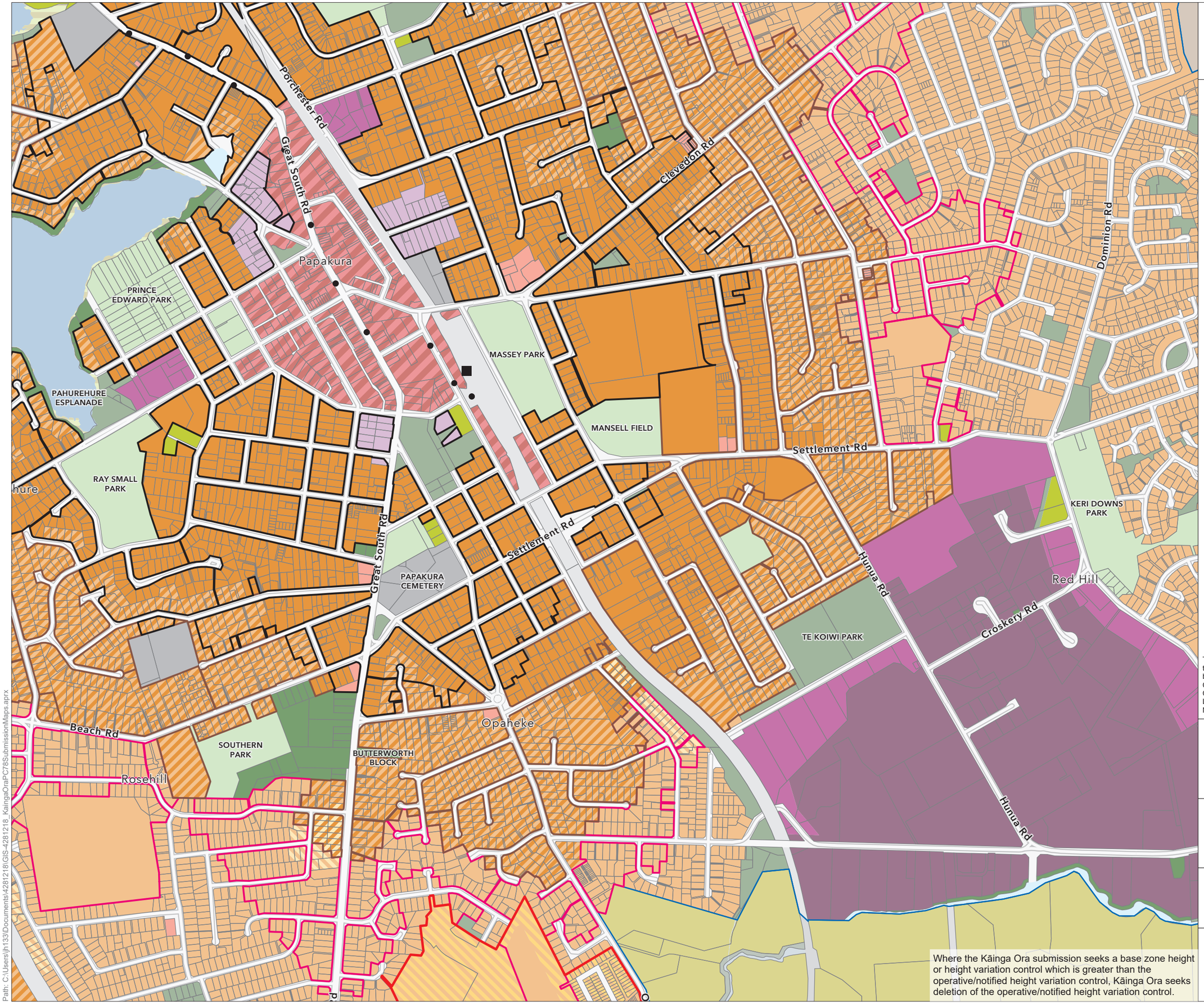
Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 136



- Rapid Transport Network Stops
- Frequent Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 18m
- 37m
- 43m

Notified PC78	873.329
	873.330
Auckland Zoning	873.331

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Future Urban Zone
- Business - Metropolitan Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-136

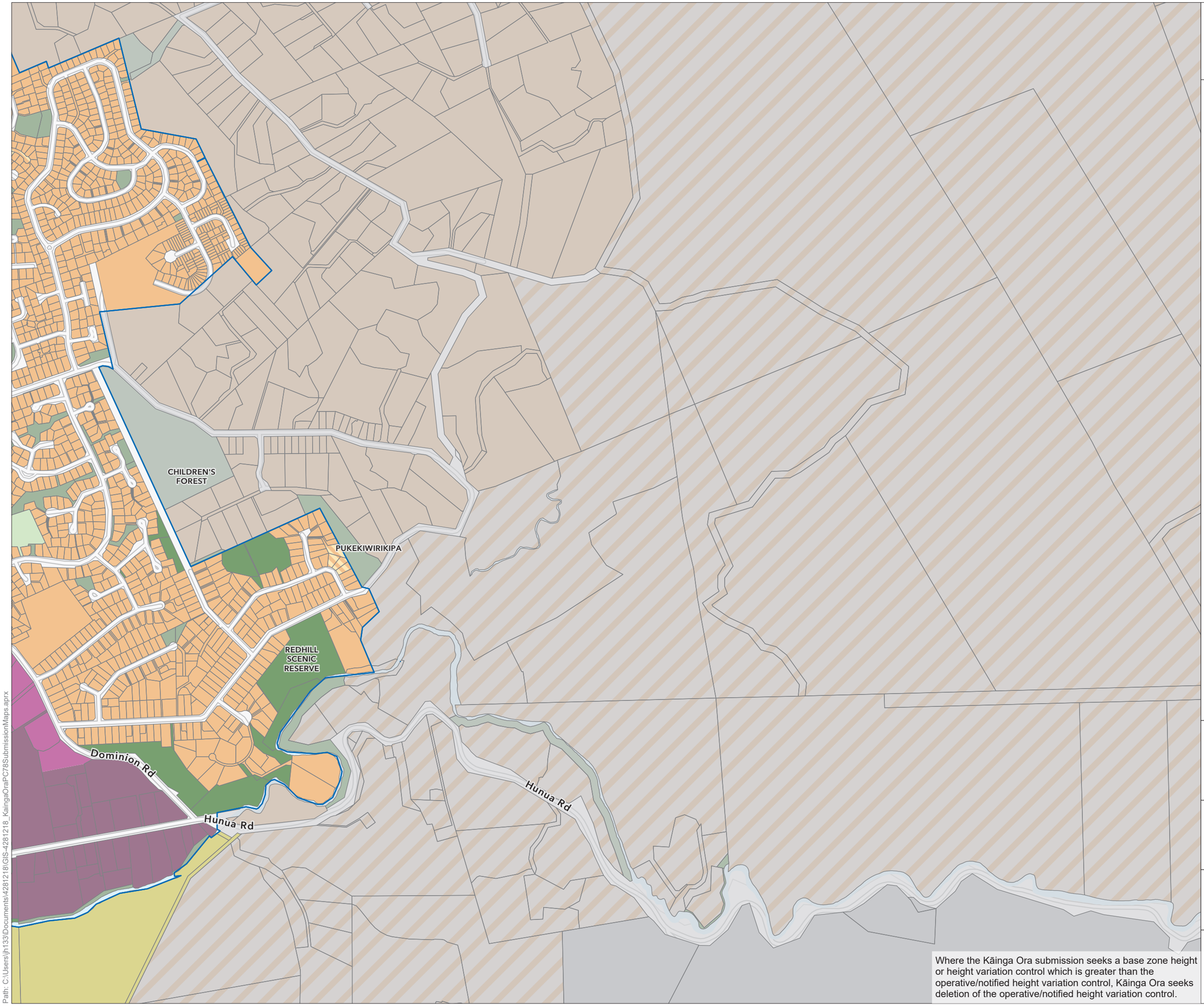
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Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 137



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Future Urban Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Water [i]

873.332

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Client	Kāinga Ora
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Drawing No.	GIS-4281218-137

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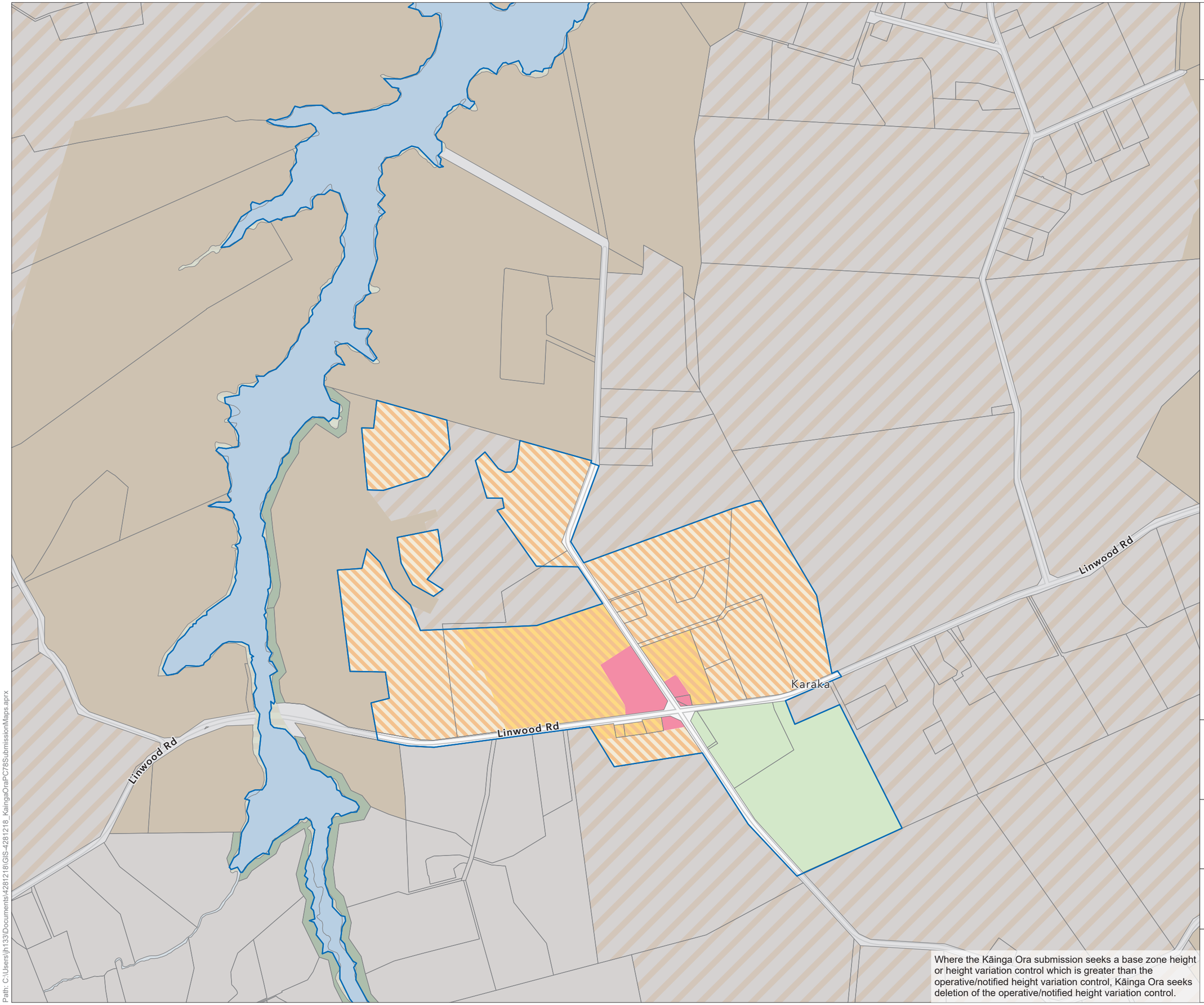
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 138



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Suburban Zone
- Residential - Single House Zone
- Business - Local Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.333

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Verifier	JS
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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-138

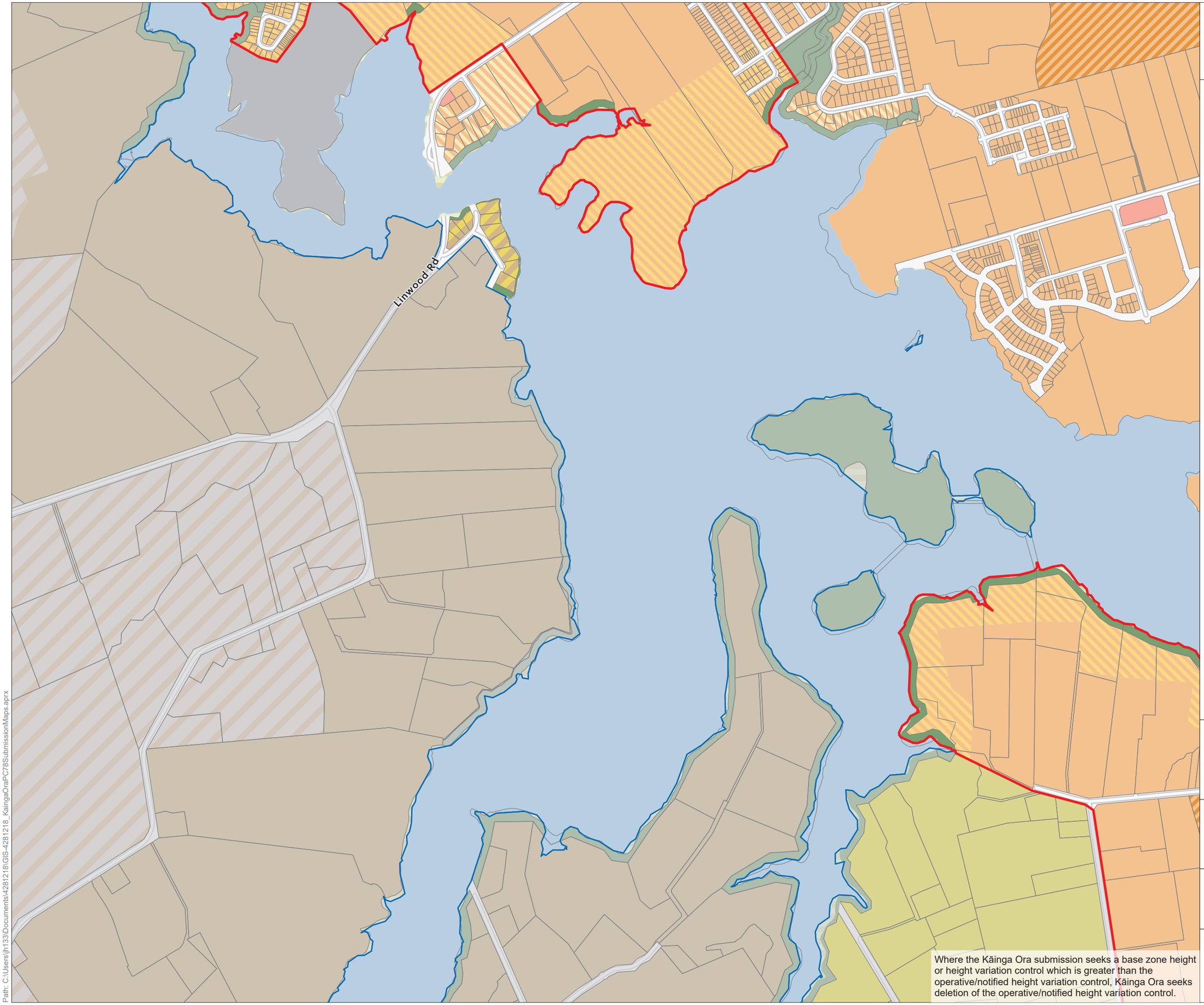
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Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 139



Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban
Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Mixed Housing Urban Zone
Residential - Mixed Housing Suburban Zone
Residential - Low Density Housing Zone
Residential - Single House Zone
Future Urban Zone
Residential - Rural and Coastal Settlement Zone
Business - Neighbourhood Centre Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Rural - Mixed Rural Zone
Rural - Rural Coastal Zone
Special Purpose Zone
Coastal - General Coastal Marine Zone [rcp]
Coastal - Coastal Transition Zone
Water [i]

873.334

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-139

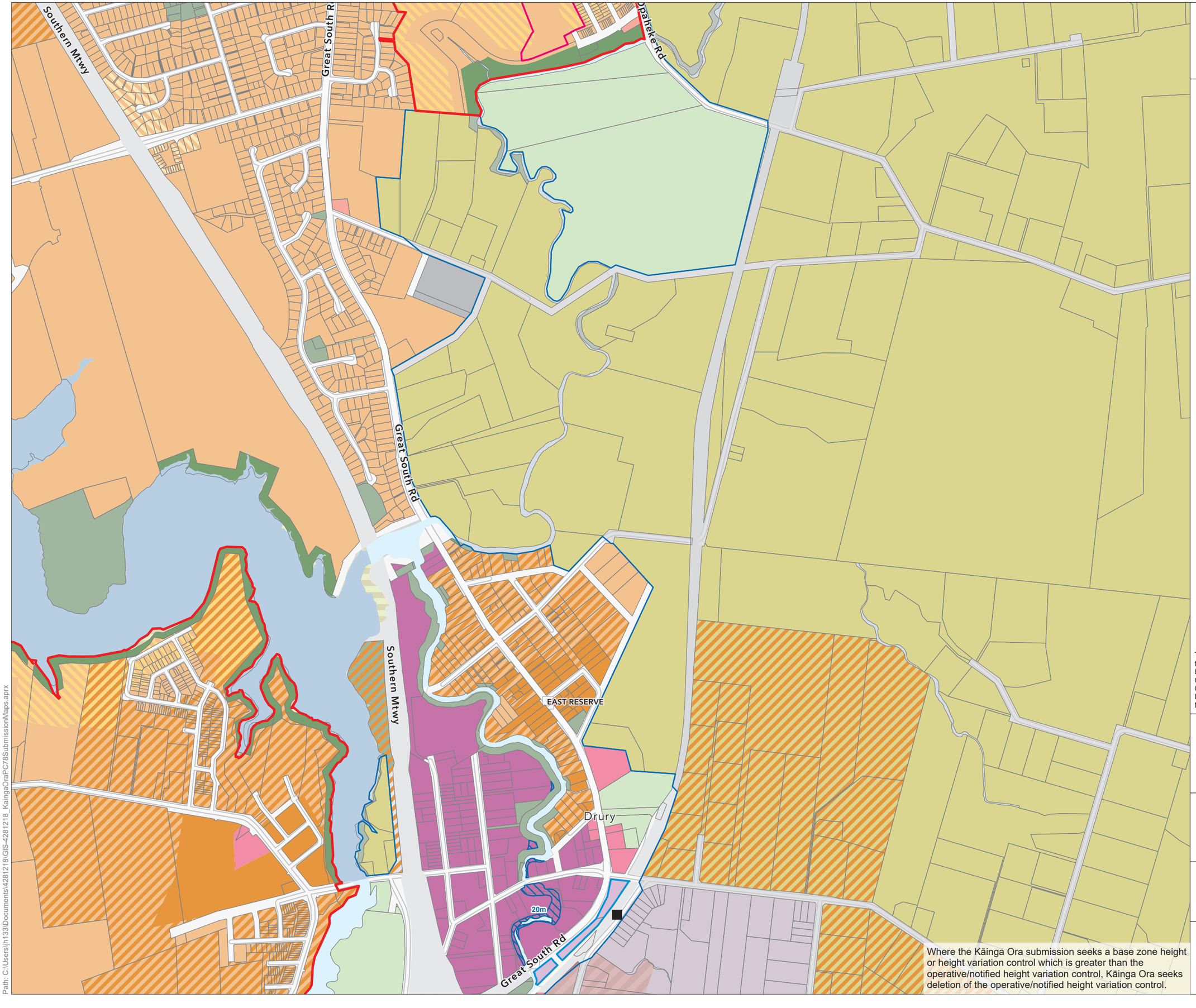
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 140



Rapid Transport Network Stops
Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban
Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

18m
22m

Notified PC78

AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential -Terrace Housing and Apartment Buildings Zone
Residential - Mixed Housing Urban Zone
Residential - Mixed Housing Suburban Zone
Residential - Low Density Housing Zone
Future Urban Zone
Business - Metropolitan Centre Zone
Business - Local Centre Zone
Business - Neighbourhood Centre Zone
Business - Mixed Use Zone
Business - Light Industry Zone
Open Space - Sport and Active Recreation Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Strategic Transport Corridor Zone
Special Purpose Zone
Coastal - General Coastal Marine Zone [rcp]
Coastal - Coastal Transition Zone
Water [i]

873.336
873.337
873.338
873.339
873.340
873.341

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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-140

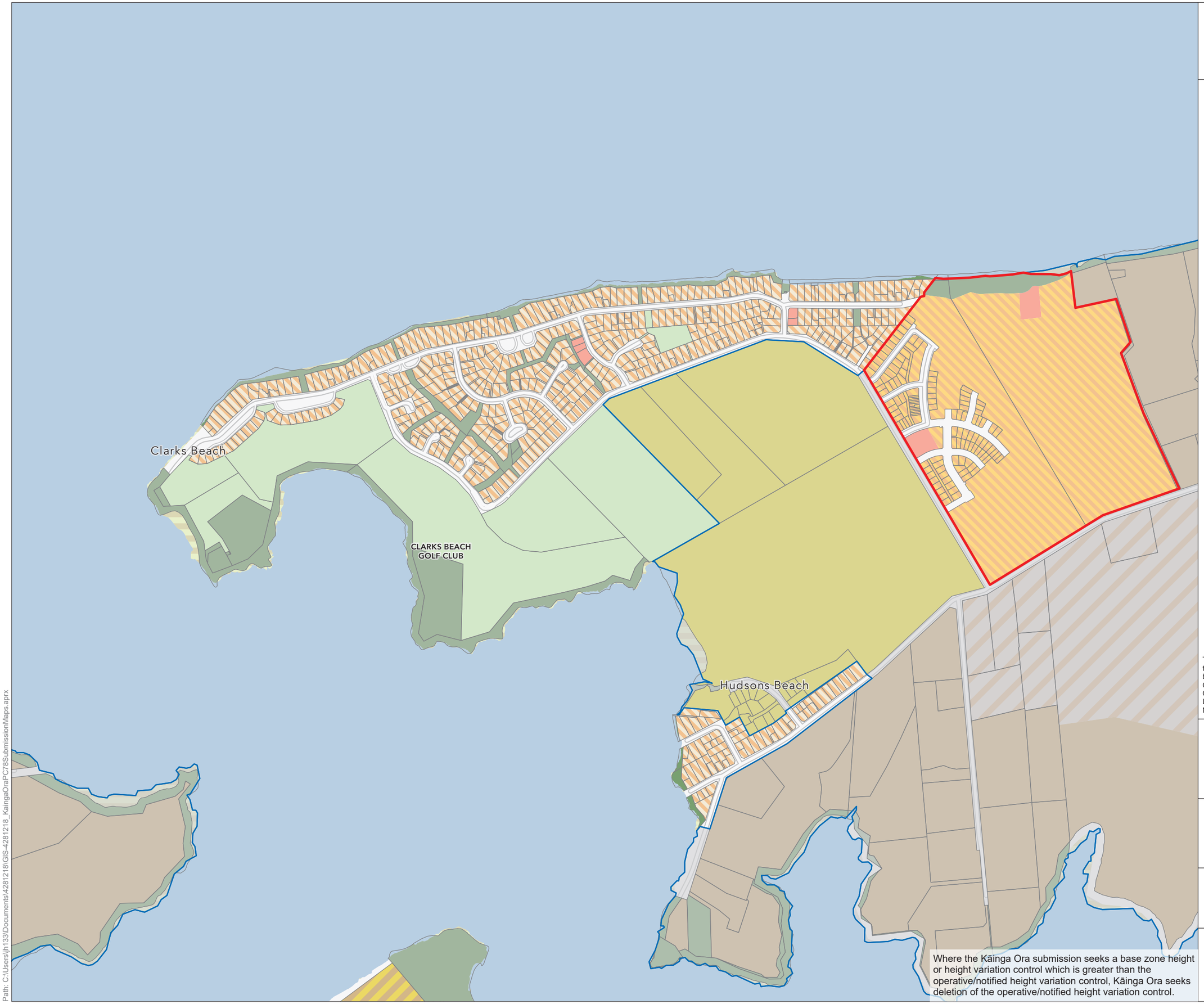
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Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 141



Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Mixed Housing Suburban Zone
Residential - Single House Zone
Future Urban Zone
Residential - Rural and Coastal Settlement Zone
Business - Neighbourhood Centre Zone
Open Space - Sport and Active Recreation Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Rural - Mixed Rural Zone
Rural - Rural Coastal Zone
Coastal - General Coastal Marine Zone [rcp]
Coastal - Coastal Transition Zone

873.342

873.343

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Revision	1.0
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Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-141

Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 142

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Business - Local Centre Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.344

873.345

873.346

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-142

Kāinga Ora Homes and Communities

Linwood Rd

Kingseat Rd

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Kāinga Ora Proposed Zoning

Mapsheet – No. 143

Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Future Urban Zone
- Residential - Rural and Coastal Settlement Zone
- Business - Neighbourhood Centre Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.347

873.348

873.349

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Revision	1.0
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-143

Kāinga Ora
Homes and Communities

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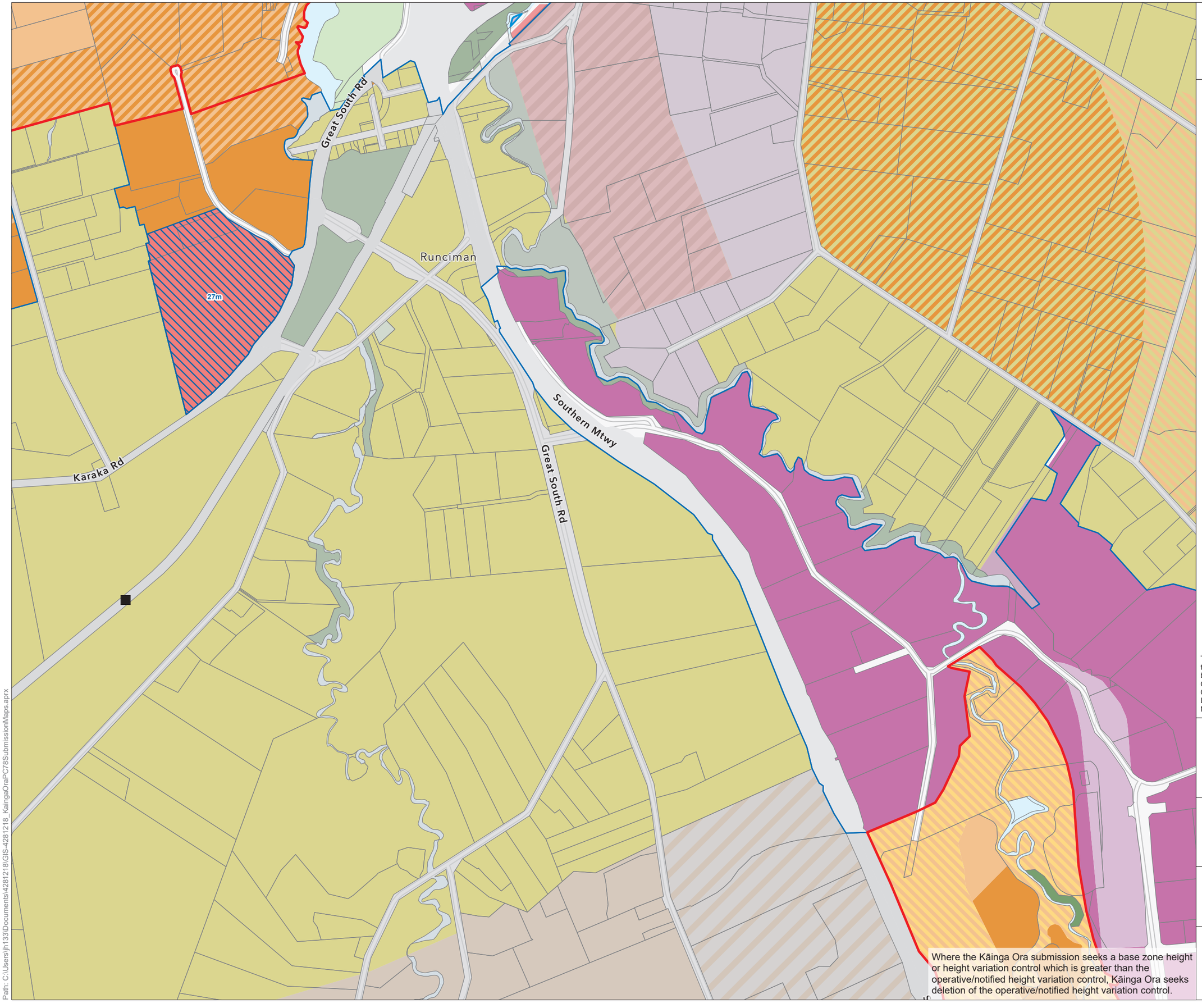
Karaka Rd

Karaka Rd

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 144



- Rapid Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

- AC PC78 Height Variation Controls

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Future Urban Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Water [i]

873.350 873.351 873.352 873.353 873.354 873.355

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-144

Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 145

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Future Urban Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Water [i]

873.356

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Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-145

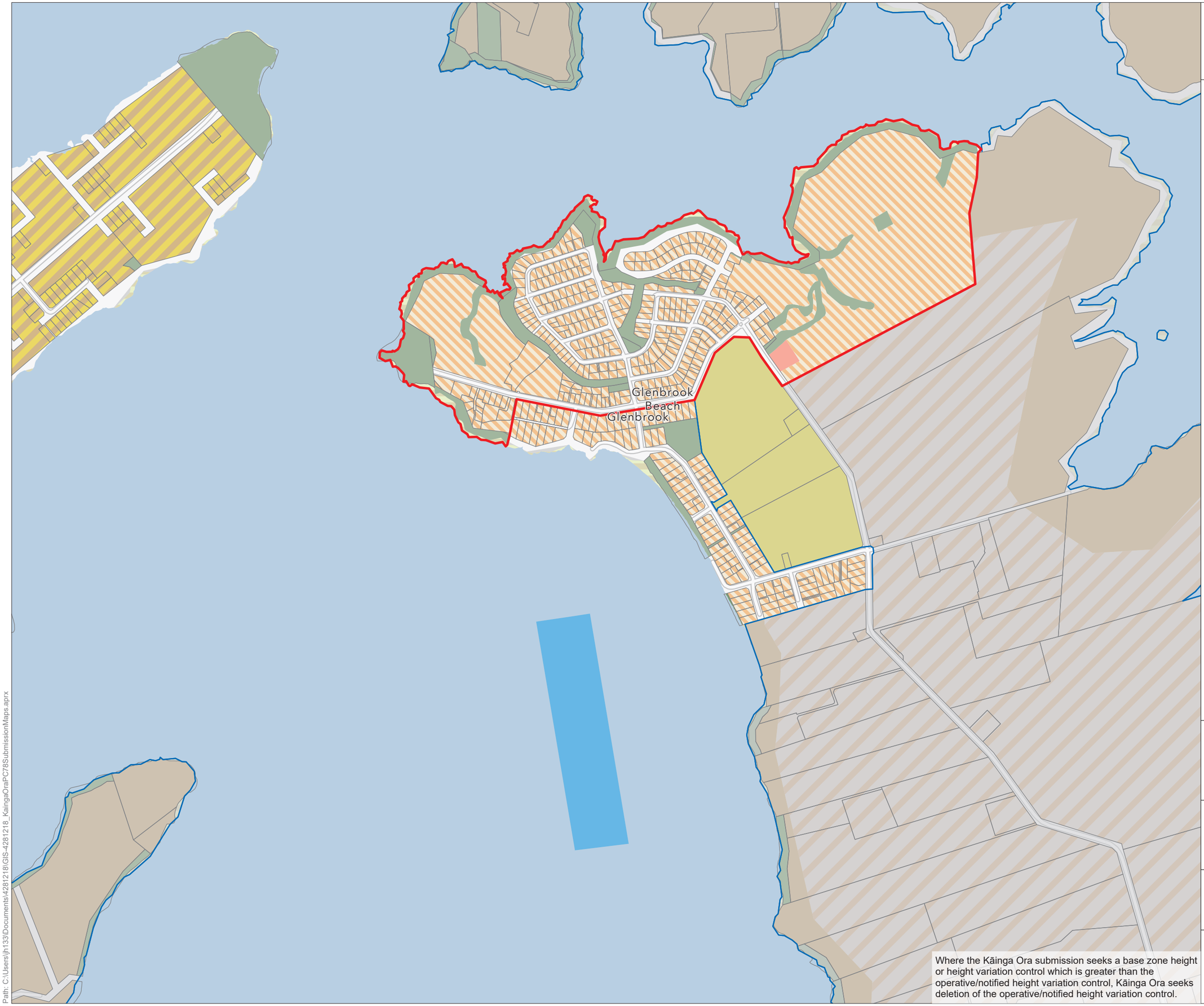
Kāinga Ora Homes and Communities

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Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 146



Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Single House Zone
Future Urban Zone
Residential - Rural and Coastal Settlement Zone
Business - Neighbourhood Centre Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Rural - Mixed Rural Zone
Rural - Rural Coastal Zone
Coastal - General Coastal Marine Zone [rcp]
Coastal - Mooring Zone [rcp]
Coastal - Coastal Transition Zone

873.357

873.358

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Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-146

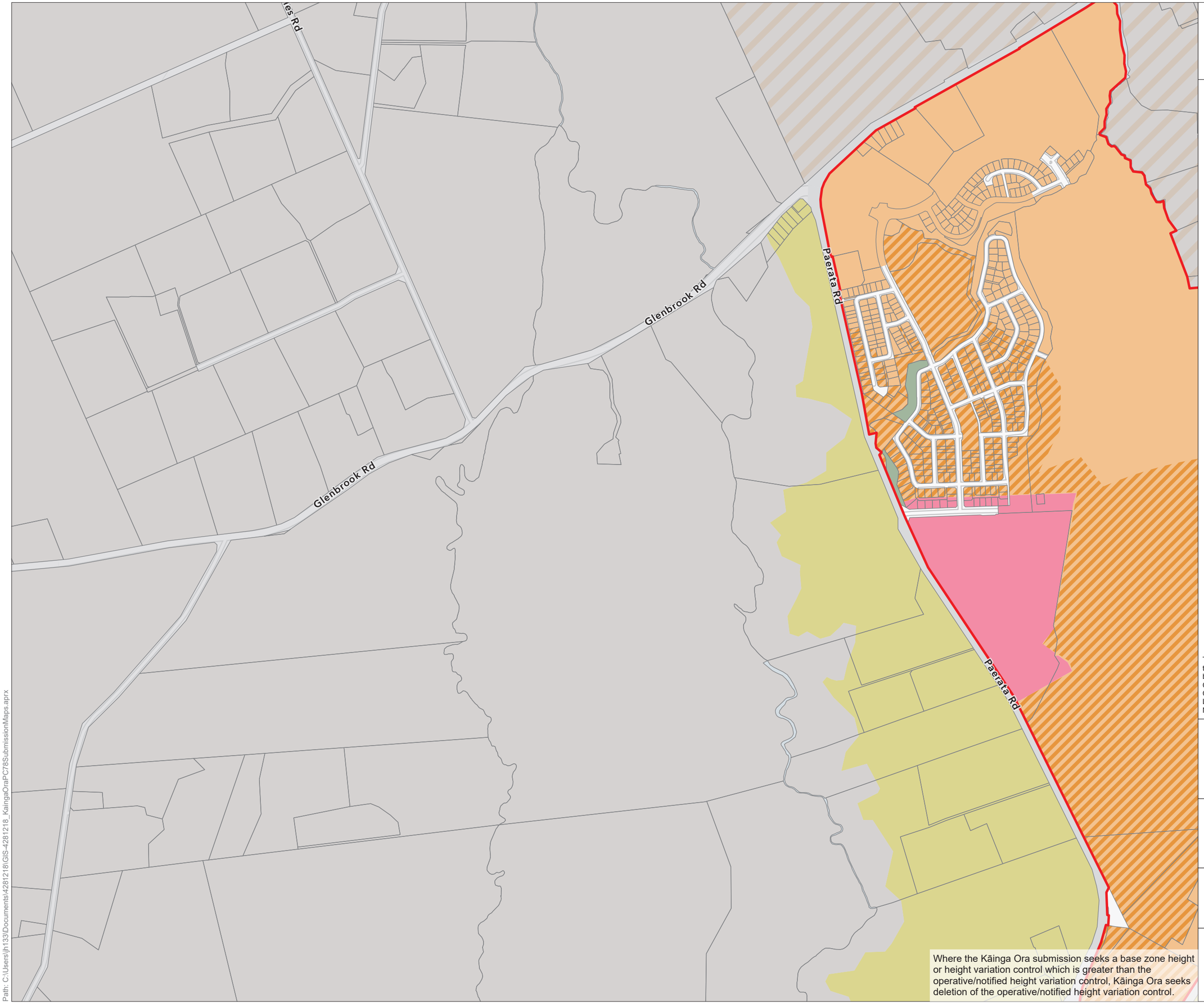
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Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 147



Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Future Urban Zone
- Business - Local Centre Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Strategic Transport Corridor Zone
- Water [i]

873.359

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

0 250 500

Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-147

Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 148

- Rapid Transport Network Stops
- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Future Urban Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.360

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

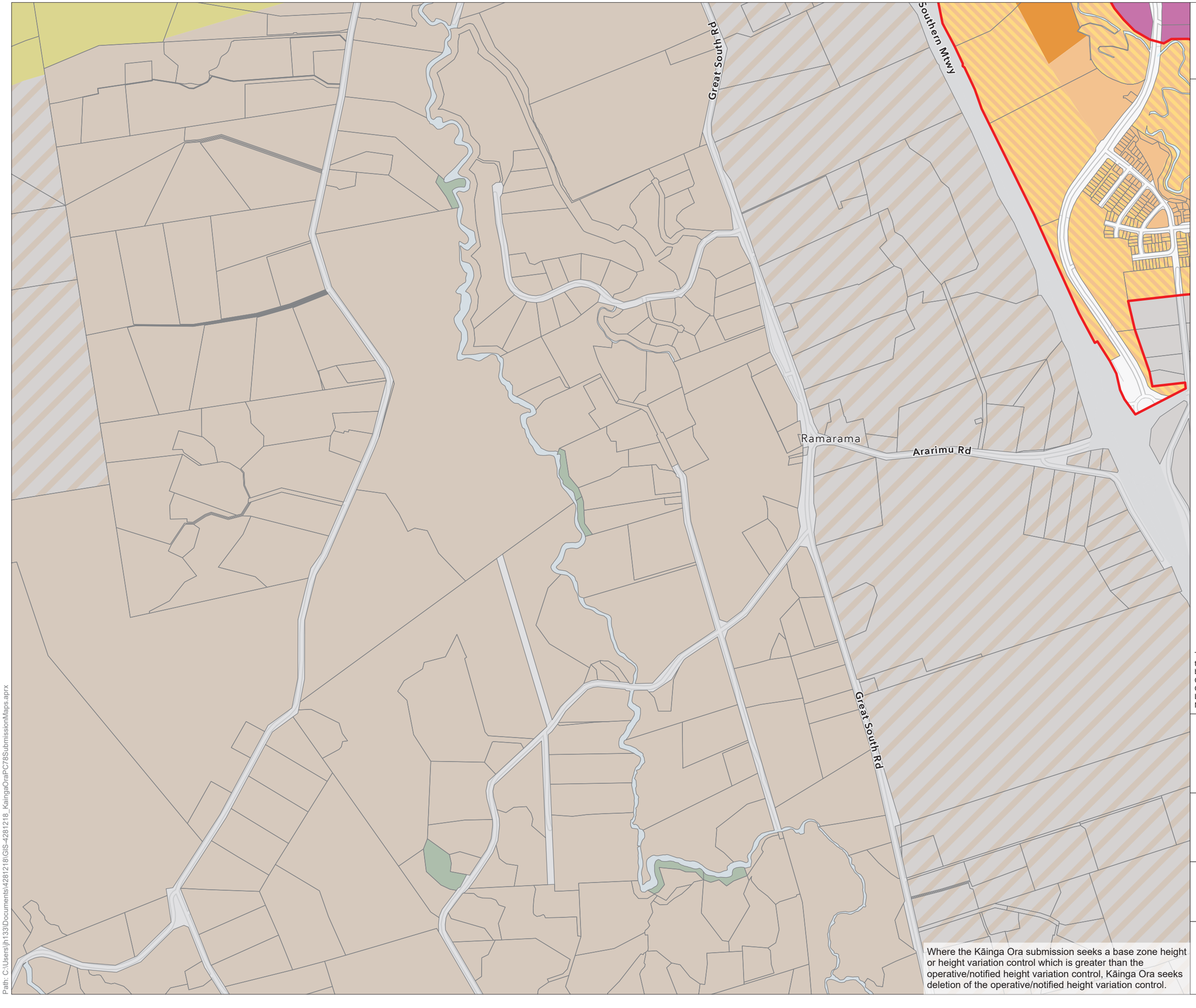
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-148

Kāinga Ora Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 149



Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Future Urban Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Water [i]

873.361

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-149

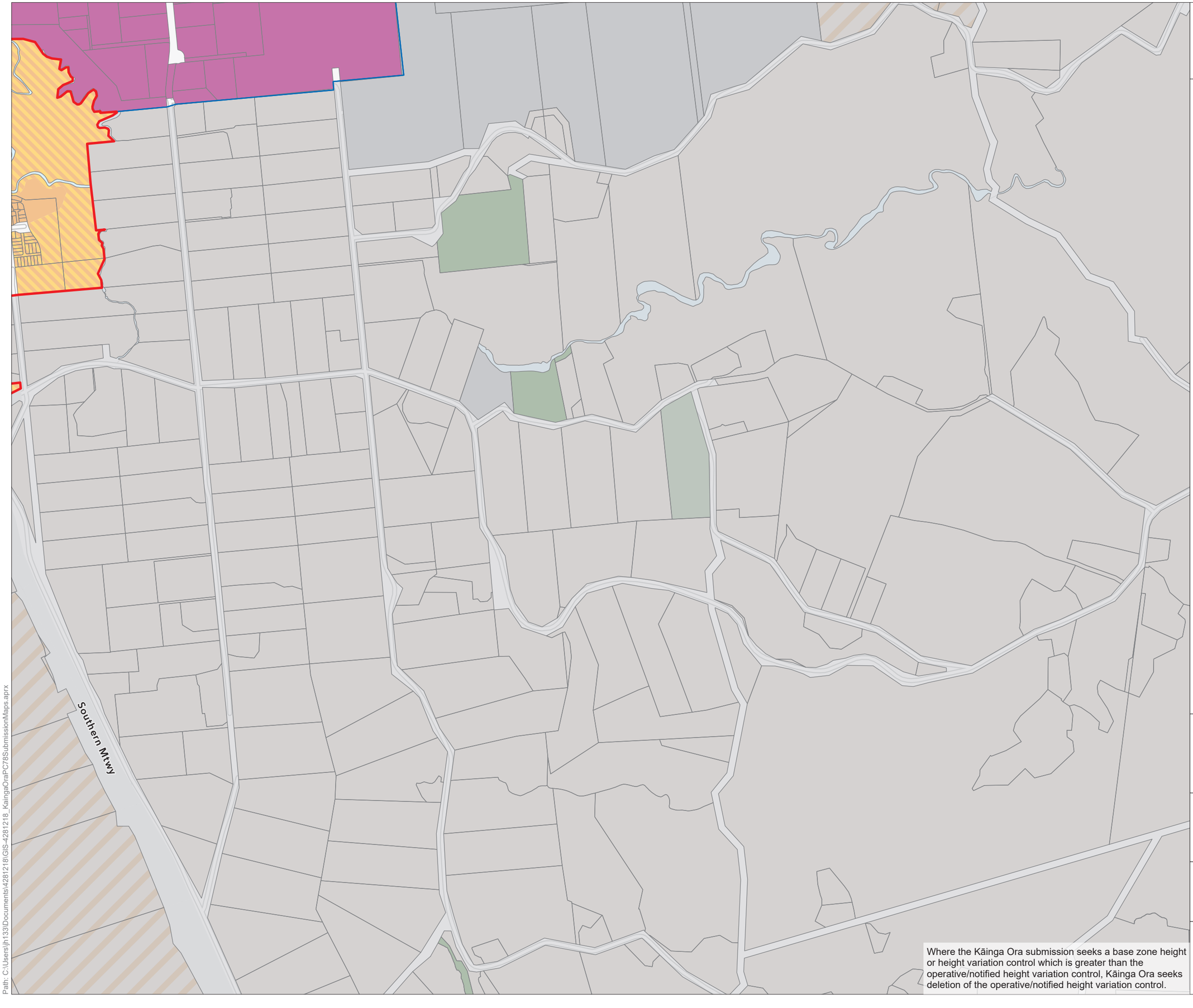
Kāinga Ora
Homes and Communities

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 150



Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Mixed Housing Urban Zone
Residential - Mixed Housing Suburban Zone
Business - Light Industry Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Rural - Rural Production Zone
Rural - Mixed Rural Zone
Strategic Transport Corridor Zone
Special Purpose Zone
Water [i]

873.362

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-150

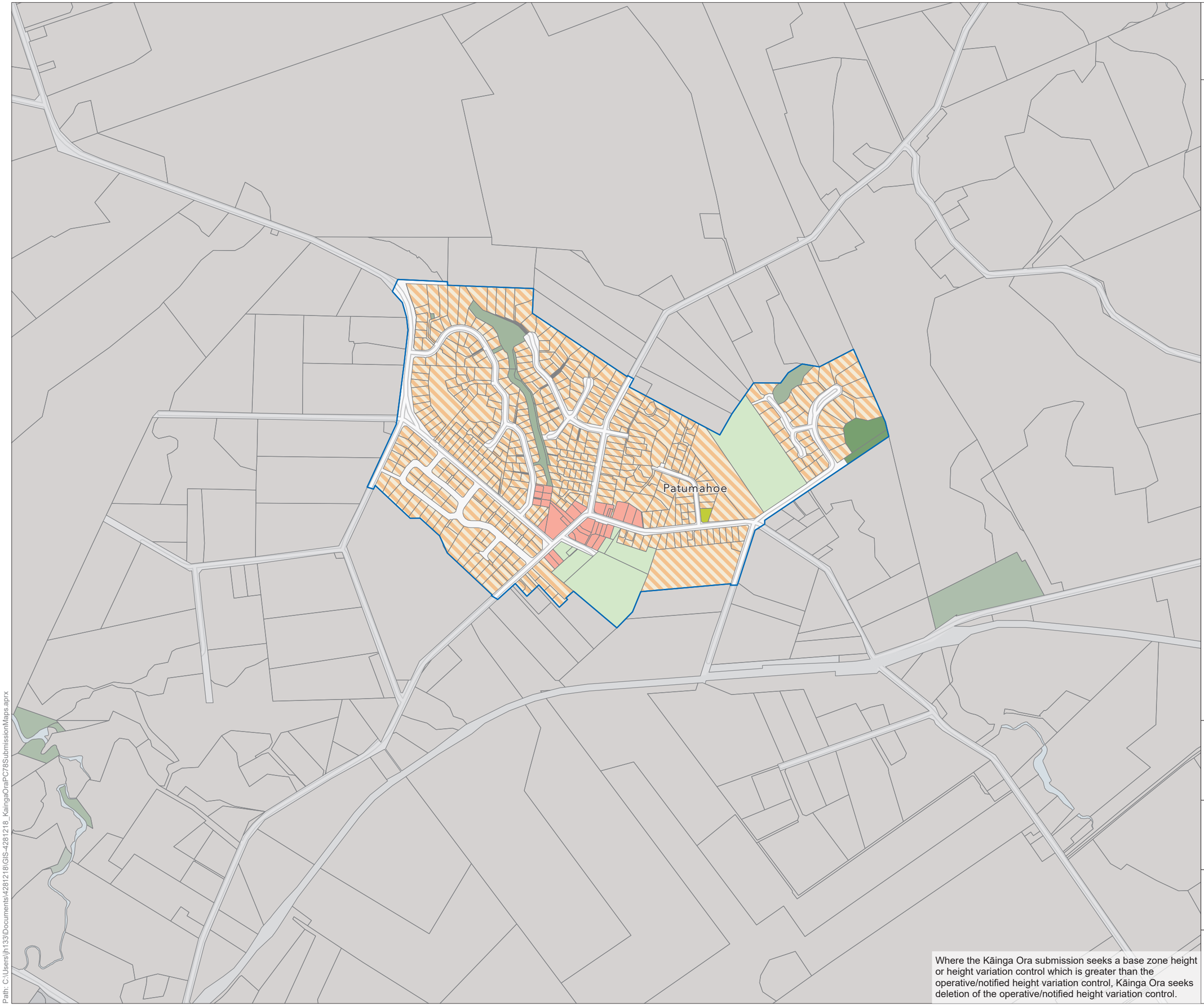
Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 151



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Single House Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.363

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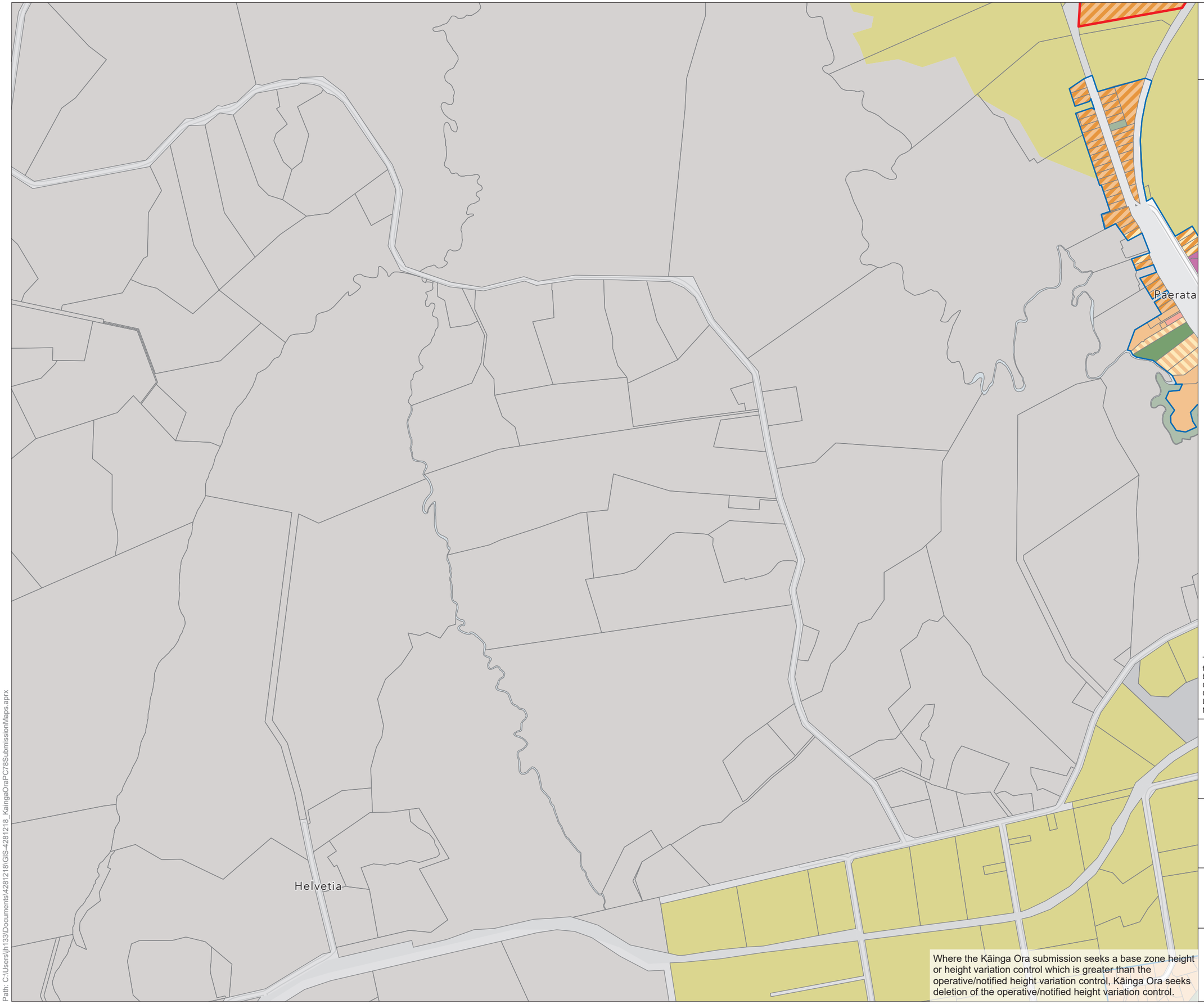
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-151

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 152



Auckland Light Rail Corridor & Special Housing Areas
Outside Urban Environment
Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban
Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

Residential - Mixed Housing Urban Zone
Residential - Low Density Housing Zone
Residential - Single House Zone
Future Urban Zone
Business - Neighbourhood Centre Zone
Business - Light Industry Zone
Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Rural - Rural Production Zone
Strategic Transport Corridor Zone
Special Purpose Zone
Water [i]

873.364

873.365

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Date	29/09/2022

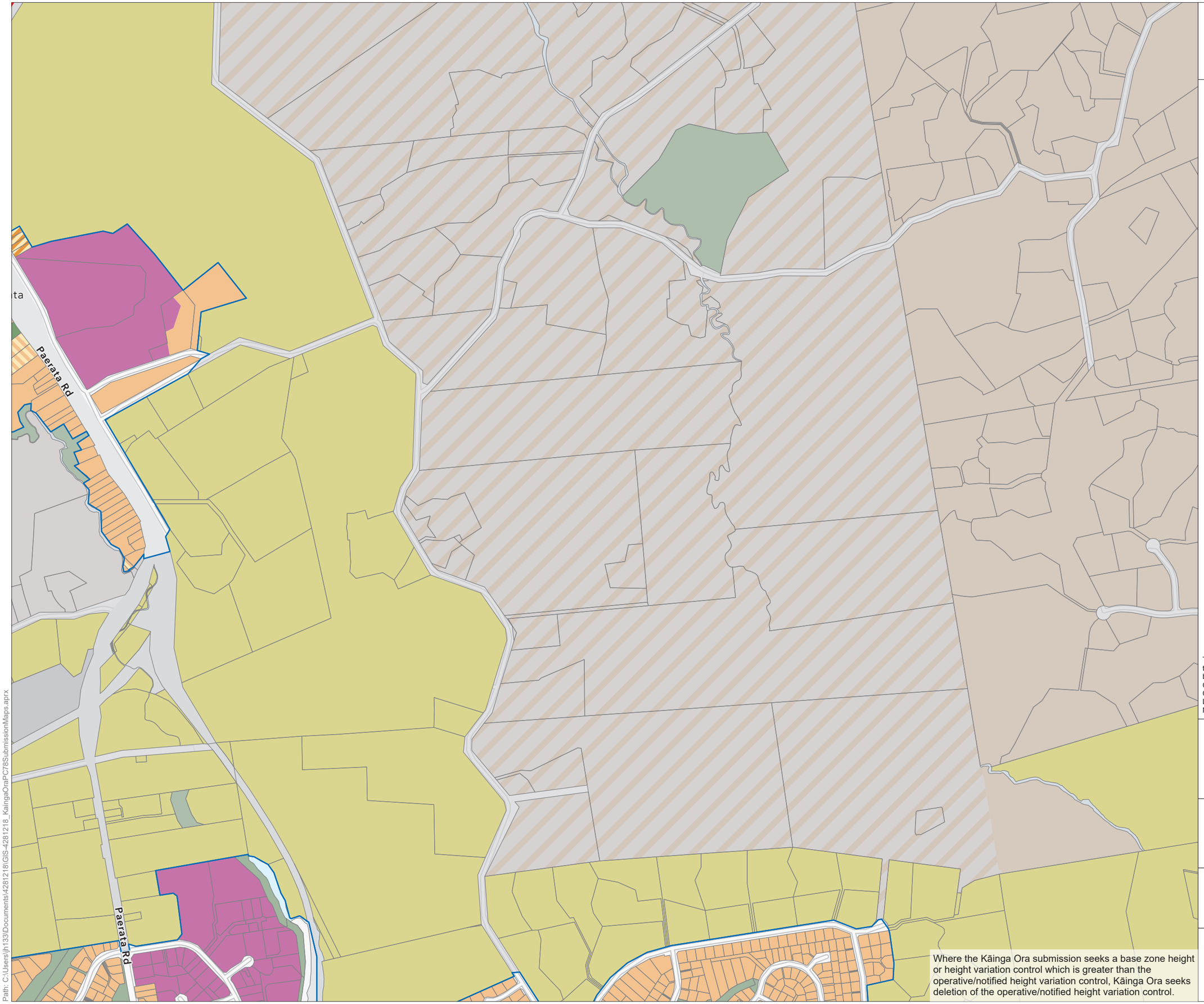
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-152

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 153



- Auckland Light Rail Corridor & Special Housing Areas
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Future Urban Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Countryside Living Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.366

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Revision	1.0
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Author	jh133
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Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-153

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 154

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Business - Heavy Industry Zone
- Open Space - Conservation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Strategic Transport Corridor Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-154

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 155

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Future Urban Zone
- Business - Neighbourhood Centre Zone
- Business - General Business Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.367

873.368

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Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-155

Kāinga Ora Homes and Communities

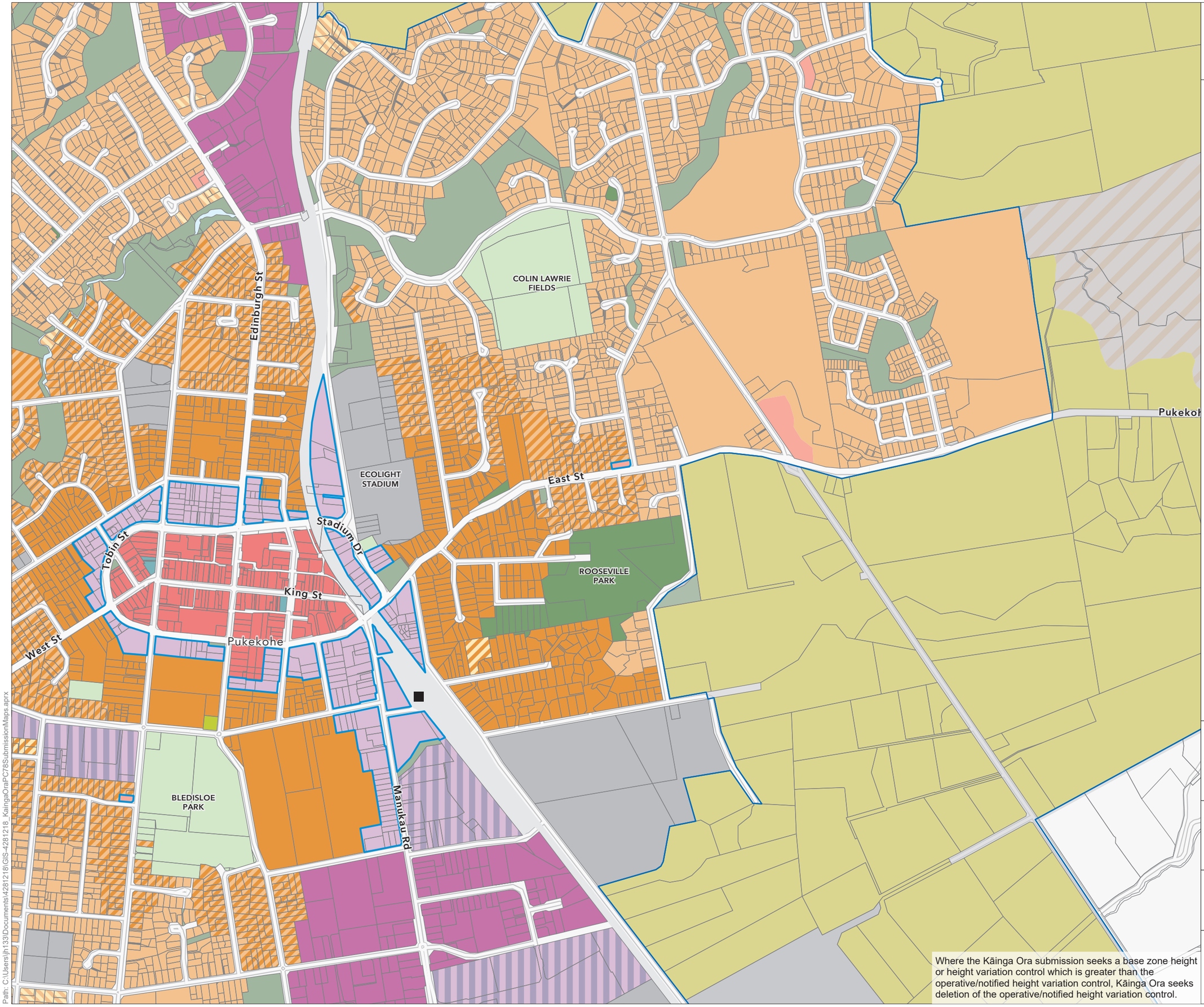
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Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Path: C:\Users\jh133\Documents\4281218\GIS-4281218_KaingaOraPC78SubmissionMaps.aprx

Kāinga Ora Proposed Zoning

Mapsheet – No. 156



- Rapid Transport Network Stops
- Outside Urban Environment
- Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

- Mixed Housing Urban
- Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

- 22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential -Terrace Housing and Apartment Buildings Zone
- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Future Urban Zone
- Business - Town Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Mixed Rural Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

873.369

873.370

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Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-156

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

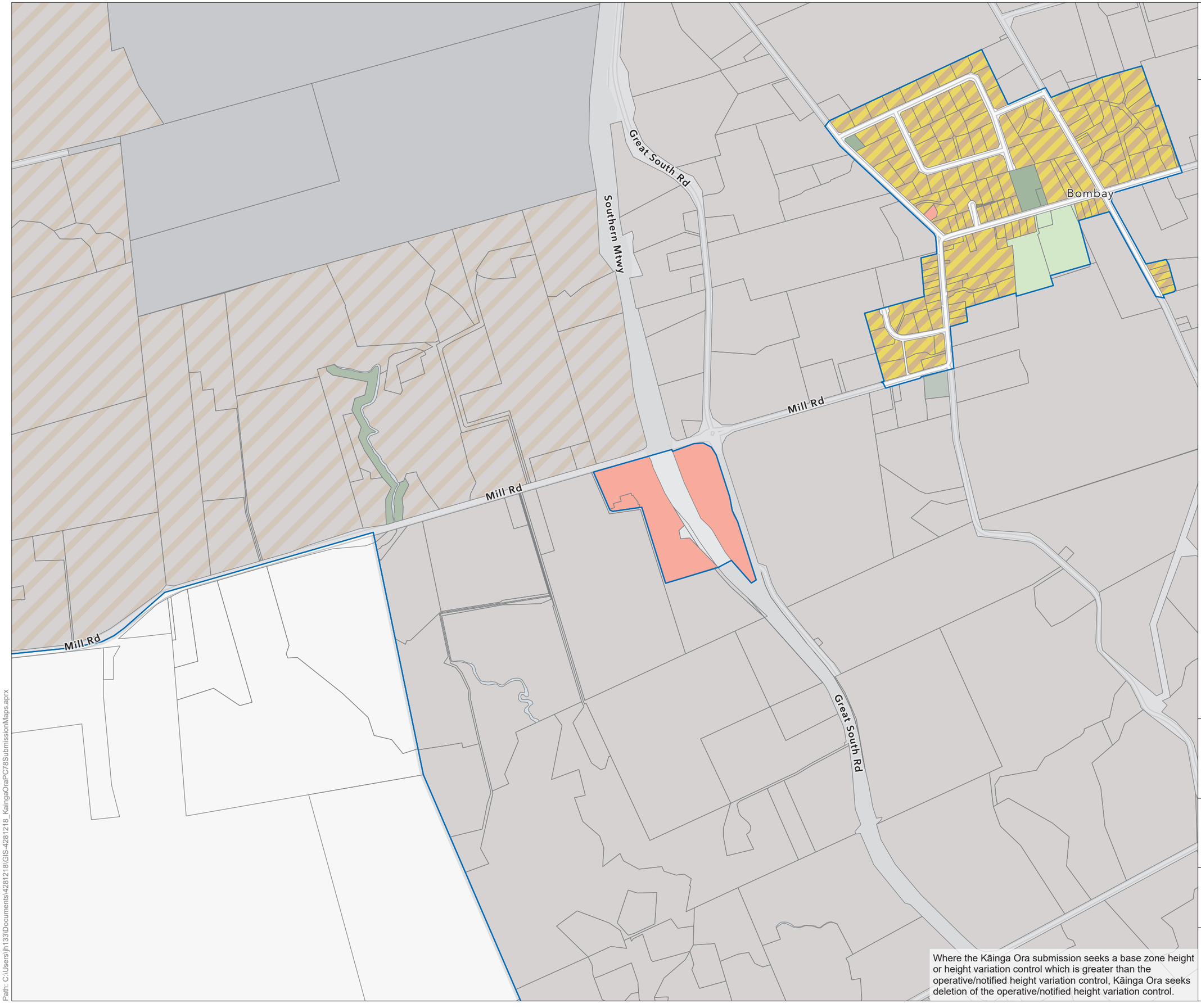
Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 157



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Rural and Coastal Settlement Zone
- Business - Neighbourhood Centre Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Water [i]

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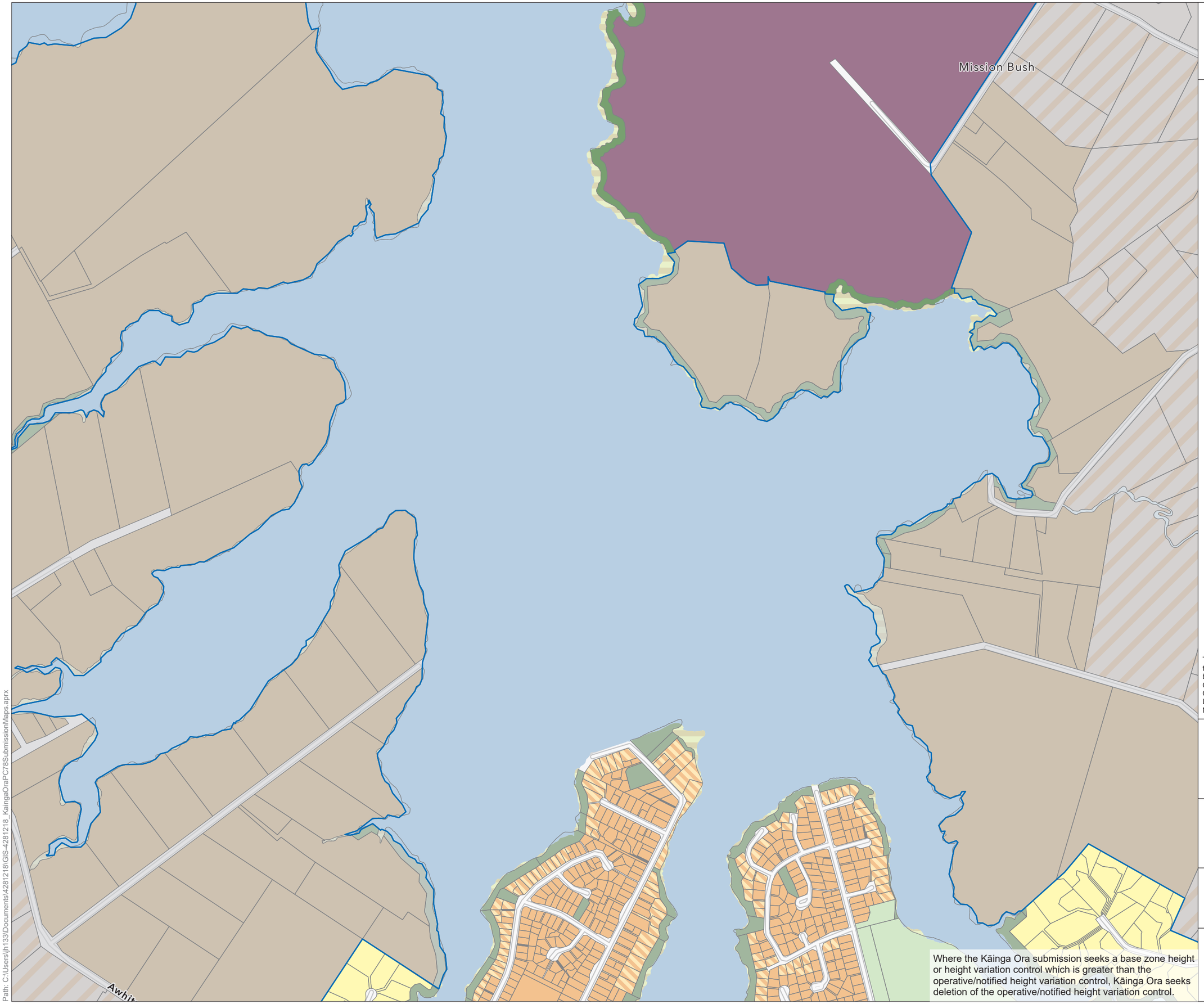
Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-157

Kāinga Ora Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 158



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Large Lot Zone
- Business - Heavy Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.371

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Discipline	GIS
Drawing No.	GIS-4281218-158

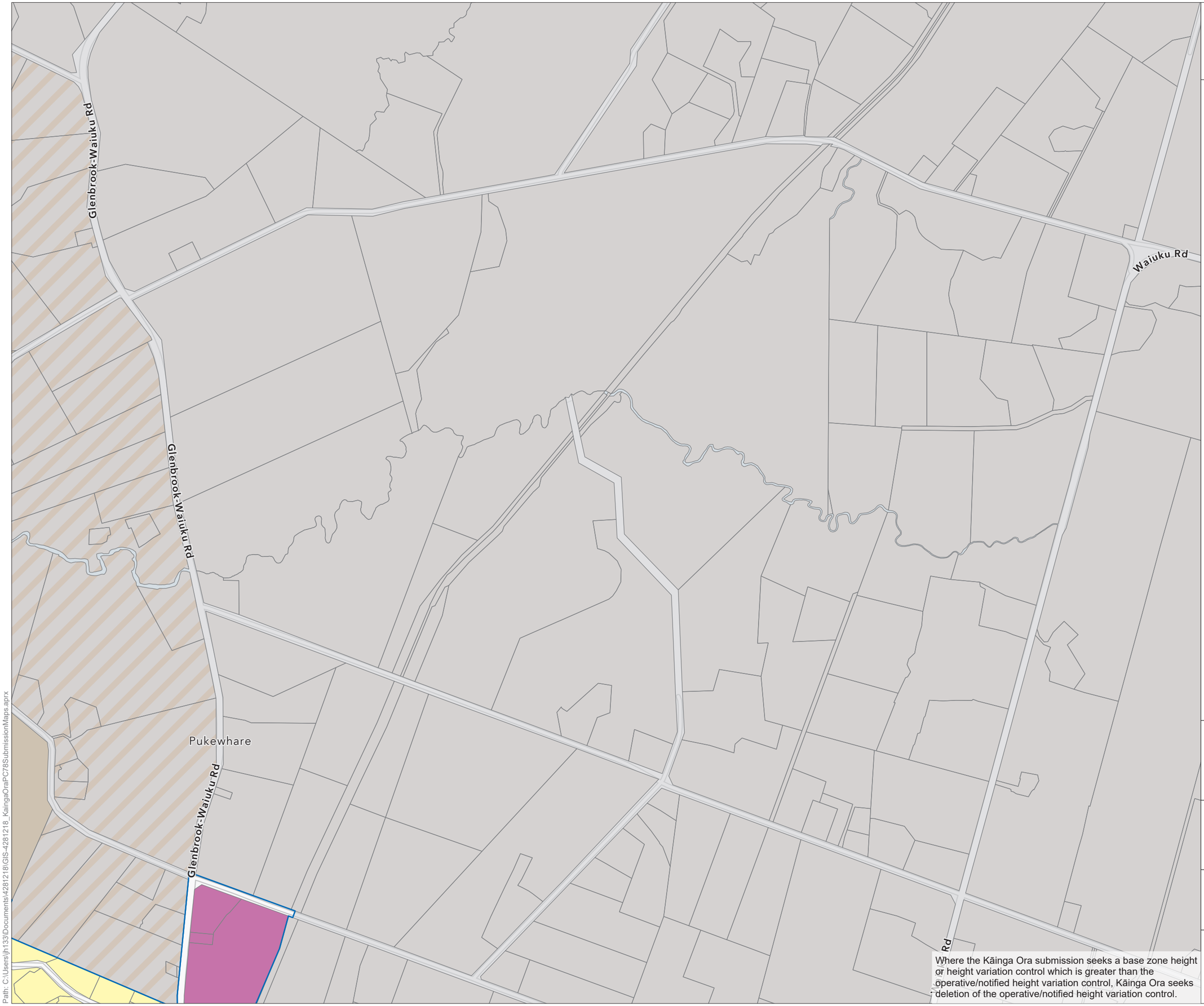
Kāinga Ora
Homes and Communities

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Kāinga Ora Proposed Zoning

Mapsheet – No. 159



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Large Lot Zone
- Business - Light Industry Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Water [i]

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Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-159

Kāinga Ora Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 160

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Future Urban Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Countryside Living Zone

872.372

Waiuku Rd

Waiuku Rd

Waiuku Rd

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Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-160

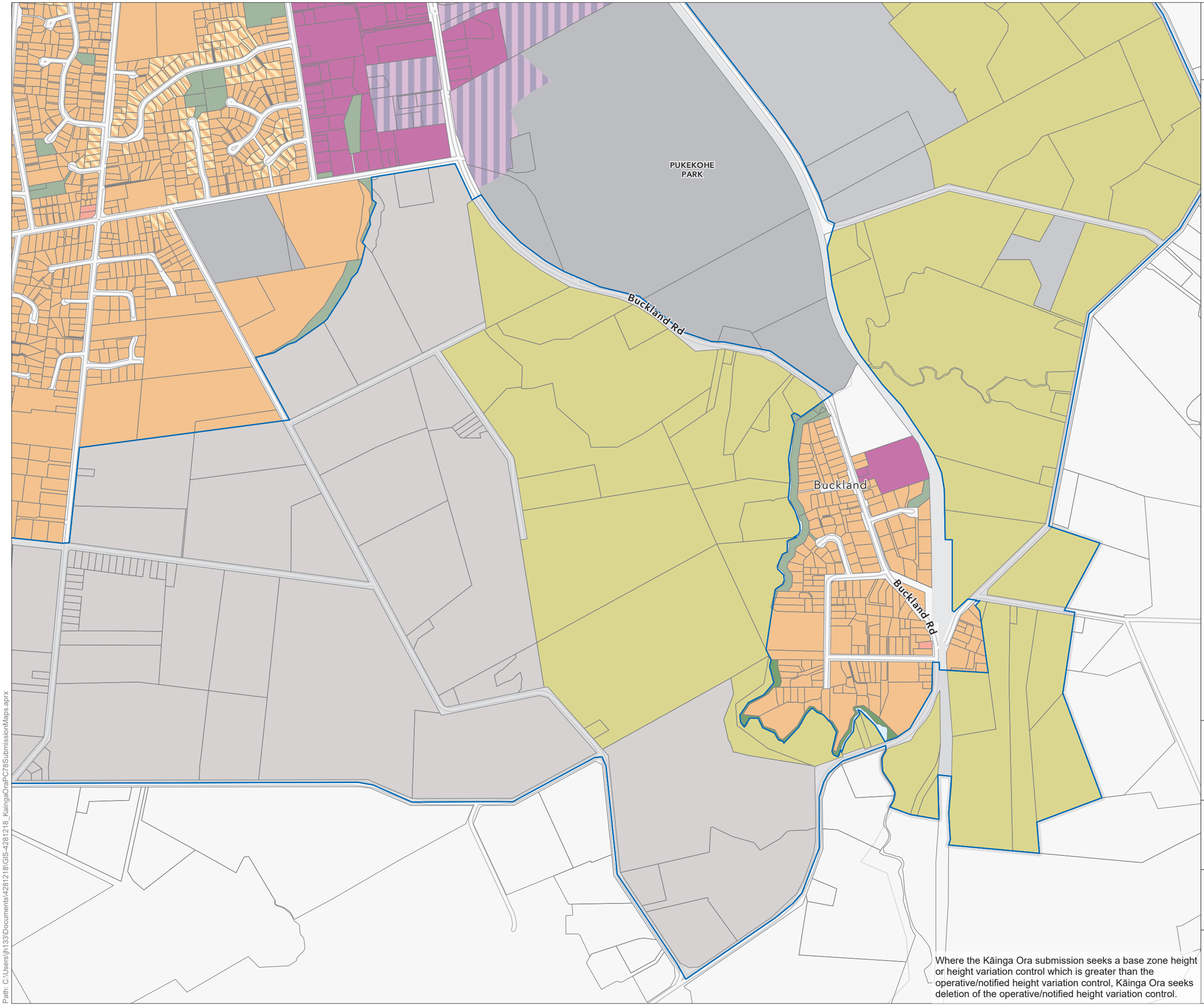
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 161



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Future Urban Zone
- Business - Neighbourhood Centre Zone
- Business - General Business Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Strategic Transport Corridor Zone
- Special Purpose Zone
- Coastal - Coastal Transition Zone
- Water [i]

873.373

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Map Scale @ A3: 10,000

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0 250 500

Metres

Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-161

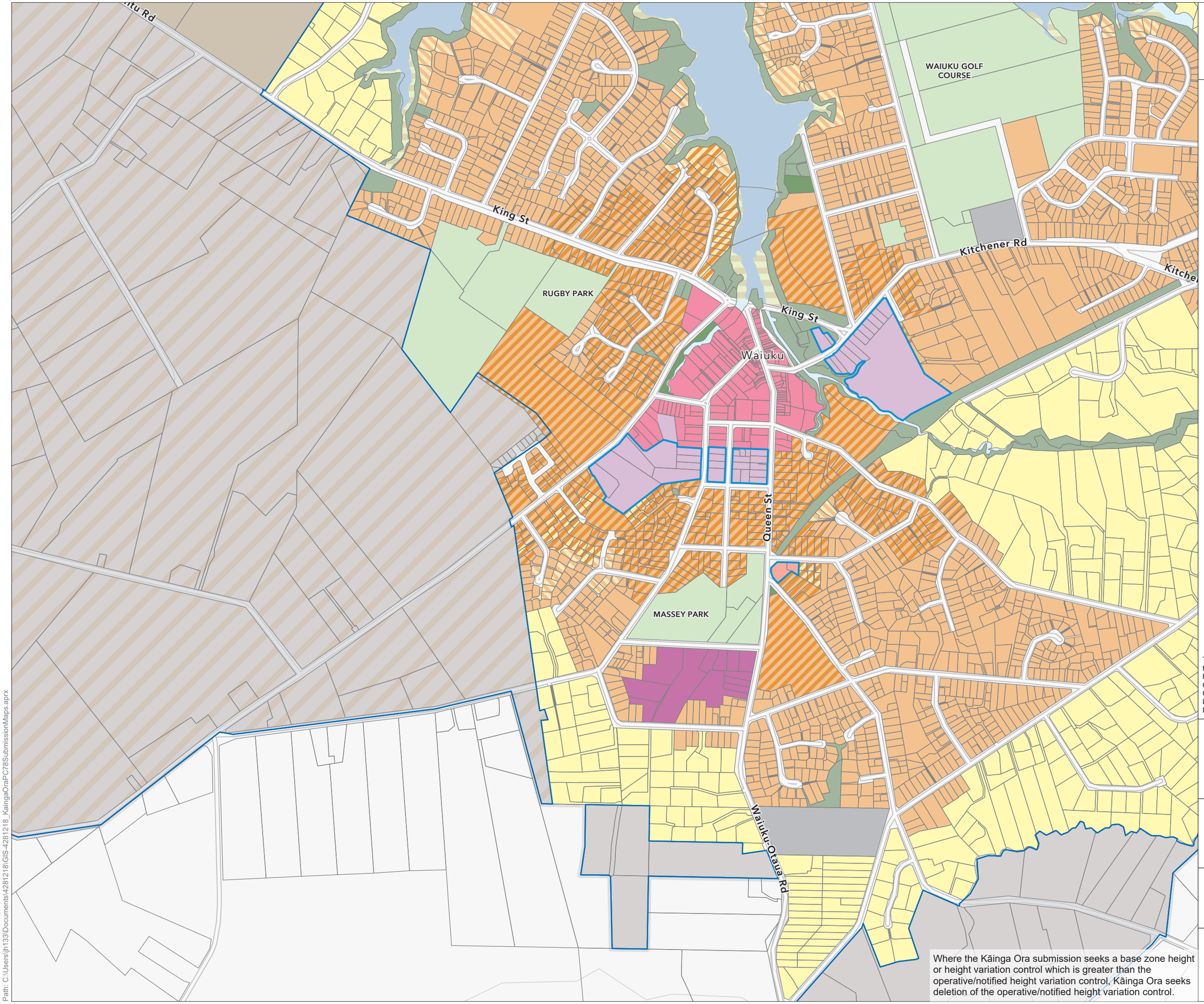
Kāinga Ora
Homes and Communities

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PC 78 Sub #873

Kāinga Ora Proposed Zoning

Mapsheet – No. 162



Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Kāinga Ora Proposed Zones

Mixed Housing Urban

Terraced Housing and Apartment Buildings

Kāinga Ora Proposed Height Variation Controls

22m

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Low Density Housing Zone
- Residential - Single House Zone
- Residential - Large Lot Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - Light Industry Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Special Purpose Zone
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Coastal Transition Zone
- Water [i]

873.374

873.375

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Map Scale @ A3: 10,000

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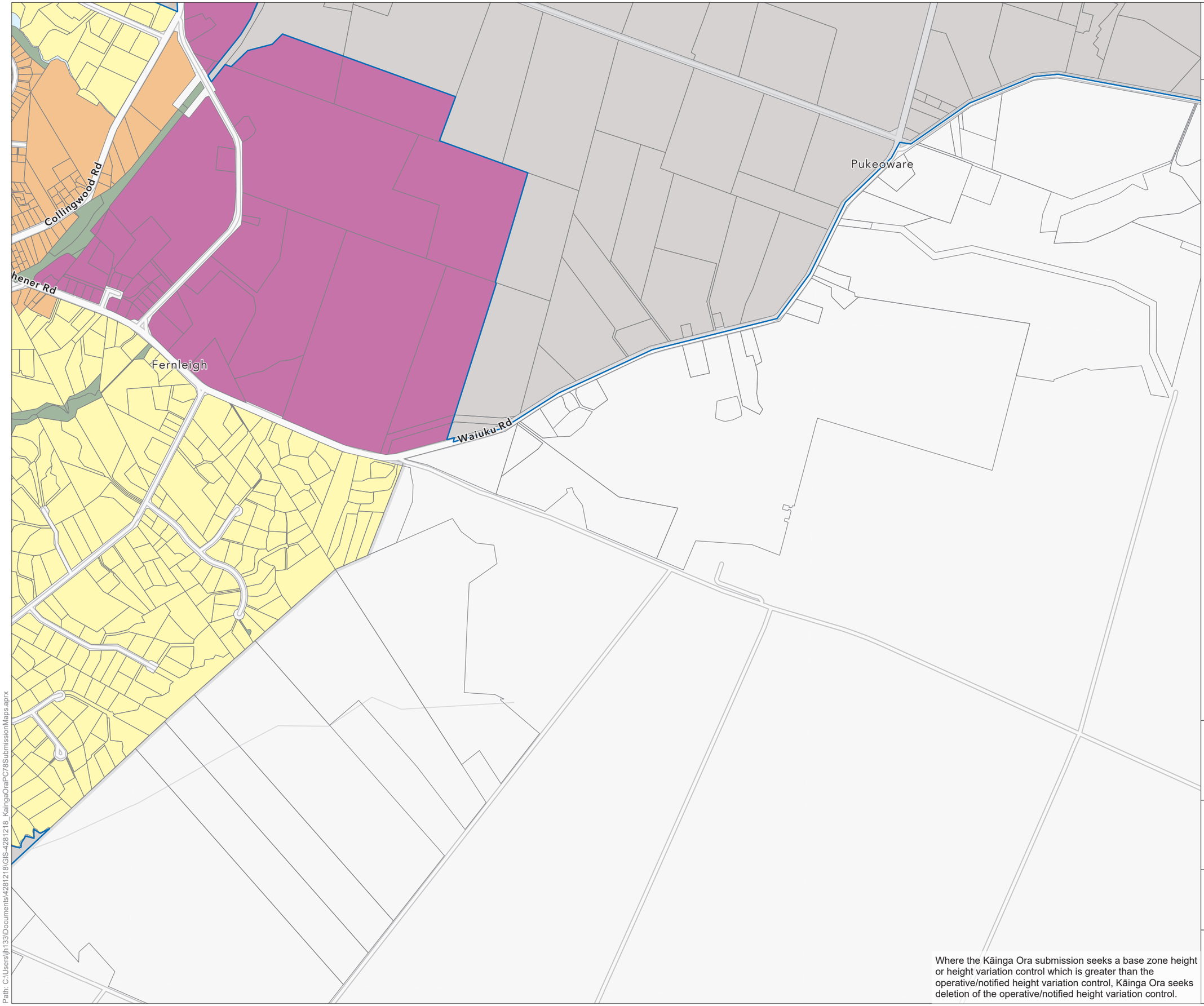
Revision	1.0
Status	Final
Author	jh133
Verifier	JS
Date	29/09/2022

Project	Kāinga Ora PC78 Submission
Client	Kāinga Ora
Discipline	GIS
Drawing No.	GIS-4281218-162

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

Kāinga Ora
Homes and Communities

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PC 78 Sub #873
Kāinga Ora Proposed Zoning
Mapsheet – No. 163

Outside Urban Environment

Property Boundaries

Kāinga Ora Submission

Notified PC78

Auckland Zoning

PC78 Zones (with infill from Operative AUP in rural, ALR, and SHA areas)

- Residential - Mixed Housing Urban Zone
- Residential - Large Lot Zone
- Business - Light Industry Zone
- Open Space - Informal Recreation Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Water [i]

Where the Kāinga Ora submission seeks a base zone height or height variation control which is greater than the operative/notified height variation control, Kāinga Ora seeks deletion of the operative/notified height variation control.

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Homes and Communities

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